

5101 Beloit Rd

Multifamily or Mixed-Use Development Opportunity



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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

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



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