

5101 Beloit Rd

Multifamily or Mixed-Use Development Opportunity



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.



FOR SALE: 18.24-ACRE SITE IN WEST MILWAUKEE

Opportunity Overview

Phoenix Investors is pleased to present a prime development opportunity at 5101 Beloit Road in West Milwaukee, Wisconsin. This ideally located, 18.24-acre infill site offers multifamily developers a rare opportunity to deliver new housing within a supply-constrained, high-demand submarket just minutes from downtown Milwaukee.

The property benefits from strong connectivity to the region's primary employment centers, with convenient access to I-94, I-43, and key arterial corridors. Its central location provides proximity to a dense and diverse labor base, established neighborhoods, and retail amenities, supporting long-term residential demand.

Positioned within a mature, built-out corridor, 5101 Beloit Road represents a unique opportunity to capitalize on continued housing demand in the Milwaukee Metro, offering a strategic location for new multifamily product in a market with limited available land for development.

Property Details

LAND AREA	18.24 Acres
UTILITIES	Gas & Electric: At Site, Provided by We Energies Water & Sewer: At Site, Provided by City of Milwaukee
FRONTAGE	950' on W Beloit Rd 245' on W Greenfield Ave 240' on W Mitchell St
TRAFFIC COUNTS	W Beloit Rd: 6,400 CPD W Greenfield Ave: 9,600 CPD W Mitchell St: 3,400 CPD
CURRENT ZONING	RD-1: Two-Family Residential District B-3: Mid-Rise Office and Professional Business District B-2: Shopping Center Business District
SITE CONDITION	Pad Ready



RD-1: Two-Family Residential District
B-2: Shopping Center Business District
B-3: Mid-Rise Office and Professional Business District

Property Highlights



Ideal for Multifamily Residential or Mixed-Use Development



Proximity to Residential, Retail, Hospitality, & Downtown



Located in Opportunity Zone



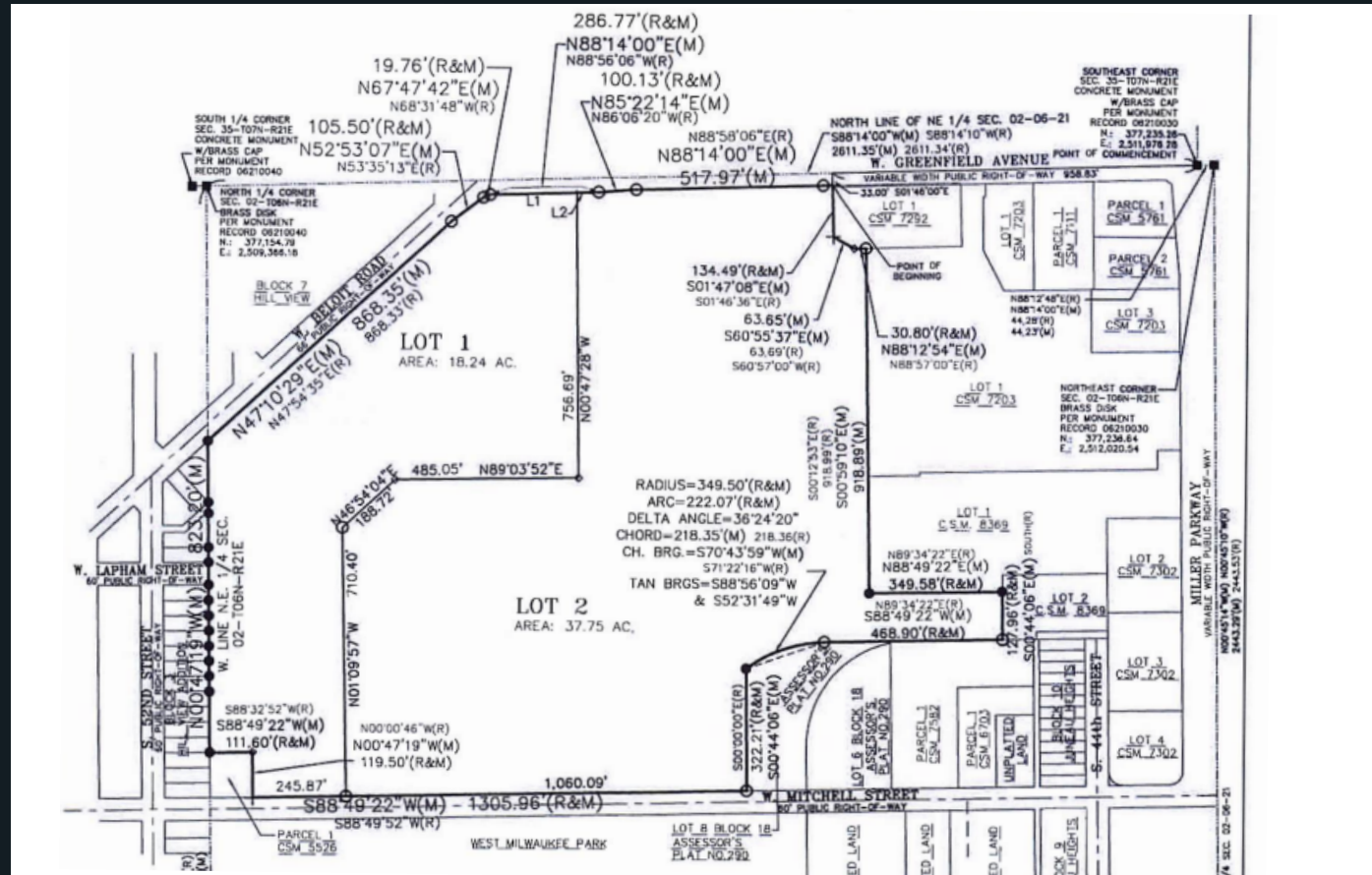
Excellent Visibility from High-Volume Commuter Corridors



Municipal Incentives Available



Certified
Survey
Map



Location Map

AMERICAN FAMILY FIELD	1 Mile
I-94	2 Miles
DOWNTOWN MILWAUKEE	10 Miles
MKE INT'L AIRPORT	11 Miles



5101 Beloit Rd West Milwaukee, WI



Patrick Dederig
414-376-6933
patrick@phoenixinvestors.com

Luke Herder
414-244-9575
lherder@phoenixinvestors.com

Jeff Kilborn
414-214-0613
jkilborn@phoenixinvestors.com



PHOENIX
INVESTORS
Opportunity. Execution. Value Creation.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.