

DEVELOPMENT OPPORTUNITY



OFFERING MEMORANDUM

+/- 32 Acre Low Density Residential Development Opportunity

13010 4 Mile Road | Caledonia, WI 53126

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PROPERTY OVERVIEW

13010 4 Mile Road presents a rare opportunity to acquire approximately 32.5 acres in one of southeastern Wisconsin's fastest-growing residential markets. Located in the Village of Caledonia, the property offers an attractive setting for future low-density residential development with convenient access to I-94, Milwaukee, Chicago, and a growing employment base fueled by significant regional investment and industrial expansion. The combination of developable scale, strong housing demand, and proximity to major transportation corridors positions the site to capitalize on continued residential growth throughout Racine County.



Asking Price: \$1,850,000

Address	13010 4 Mile Road Caledonia, WI 53126
Parcel ID	104 042219071000
County	Racine
Lot Size	32.5 Acres
Water/Sewer	Available
Current Zoning	Agriculture
Comprehensive Zoning	Low-Density Residential*
2025 Taxes	\$3,926.20

* City recommendation of 4 lots / AC



LOCATION OVERVIEW



**I-41/I-94 Access
via County Highway G**
3.5 Miles | 5 Minutes



**I-41/I-94 Access
via County Highway K**
4.5 Miles | 7 Minutes



**Milwaukee Mitchell
International Airport**
12.5 Miles | 13 Minutes

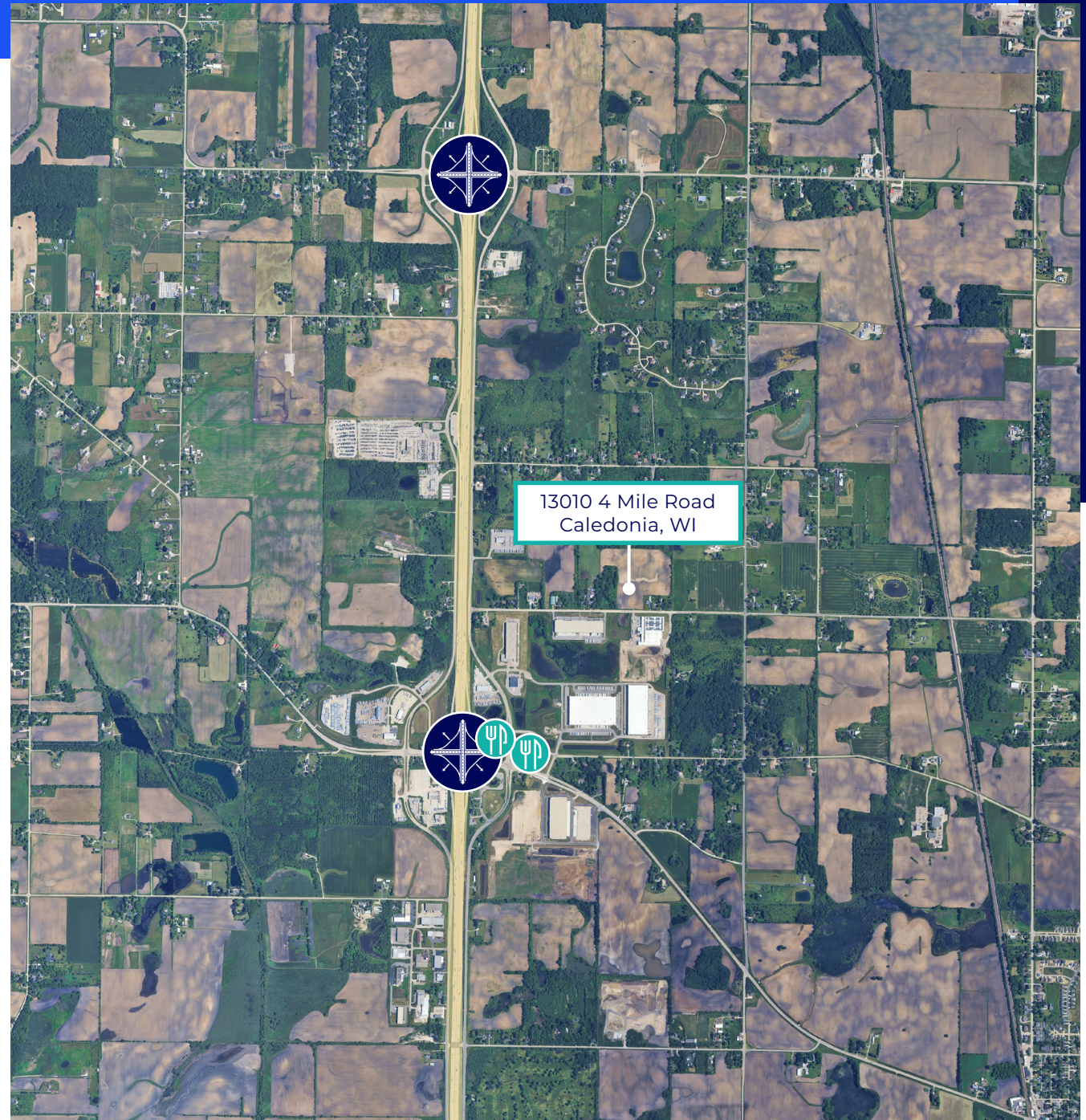


Port of Milwaukee
19.2 Miles | 24 Minutes

WI/IL State Border
24 Minutes

Downtown Milwaukee
20 Minutes

Downtown Chicago
85 Minutes

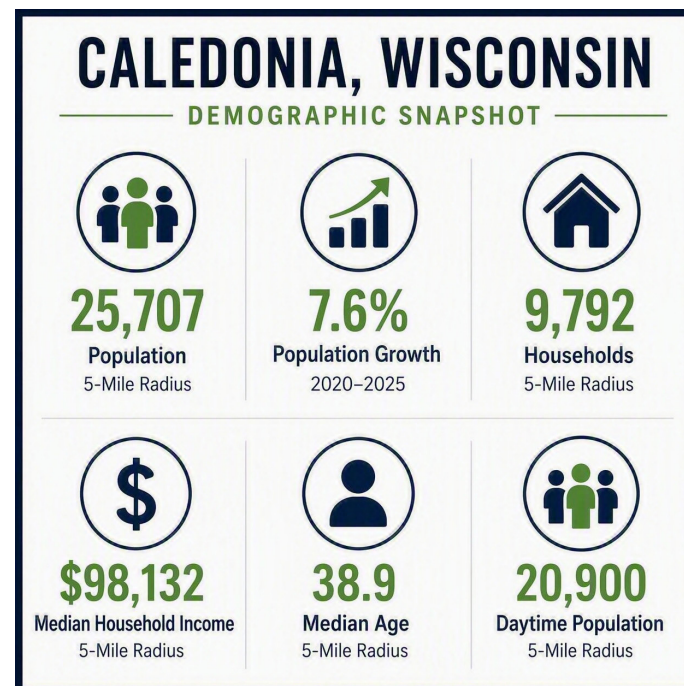


CALEDONIA OVERVIEW

Caledonia represents one of southeastern Wisconsin's premier residential growth markets, offering a rare combination of regional accessibility, expanding employment opportunities, abundant natural amenities, and a strong demand for new housing. Positioned along the Milwaukee-Chicago corridor and benefiting from continued investment throughout Racine County, the Village provides developers with the opportunity to deliver new residential product in a community that balances growth, connectivity, and quality of life

Growth and Development Drivers

- Strategic location between Milwaukee and Chicago, offering access to two major employment markets
- Direct access to I-94 and other major regional transportation corridors. Continued residential growth supported by strong demand throughout southeastern Wisconsin
- Expanding employment base driven by manufacturing, logistics, industrial development, and nearby technology investment
- Diverse housing demand ranging from executive single-family homes to workforce housing opportunities
- High quality of life with access to Lake Michigan, the Root River, parks, trails, golf courses, and preserved open spaces
- Balance of rural character and suburban convenience attractive to families and professionals
- Business-friendly local government with a history of supporting quality growth and development
- Established and growing commercial corridors that provide convenient retail, dining, and service amenities
- Large supply of developable land relative to many mature suburban communities in the Milwaukee metro area



Employment & Economic Drivers

- Microsoft data center investments exceeding \$7 billion across Racine County
- Global employers including SC Johnson, Foxconn, CNH Industrial, and InSinkErator
- Major healthcare systems including Ascension and Froedtert Health
- Strategic location within the Milwaukee-Chicago employment corridor
- Ongoing industrial and logistics expansion along I-94
- Proposed \$440 million South Hills Commerce Center development in Caledonia
- Diverse regional employment base spanning technology, manufacturing, healthcare, and distribution



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Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

Broker Disclosure to Customers

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. The broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice or a professional home inspection contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133 (1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm and its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you. The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by the Firm and its Agents): _____
(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat 452.01 (5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse" fact is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/>