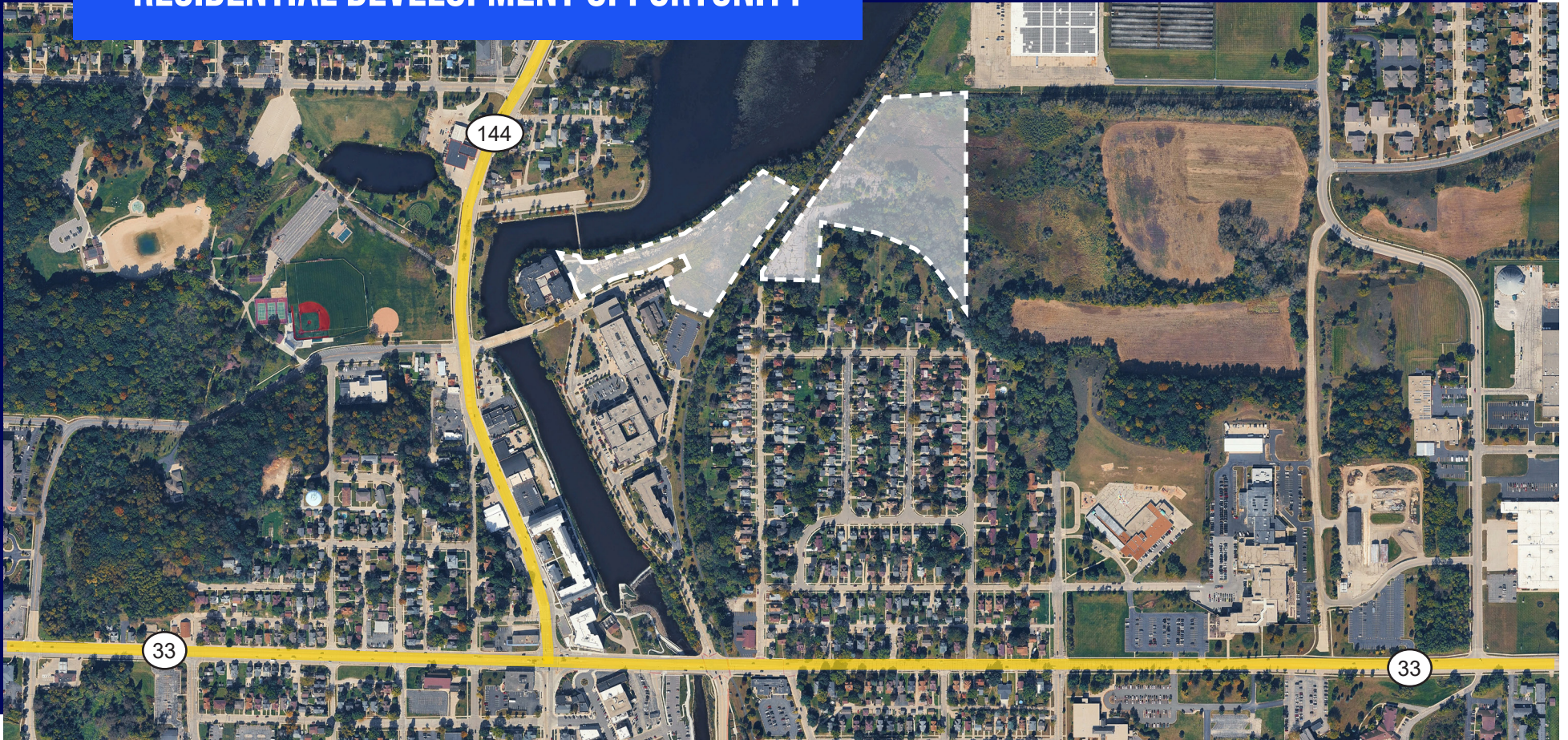


RESIDENTIAL DEVELOPMENT OPPORTUNITY



OFFERING MEMORANDUM

14.9 Acres Prime Residential Development Land

Rivershores Drive, West Bend, WI 53090

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Colliers

PROPERTY OVERVIEW

This 14.9-acre assemblage across five parcels offers a rare river-adjacent development opportunity in West Bend, WI. Flexible mixed-use zoning supports multifamily, townhomes, and single-family homes, enabling developers to tailor a density and product mix to market conditions. Inclusion in TID 10 provides access to tax-increment financing, enhancing project feasibility and supporting public-private partnership objectives. With municipal alignment and scarcity of riverfront entitlements, this site is positioned for long-term value creation.

The property's scale and location allow for a variety of strategies, including phased development, mixed product offerings, and incentive capture for infrastructure and amenities. Developers can leverage West Bend's proven support for riverfront redevelopment to reduce entitlement risk while creating a master-planned community that activates the riverfront, diversifies absorption risk, and aligns with city objectives for housing delivery and tax-base growth.

Total Acreage	14.9 Acres
Parcel Numbers	11191140828 11191140829 11191140830 11191146005 11191230025
Zoning	MXD Mixed Use Development FPS Floodplain-Storage
2025 Total Assessment	\$1,372,400
2025 Taxes	\$19,811.43



14.9 Acres
Total Lot Size



\$2,000,000
Asking Price

Investment Highlights:

- **Flexible Mixed-Use Zoning:** Multifamily, townhomes, and SFR options allow yield optimization
- **Assemblage Scale & Optionality:** Five parcels enable master-planned development, phased construction, or partial sell-down
- **TID 10 Incentive Capture:** Eligible for funding of infrastructure, utilities, riverwalk improvements, and structured parking
- **Phased or Mixed Product Strategy:** Blend riverfront multifamily with interior townhomes/SFR to diversify absorption risk
- **Scarcity of Riverfront Entitlements:** Limited supply supports competitive positioning and long-term appreciation
- **Municipal Alignment:** Proven support for riverfront redevelopment reduces entitlement risk
- **Public-Private Partnership Narrative:** River activation and housing delivery align with city objectives, strengthening incentive participation

SITE OVERVIEW



1	Parcel Number	11191140828
	Lot Size	0.7 AC
	2025 Assessment	\$252,200
	2025 Taxes	\$3,640.66

2	Parcel Number	11191140829
	Lot Size	1.22 AC
	2025 Assessment	\$401,700
	2025 Taxes	\$5,798.77

3	Parcel Number	11191140830
	Lot Size	1.55 AC
	2025 Assessment	\$413,800
	2025 Taxes	\$5,973.46

4	Parcel Number	11191146005
	Lot Size	1.66 AC

5	Parcel Number	11191230025
	Lot Size	9.77 AC
	2025 Assessment	\$304,700
	2025 Taxes	\$4,398.54

SITE ACCESS



**Hwy 144 Access
via Rivershores Drive**
< 0.5 Mile | 1 Minute



**Hwy 33 Access
via Veterans Ave**
0.4 Miles | 2 Minutes



**Hwy 45 Access
via Hwy 33**
1.7 Miles | 5 Minutes



**Interstate 41 Access
via Hwy 33**
8.1 Miles | 13 Minutes



**Milwaukee Mitchell
International Airport**
45.3 Miles | 46 Minutes

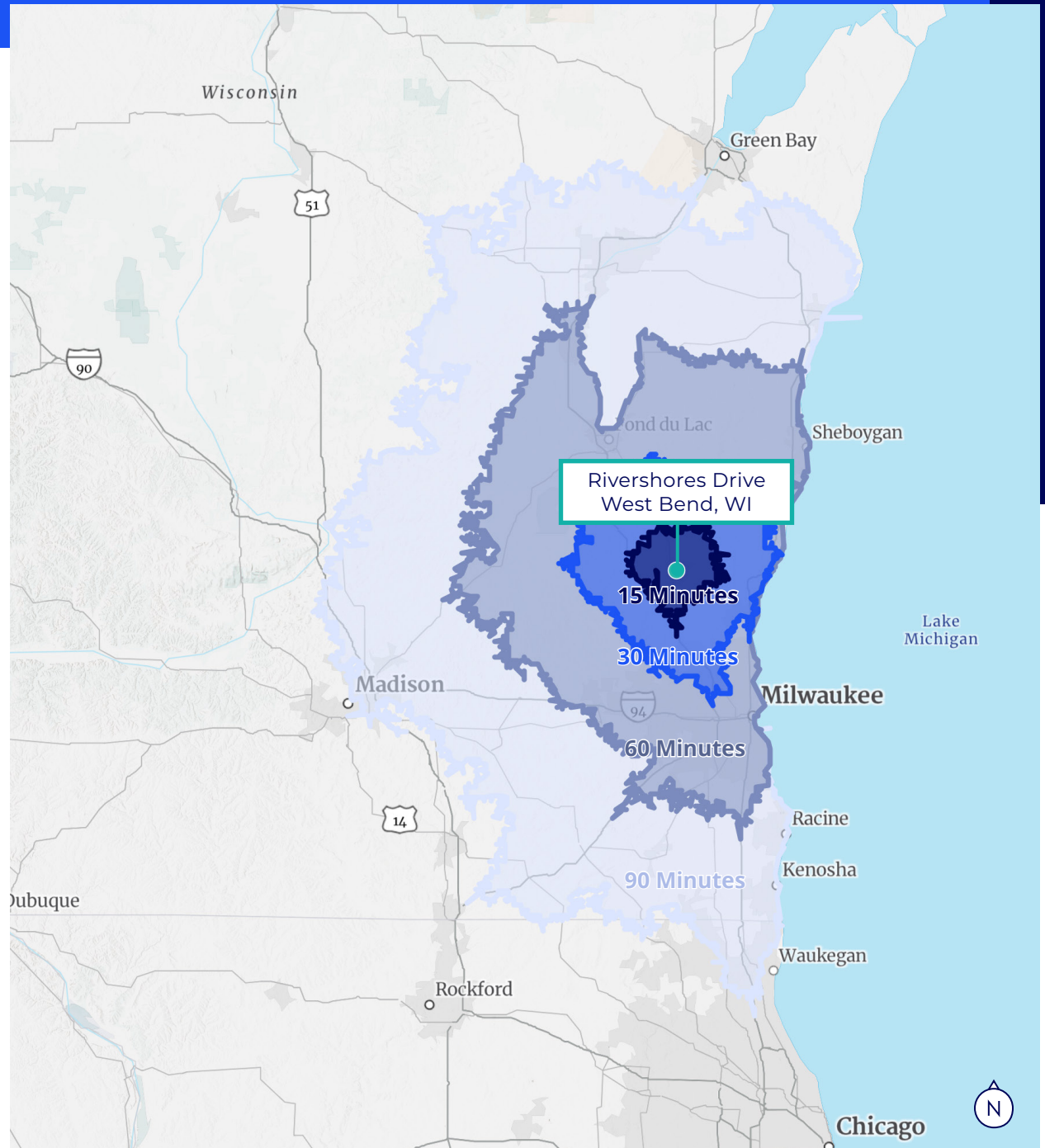


Port of Milwaukee
42.4 Miles | 45 Minutes

Fond du Lac
34 Miles | 38 Minutes

Milwaukee
40 Miles | 40 Minutes

Madison
78 Miles | 92 Minutes



WEST BEND OVERVIEW

Located in Washington County, West Bend is a vibrant community of approximately 32,000 residents. The city offers a strong demographic profile with a median age of about 40, high educational attainment (95% high school graduates and nearly 30% holding a bachelor's degree or higher), and a stable population growth trend. Homeownership is prevalent, with roughly two-thirds of households owner-occupied and a median home value near \$245,000. The community is known for its quality of life, featuring excellent schools, abundant parks, and recreational amenities that make it an attractive place to live and work.

Top Employers investing in the area



West Bend boasts a diverse and resilient economy anchored by manufacturing, healthcare, retail, and financial services. Major employers include West Bend Mutual Insurance, Serigraph, and Regal Ware, alongside a strong base of logistics and engineering firms. The median household income is approximately \$75,000, with a poverty rate well below the state average, reflecting economic stability. Supported by local institutions such as Moraine Park Technical College and UWM–Washington County, the city maintains a skilled workforce and fosters ongoing development, making it a favorable environment for business growth and investment.

WEST BEND POPULATION

32,149

1.3% growth since 2020

WASHINGTON COUNTY POPULATION

138,727

1.4% growth since 2020

WEST BEND HOUSEHOLDS

13,923

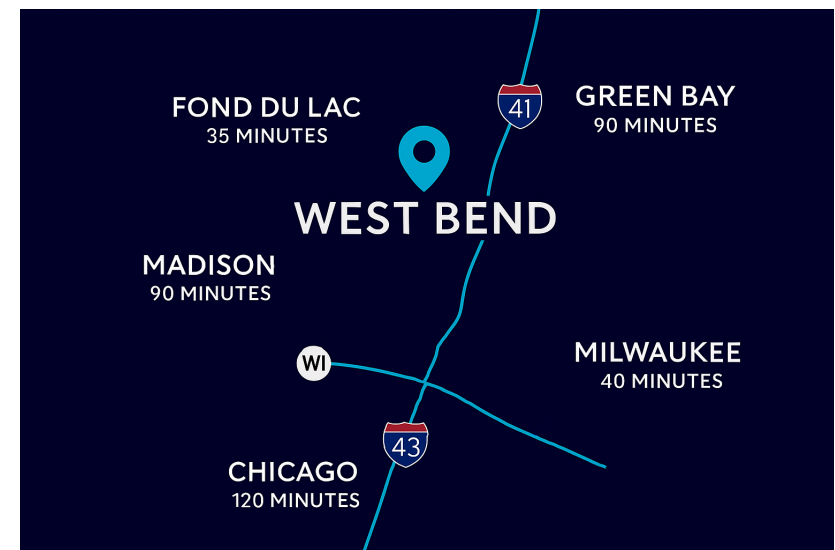
(2019–23 ACS)

AVG. HH INCOME

\$82,202

within a 5-mile radius

West Bend is strategically positioned at the intersection of U.S. 45 and WI 33, less than eight miles from I-41 and within easy reach of I-43. This location provides direct access to Milwaukee (32 miles) and convenient connections to Madison, Green Bay, and Chicago. The city also benefits from the West Bend Municipal Airport, proximity to Milwaukee's Mitchell International Airport, and Canadian National rail service, making it well-suited for commerce and distribution.



For more information, contact:

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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/>