



DEVELOPMENT SITES
FOR SALE

Make A Splash



Multi-Family
Retail/Mixed Use

Hotel or Resort
Large Attractions

Offering Brochure

www.wisdells-exit87-cbre.com



CBRE

The Offering



Available for the first time in a generation. Highly visible and easily accessible development sites. Potential uses include multi-family, hotel, retail and large attraction or entertainment.

Municipal services were brought in for Stony Acres, the new 150-unit luxury apartment complex.

Available Parcels

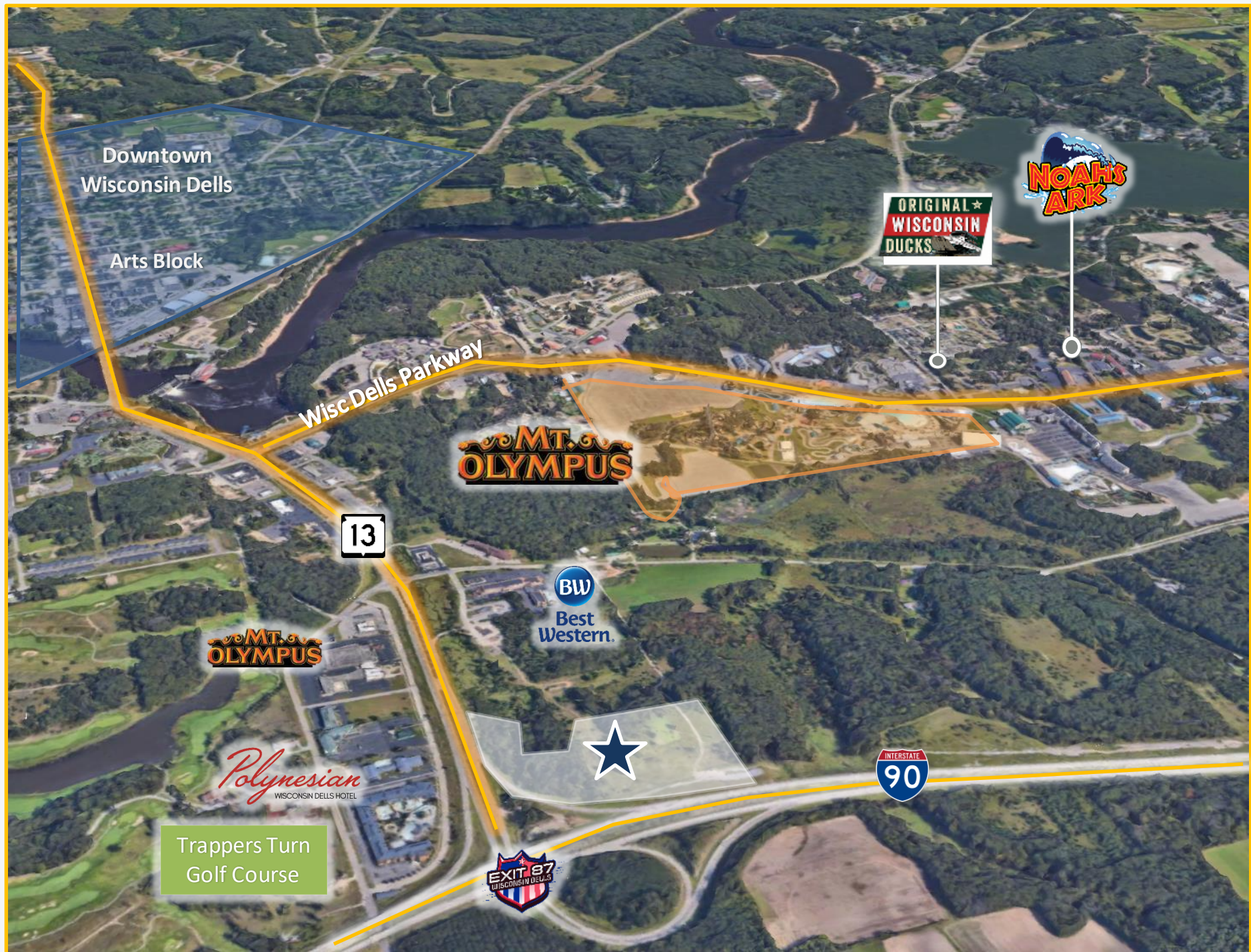
LOT 1	1	6.5+ Acres	\$1,100,000
LOT 2	2	5 Acres	\$900,000

Highly visible and easily accessible development sites located directly off I-90 at Exit 87.

The first 75 units of the Stony Acres luxury apartments are now finished. Because of the fast lease-up an additional 75 units are under construction in Phase II. There is a unit mix of Studios to 3-bedroom units with rents ranging \$1,055 - \$2,675 per month.

Additional information including engineering reports, aerial photos, topo and other related maps can be found on the property's website.
www.wisdells-exit87-cbre.com





The Parcels | Potential Uses



Multi-Family | Senior Housing

LOT 1	
Price	\$1,100,000
Approx. Size	6.5+ acres +/-
Best Use	Medium Density Multi Family or Attraction
Topography	Mostly flat. Highest point of the sites
Detail / Description Large open and flat parcel on the highest elevation. Views from every direction. Visible from the Interstate.	



Retail or Attraction

LOT 1	
Price	\$1,100,000
Approx. Size	6.5 acres +/-
Best Use	Zoned for retail or attraction
Topography	Mostly flat. Highly visible site from Highway
Detail / Description Large open and flat parcel on the highest elevation. Views from every direction. Visible from the Interstate.	



Hotel

LOT 2	
Price	\$950,000
Approx. Size	5 acres +/-
Best Use	Hotel
Topography	Wooded. Sloped elevation to creek
Detail / Description Located at Exit 87 this parcel features a sloping terrain down to a creek. The parcel shape is long and narrow. – perfect for a hotel.	

Disclosures:

Additional information including engineering reports, aerial photos, topo and other related maps can be found on the property's website. www.wisdells-exit87-cbre.com
 Owner and CRBE make no representations as to the actual parcel size. Sizes are approximate and are subject to final survey. The land has several elevation changes and with excavation and manipulating the terrain it's possible to increase the amount of buildable land. Lots 2 and 3 have flood plain and wetlands which was not used in calculating the approximate acres.
 Buyer may be required by the DNR to complete a Wetland Delineation Survey along with an Endangered Species Report.



Lot 1 Hilltop Site

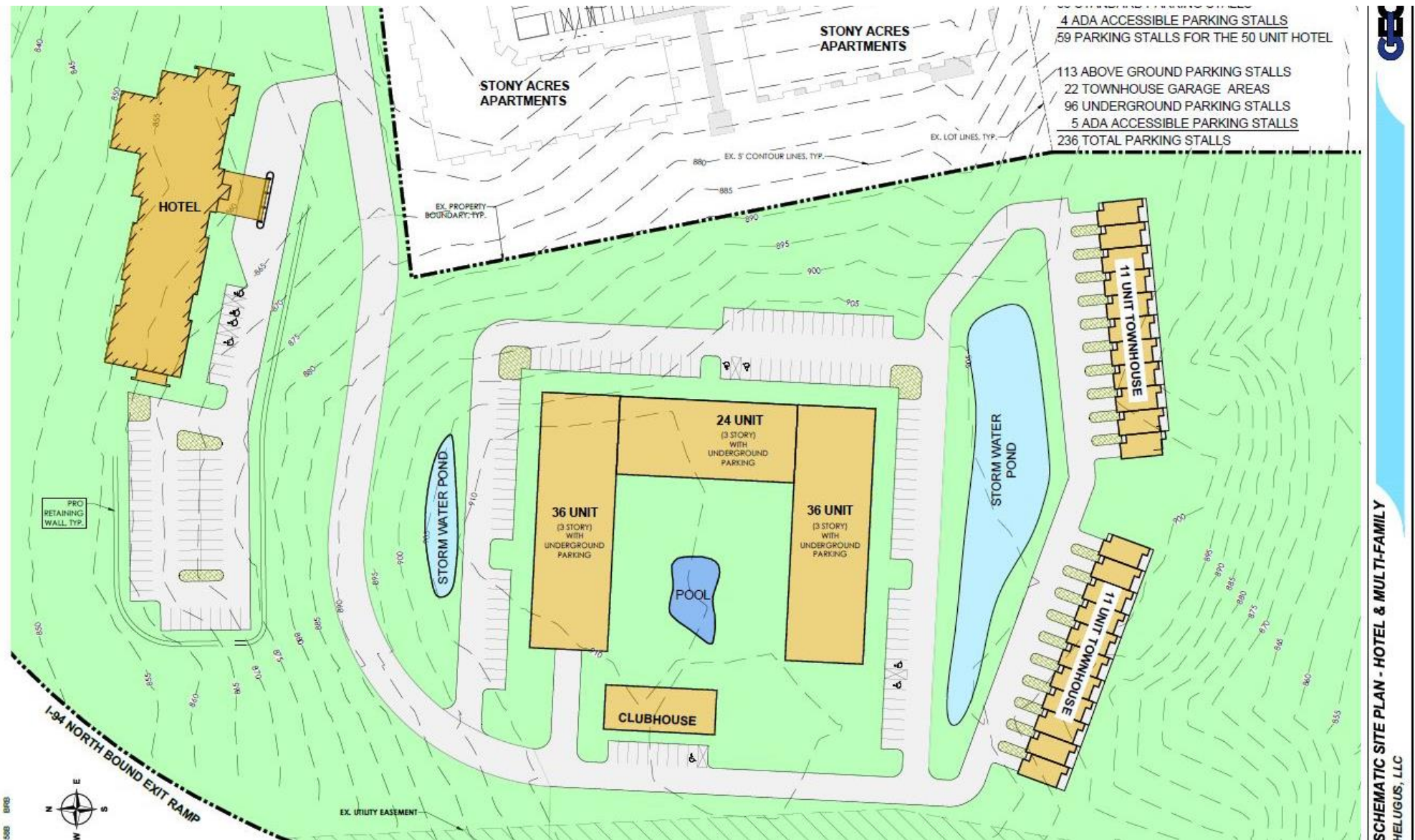
Multi-Family/Senior Housing
Retail or Attraction

This parcel is the largest and most prominent – with views in every direction. The approximately 6.5+ acre hilltop site could be made larger by grading the sand. This lot has excellent visibility from US- I-90/94. The recommended type of development is medium to high-density multifamily apartments, retail or attraction.



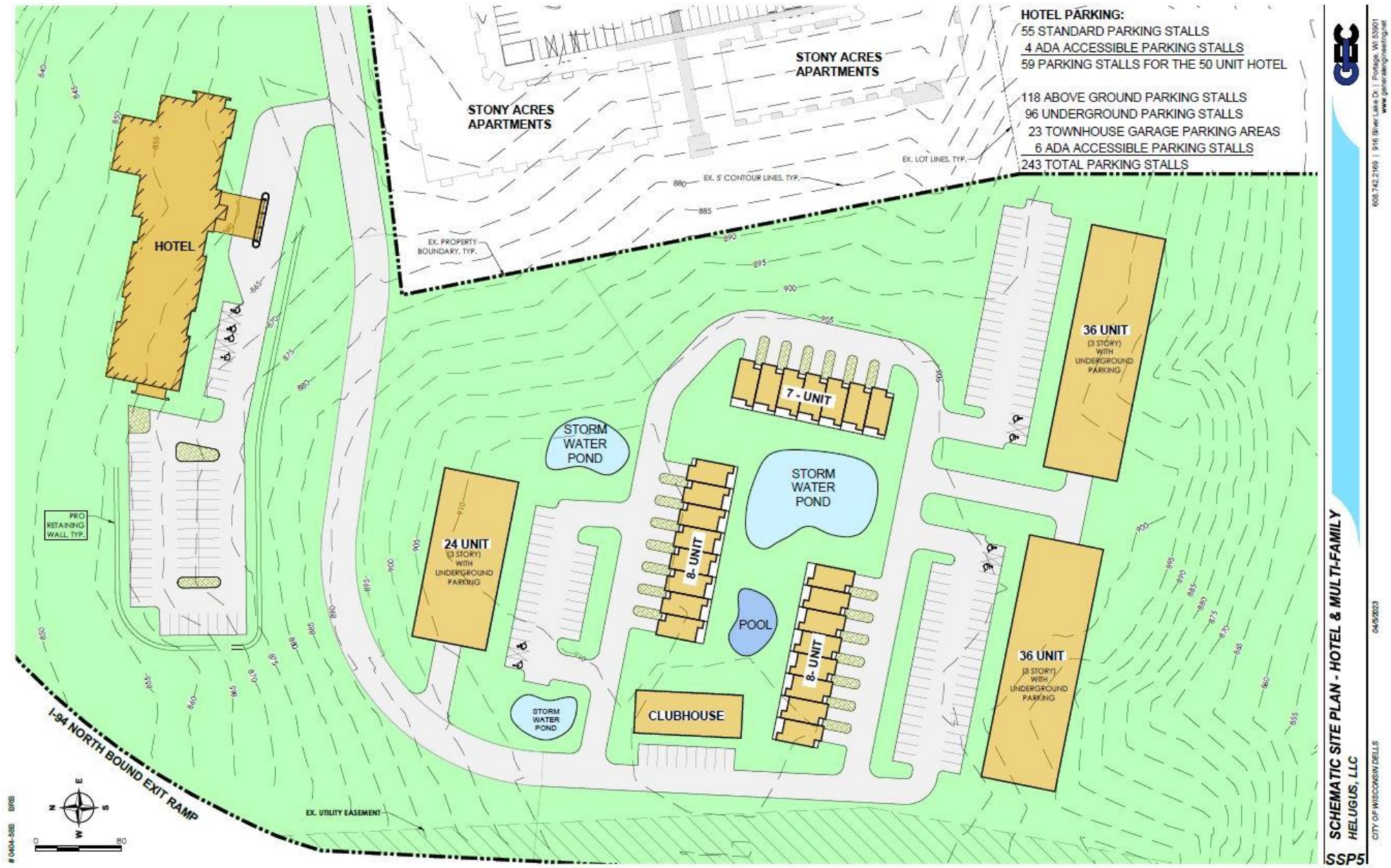
Lot 1 Multi-Family 1

Multi-Family Concept
118 Units Total
22 Townhouse Units
96 Units - Mid-Rise Building



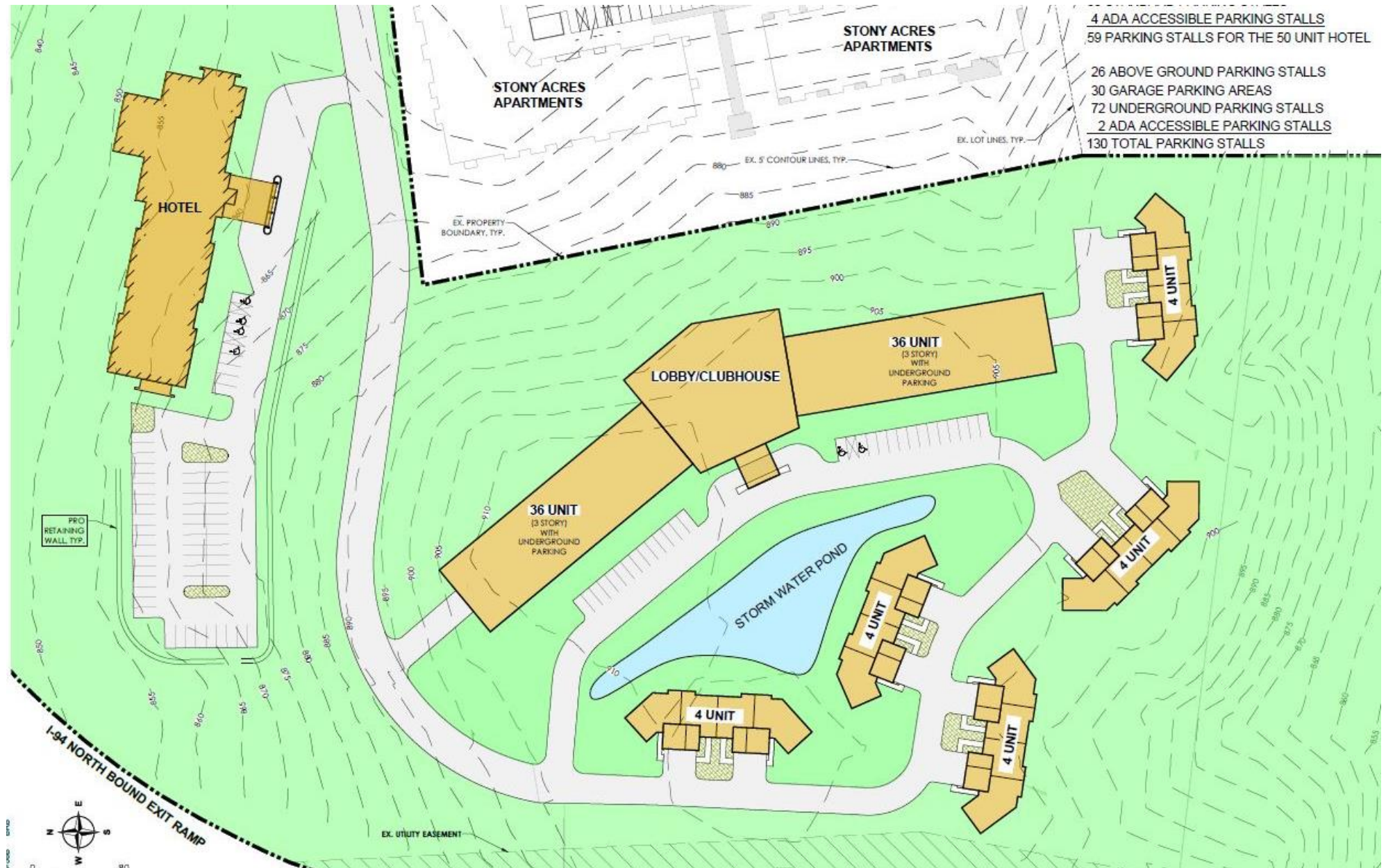
Lot 1 Multi-Family 1

Multi-Family or Senior Housing
96 Units Mid-Rise 3-story buildings
23 Townhouses and Clubhouse



Lot 1 Senior Housing 1

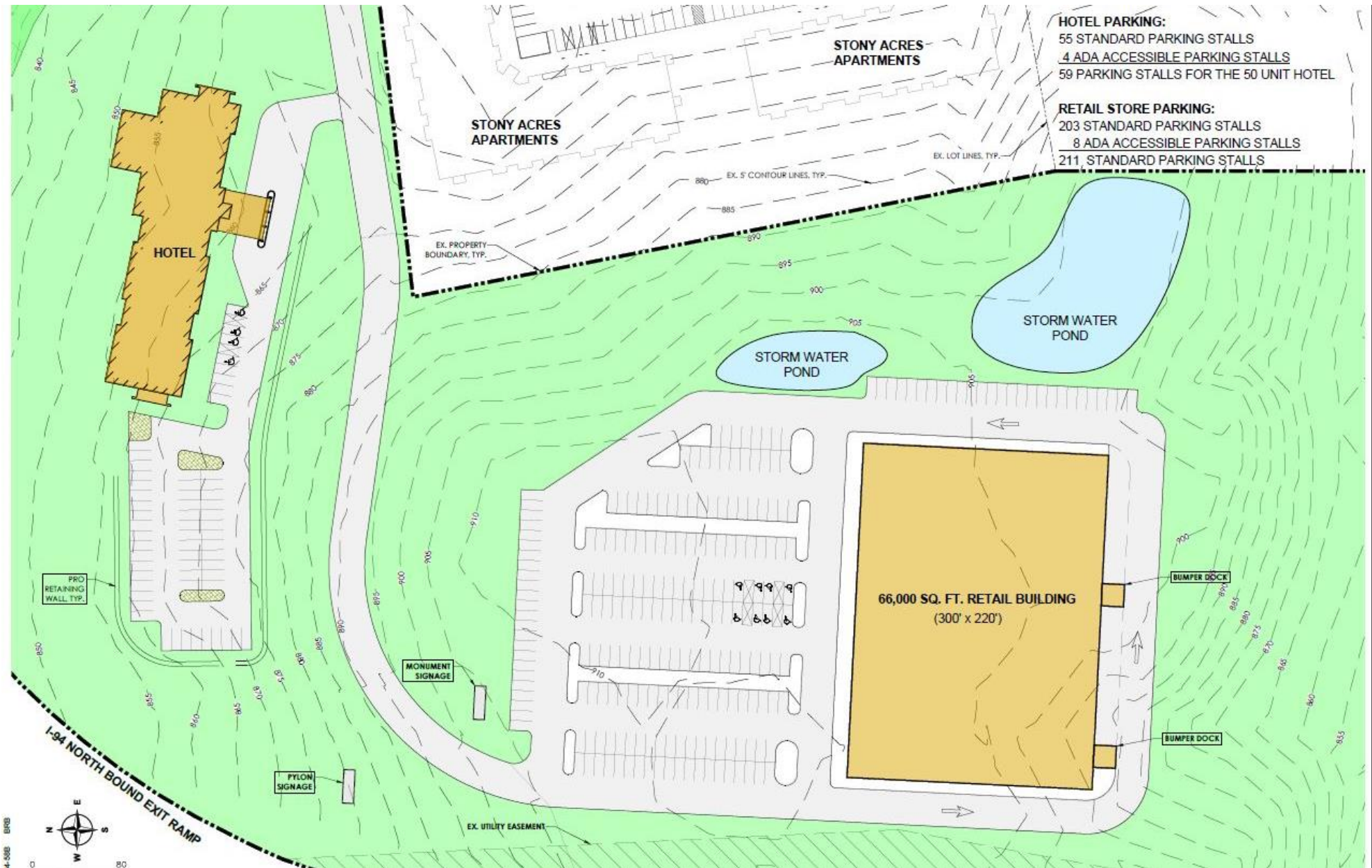
Senior Housing Concept
72 Units - 3-story Facility
20 Single Story Homes for Active Adults or 55+



Lot 1 - Retail

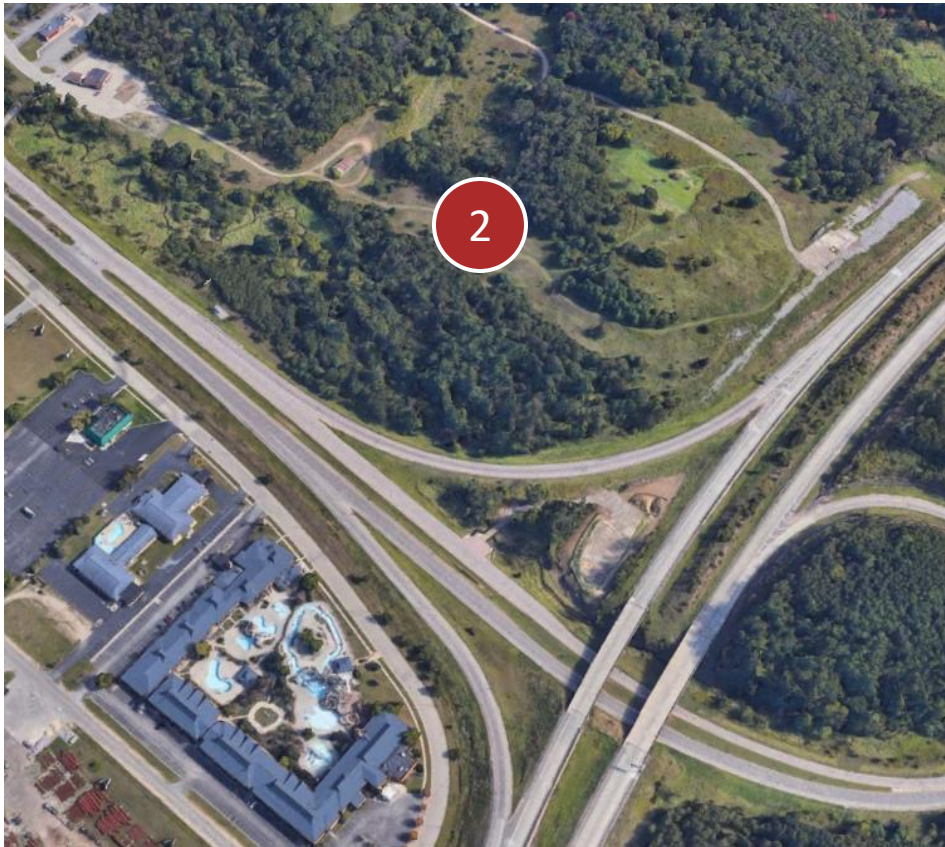
1

Retail - Large Format
66,000 sq ft
203 Parking Stalls



Lot 2 Hotel Site

This Lot is approximately 5 acres and situated near a creek at the north end of the site. That being said, this lot has excellent visibility from interstate 90 and WI Hwy 13. Due to this lot's location and visibility, the recommended development is a hotel or a low-density multifamily apartment.



Wooded Parcel with Creek Running Through



Lot 2 Hotel Site

Hotel Site



Infrastructure & Incentives

Street

Cost of street to be allocated to the two parcels. Street to be private and maintained by the parties.

Water

A water pressure booster station will be needed to provide adequate water pressure at the development for domestic water use and for fire protection.

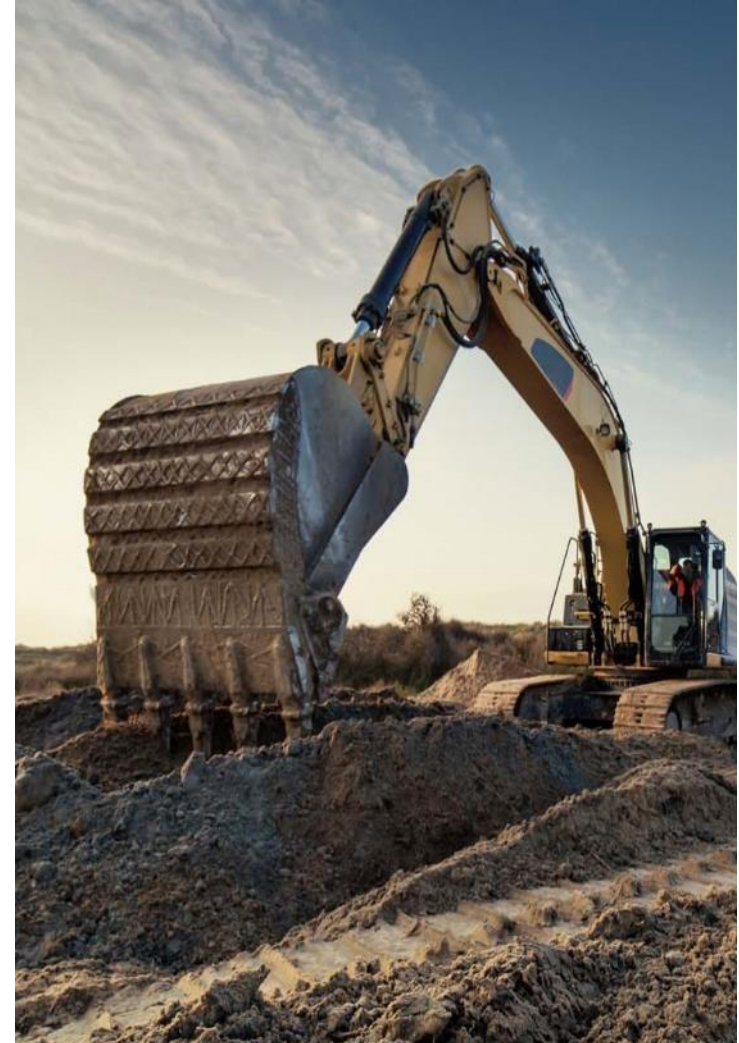
Grading

ON-SITE RETENTION

Upon submission of the permit application a minimum of two months should be expected before a permit is issued. A wetland delineation report and/or an endangered species report may be required by the DNR.

Sewer

Sanitary sewer currently exists approximately 825' east of the property within the South Frontage Road right-of-way. This existing 8" sanitary sewer would need to be extended to the site to provide gravity sanitary sewer service to the site.





*"2021 was a celebratory year for yet another reason as we commemorated 15 years as **"The Waterpark Capital of the World!®,"** a moniker that has helped differentiate us as a top Midwest tourist destination from its inception."*



*Jill Diehl
Exec Director
Wisconsin Dells
Visitor & Convention Bureau*

CBRE

Local Market

The City of Wisconsin Dells was made famous by its historic downtown business district. Each shop is a testament to the original Wisconsin Dells Experience.



The downtown offers some of the most unique arts and gift galleries that will appeal to all tastes. The new Arts District is positioned to make downtown a destination. The future of downtowns revolves around places to spend time after 6:00 pm and on weekends.

Of course, we can't forget to mention why more than 4+ million visitors come to the Dells each year. It's the home to numerous indoor and outdoor water parks. For the fifteenth year in a row Wisconsin Dells holds the title as the "Water Park Capital of the World." Wisconsin Dells is the Midwest's number-one family vacation destination. It is home to the largest outdoor water park in the U.S. - Noah's Ark, and the largest indoor water park resort - Wilderness Territory.

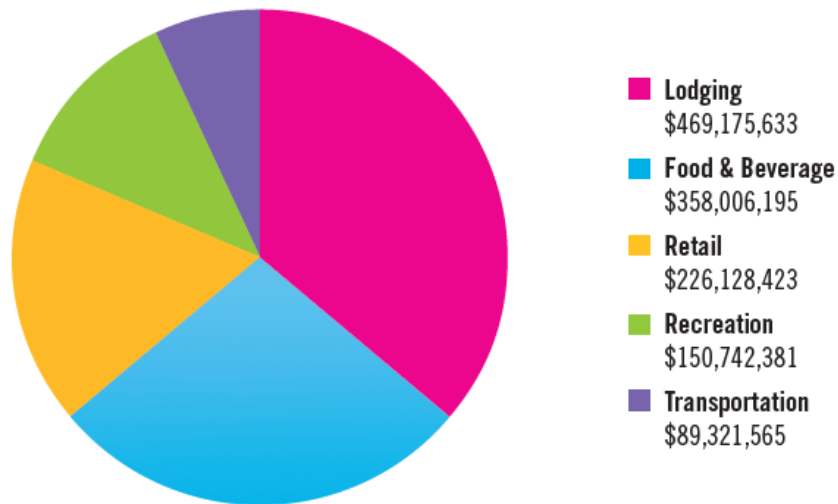


Wisconsin Dells

Economic Impact (2021)

Because of pent-up demand from Covid-19, loyal visitors helped to surpass pre-pandemic economic impact numbers by seven percent!

Wisconsin Dells experienced an increase in Direct Impact visitor spending of 51% in 2021 compared to 2020. All sectors have returned to normal spending levels post Covid-19.



\$469M

Lodging

\$358M

Food & Beverage

\$226M

Retail

Source: Wis Dells Convention & Visitors Bureau 2021



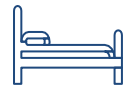
Wisconsin Dells

“The Waterpark Capital of the World”



Annual Visitors

4+ Million



Hotel Rooms

8,000



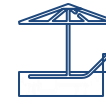
Campsites available

3,200



America's Largest
Outdoor Water Park

Noah's Ark



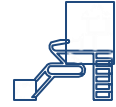
America's Largest
Indoor Water Park

**Kalahari
Resort**



America's Largest
Indoor/Outdoor Water Park

Wilderness Resort



America's Largest
Theme Water Park

Mt.Olympus



Source: Wis Dells Convention & Visitors Bureau

Multi-Family Marke

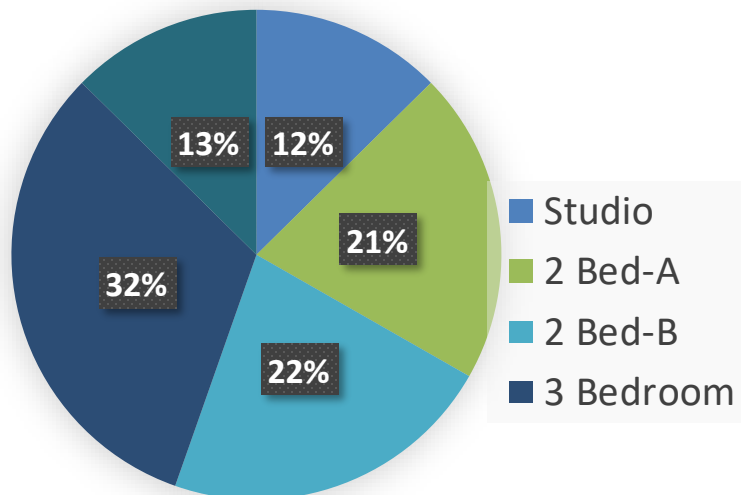


Phase I

Apartments in Phase I are completed and people are moving in. High occupancy levels are reported, which demonstrates the demand for additional units in the market.

Phase II

Phase II with another 75 units is now completed.





Brian Wolff
Vice President
Advisory & Transaction
Services

T: +1 608 513 9653

brian.wolff@cbre.com

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

For More Information Call or Click
www.wisdells-exit87-cbre.com

CBRE

State of Wisconsin Broker Disclosure

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

Broker Disclosure to Customers

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes 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 within 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 (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.

The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals. Please review this information carefully. A broker or salesperson 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 a broker's duties to a customer under section 452.133(3) of the Wisconsin Statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 (see "definition of material adverse facts" below).

2. Any facts known by the broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

(Insert information you authorize to broker to disclose such as financial qualification information)

Consent to Telephone Solicitation

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing.

List Home/Cell Numbers: _____

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.wis.us/public/> or by phone at (608)240-5830. <http://offender.doc.state.wis.us/public/> or by phone at (608)240-5830.

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 (6e) as a condition or occurrence that a competent licensee generally recognizes will significantly 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.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.

CBRE