

CONFIDENTIAL
OFFERING
MEMORANDUM

±95 AC

908 Vincent Rd,
Twin Lakes,
WI

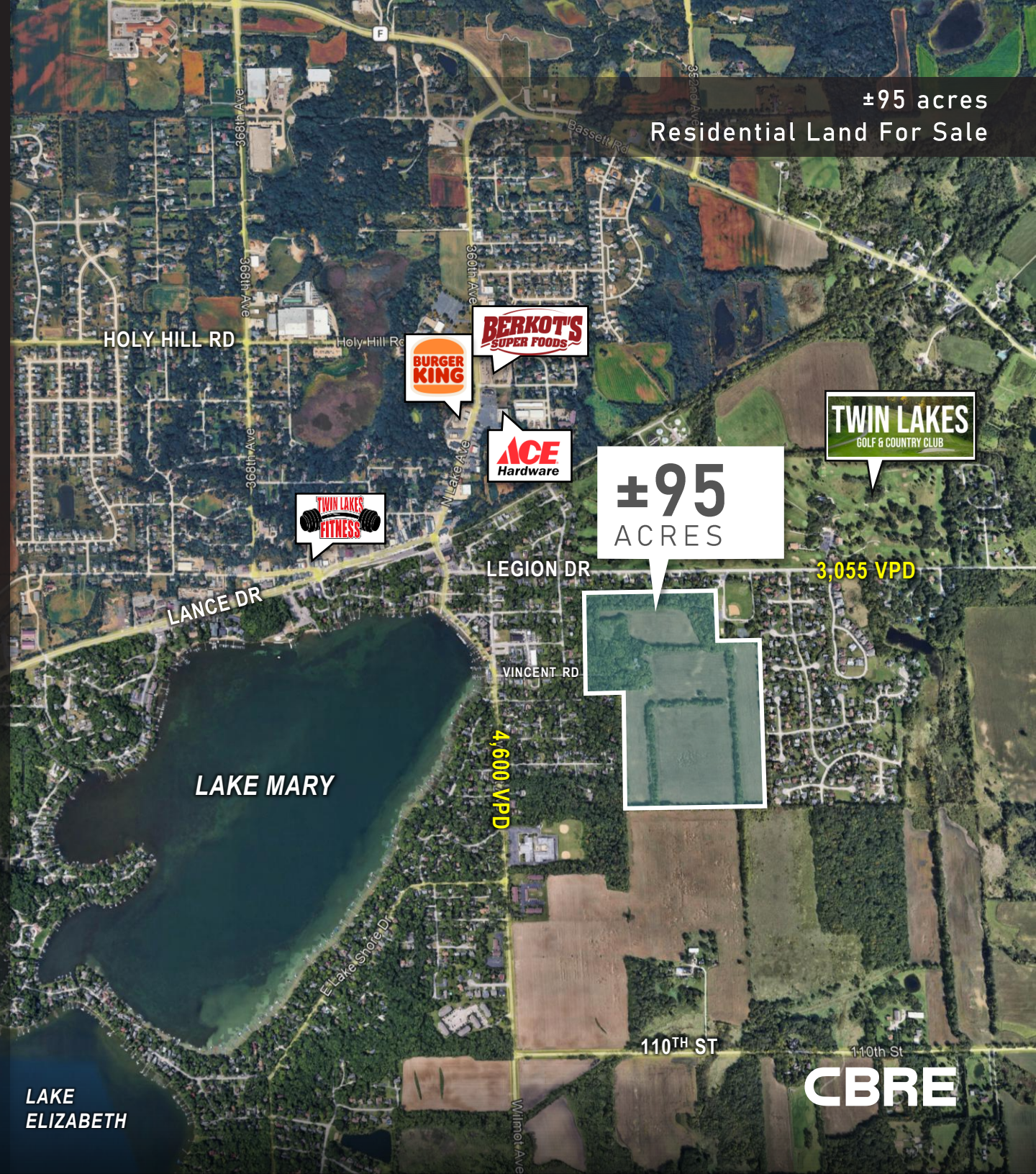
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CBRE LAND
SERVICES

LAKE
ELIZABETH

±95 acres
Residential Land For Sale



TWIN LAKES
GOLF & COUNTRY CLUB

±95
ACRES

3,055 VPD

LEGION DR

VINCENT RD

4,600 VPD

LAKE MARY

110TH ST

110th St

CBRE

PROPERTY OVERVIEW

Approximately 65 acres tillable



CURRENT ZONING:

Residential zoning under Twin Lakes
[Link to village zoning details](#)



SCHOOL DESIGNATION:

Wilmot Union High School District



COUNTY:

Kenosha County



PARCEL NUMBERS:

85-4-119-223-1102
85-4-119-223-1100



TAXES:

\$6,810 paid in 2025



ASKING PRICE:

\$4,000,000



UTILITIES:

- + Municipal sewer runs through the site
- + Individual wells or 6-8 community wells to be engineered by developer



PRIME LOCATION:

- + Two Blocks to Lake Mary
- + Contiguous to Lakewood School as well as Legion Park
- + 15 Minutes to Lake Geneva

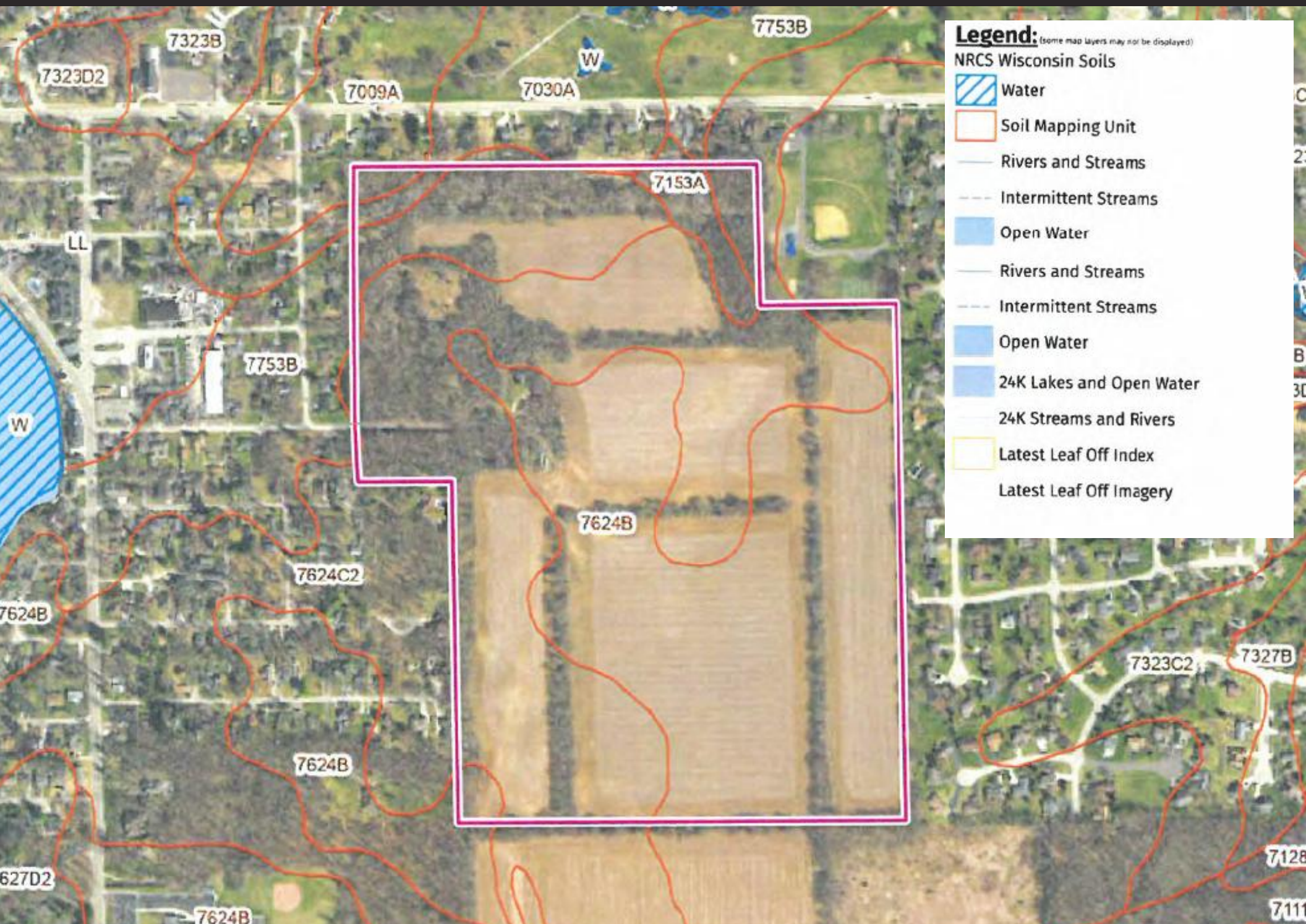


POTENTIAL RESIDENTIAL SITE PLAN



	LOT TYPE	NUMBER OF LOTS	AVERAGE LOT SIZE	TOTAL ACRES	PERCENT OF TOTAL SITE
	MULTI FAMILY (60' FRONTAGE)	68	11,003.69 sqft	17.18	18.1 % OF TOTAL SITE
	SINGLE FAMILY (80' FRONTAGE)	61	14,223.25 sqft	19.92	21.0 % OF TOTAL SITE
	SINGLE FAMILY (60' FRONTAGE)	83	8,894.60 sqft	16.95	17.8 % OF TOTAL SITE
	SINGLE FAMILY (50' FRONTAGE)	17	8,617.72 sqft	3.36	3.5 % OF TOTAL SITE
	OWNER OCCUPIED	1	266,766.70 sqft	6.12	6.4 % OF TOTAL SITE
	OUTLOT	8		14.36	15.1 % OF TOTAL SITE
	RIGHT OF WAY			17.14	18.0 % OF TOTAL SITE

WETLAND REPORT



DEMOGRAPHIC SNAPSHOT

AVERAGE HOUSEHOLD INCOME

1 Mile: \$132,729
3 Miles: \$130,850
5 Miles: \$126,132

AVERAGE HOUSING VALUE

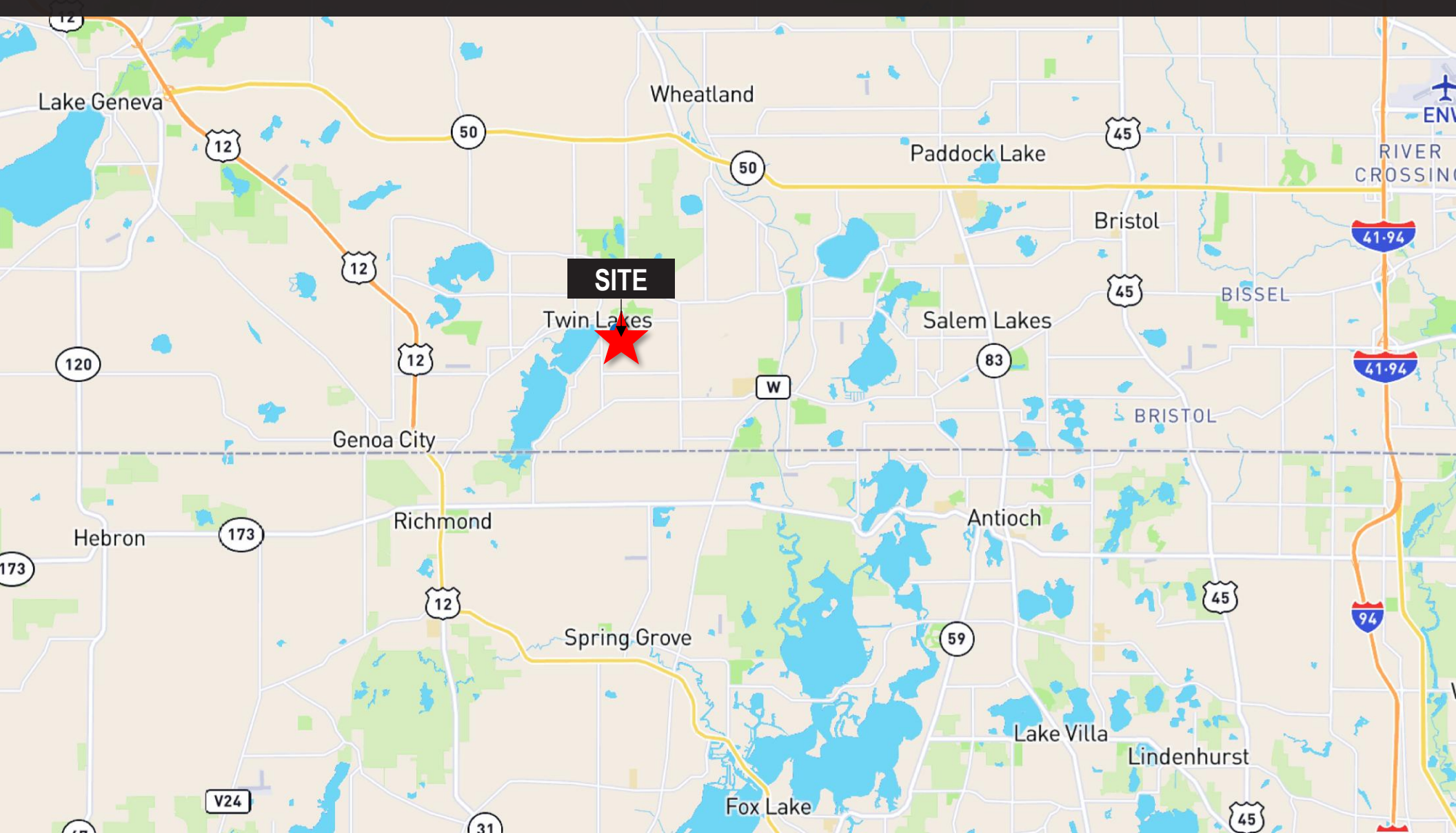
1 Mile: \$398,632
3 Miles: \$387,172
5 Miles: \$383,162

POPULATION

1 Mile: 2,565
3 Miles: 9,464
5 Miles: 24,532

HOUSEHOLDS

1 Mile: 1,115
3 Miles: 3,859
5 Miles: 9,722



PROXIMITY TO LAKE GENEVA AND LAKE DELAVAN



OFFER GUIDELINES

Please reach out to CBRE for any questions or interest as it relates to this offering. If interested in acquiring the property, please submit an LOI with the following (but not limited to) details included:

- + Offer price.
- + Earnest money deposit amount.
- + Due diligence period and total timing to close.
- + Required contingencies – if any.
- + General description of intended use, plans for the site.
- + Financial strength.
- + Please put all offers in writing and submit to CBRE.

±95 ACRES

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TWIN LAKES, WI

BROKER CONTACTS

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