

## RESIDENTIAL DEVELOPMENT OPPORTUNITY



# OFFERING MEMORANDUM

103.23 Acres Prime Residential Development Land

**2320 Lathers Road, Beloit, WI 53511**

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# PROPERTY OVERVIEW

*This offering presents an exceptional opportunity to acquire 103.23 acres of prime residential development land in Beloit, Wisconsin, a growing market with strong demand for single-family housing. The property's strategic location along I-39/I-90 provides outstanding highway visibility and direct connectivity to major employment centers in Madison, Rockford, and the Greater Chicago area, making it highly attractive for a master-planned community.*

*Beloit and the surrounding Rock County region have experienced steady population growth, supported by a diverse employment base in manufacturing, healthcare, and logistics. Rising home values and limited new inventory underscore the need for quality residential development, creating favorable absorption potential for future homes. The site is also close to schools, retail, and recreational amenities, offering convenience for residents while maintaining easy access to regional destinations. With its scale, accessibility, and strong market fundamentals, this property represents a rare opportunity for developers to capitalize on sustained housing demand in southern Wisconsin.*

<b>Address</b>	2320 Lathers Road Beloit, WI 53511
<b>Parcel ID</b>	206 22170100
<b>County</b>	Rock
<b>Lot Size</b>	103.23 AC
<b>Zoning</b>	DH - Development Holding District
<b>2024 Taxes</b>	\$439.00



**103.23 Acres**  
Total Lot Size



**\$3,500,000**  
Asking Price

## Investment Highlights:

- **Size & Scale:** 103.23 acres of contiguous development land, offering flexibility for phased or master-planned communities.
- **Ideal Location:** Prominent highway frontage with convenient access to I-39/I-90, connecting Beloit to Madison, Rockford, and the broader Midwest.
- **Residential Demand:** Strong local demographics and continued growth trends support robust absorption for single-family housing.
- **Development Potential:** Favorable zoning and topography suitable for efficient lot layouts and community amenities.
- **Economic Drivers:** Beloit's expanding employment base and proximity to regional job centers enhance long-term housing demand.



# SITE ACCESS



**I-43 Access  
via S Clinic Road**  
1.3 Miles | 3 Minutes



**I-90 Access  
via I-43**  
3.0 Miles | 4 Minutes



**Milwaukee Mitchell  
International Airport**  
68.5 Miles | 63 Minutes



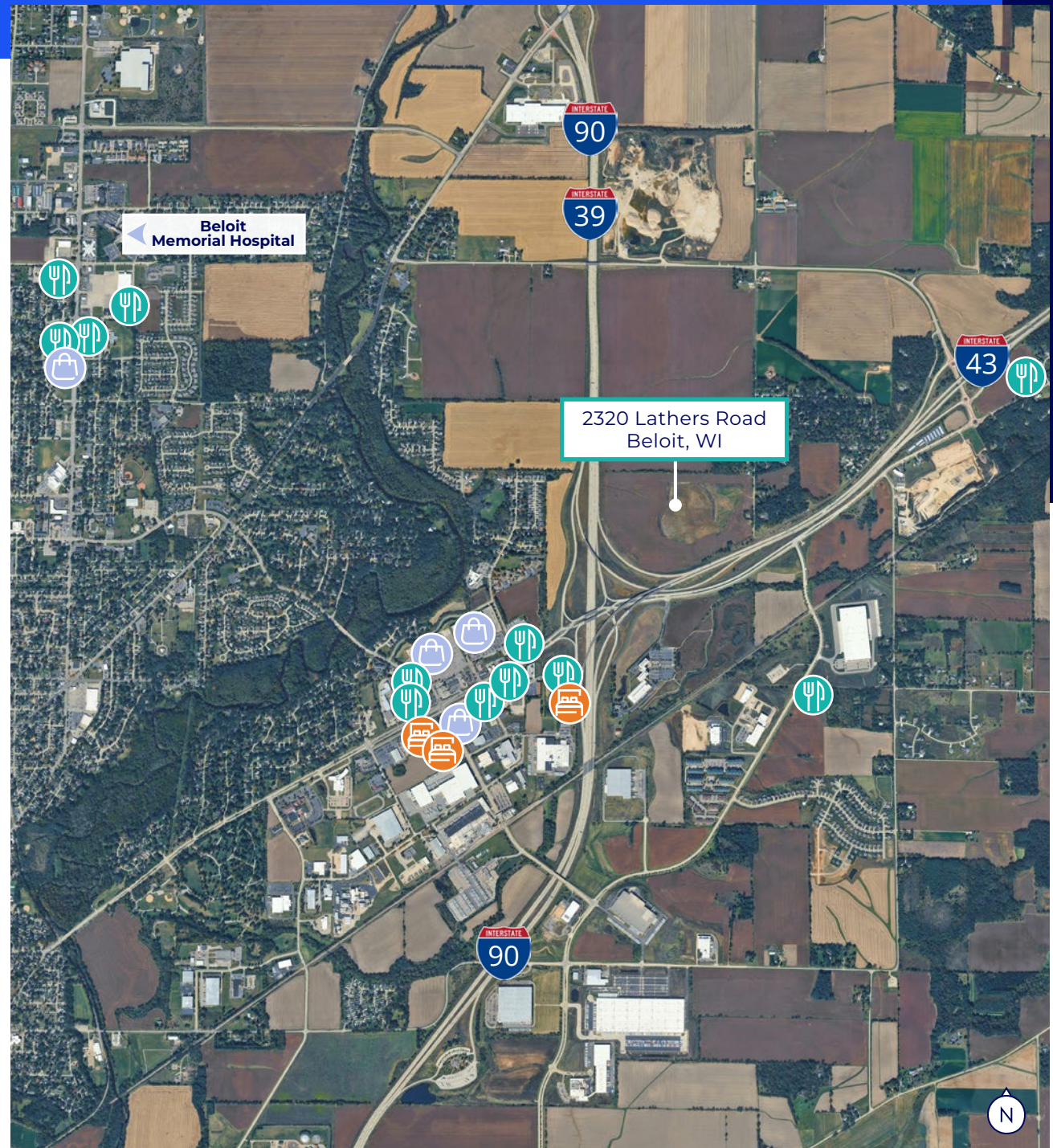
**Port of Milwaukee**  
70.6 Miles | 66 Minutes

**WI/IL State Border**  
6 Minutes

**Beloit Memorial Hospital**  
8 Minutes

**ABC Supply Stadium**  
12 Minutes

**Rockford, IL**  
32 Minutes





# BELOIT OVERVIEW

Beloit is a dynamic community located on the Wisconsin-Illinois state line, offering a unique blend of small-town charm and regional connectivity. With a population of approximately 36,000 residents, Beloit serves as a hub for commerce, education, and culture in southern Wisconsin. The city boasts a revitalized downtown, a scenic riverfront, and is home to Beloit College, a nationally recognized liberal arts institution.

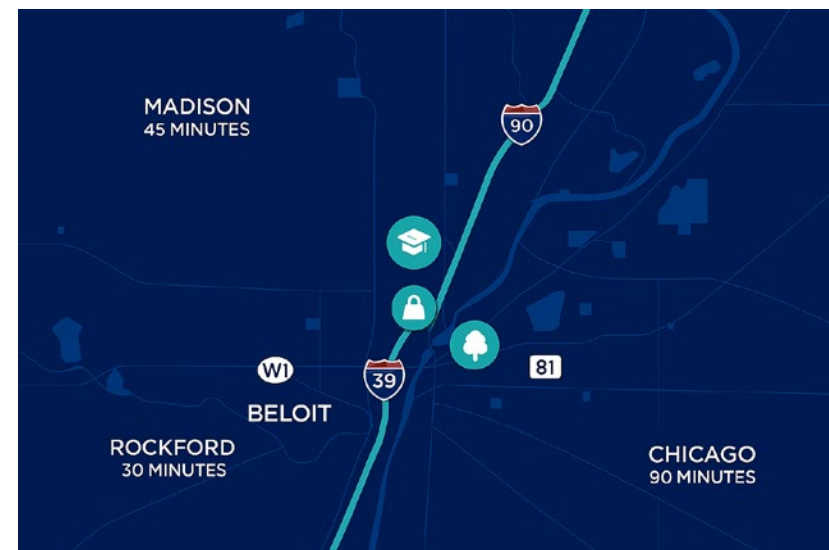
## Top Employers investing in the area



The local economy is supported by a diverse mix of industries, including advanced manufacturing, healthcare, and logistics. Beloit's strong community amenities—such as parks, schools, and cultural attractions—complement its economic vitality. With steady population growth, rising home values, and ongoing investment in infrastructure and development, Beloit offers a compelling environment for residential expansion and long-term growth.

<b>BELOIT POPULATION</b>  <b>37,990</b>  Growing community near the Wisconsin-Illinois border	<b>ROCK COUNTY POPULATION</b>  <b>164,034</b>  1.3% annual population growth (2010–2023)
<b>BELOIT HOUSEHOLDS</b>  <b>15,006</b>  13.6% increase since 2010	<b>AVG. HH INCOME</b>  <b>\$69,198</b>  Average household income within a 1-mile radius

Strategically positioned along I-39/I-90, Beloit provides direct access to major metropolitan areas, including Madison (45 minutes), Rockford (30 minutes), and Chicago (90 minutes). This connectivity, combined with affordable housing and a growing employment base, makes Beloit an attractive destination for families and businesses alike.



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/>