

HIGHLAND ESTATES

705 HOME MASTER PLANNED COMMUNITY • VILLAGE OF PLEASANT PRAIRIE, WI

Arbor Estates Group, LLC, led by developer Sanjay Kuttemperoor, is proud to announce the acquisition of a 270-acre parcel in the Village of Pleasant Prairie, Wisconsin (located off of Highway 165 – 4 miles east of I-94 and 2 miles from the Wisconsin/Illinois border). The parcel will be developed into the Highland Estates development, a landmark master planned community that will, at full buildout, ultimately include 705 housing units.

The community will offer a diverse mix of home types, including four distinct single-family home products, 2-family duplex/townhome units and 2-family condominium units.

Home prices will range as follows:

- Entry-level duplex, condo, and small-lot single-family homes: starting at \$550,000
- Move-up single-family homes: \$600,000–\$750,000
- Estate homes: \$850,000+

Highland Estates represents the culmination of 3 years of strategy, planning, discussions, market analysis and then execution between the developer, the Village of Pleasant Prairie, its executive staff, Plan Commission and Village Board. Together, the team assessed the region's explosive economic growth fueled by employers like Microsoft, Eli Lilly, Amazon, U-Line, Haribo, and others who have brought thousands of high-paying jobs to the area. With this growth has come an urgent need for new housing supply. Highland Estates and its diverse product mix reflects a bold, "outside-of-the box", future-facing approach and solution to the region's housing shortage and home affordability challenges for middle-class families. A great deal of attention was also given to creating a diverse housing community that would appeal to a broad segment of buyers encompassing a variety of socioeconomic and demographic segments of the population – while also balancing the need for high building standards and quality with affordability in housing for middle-class families.

Phase 1 of Highland Estates, currently under construction, includes 108 single family lots. Four distinct product types will be available in this initial phase, starting at \$550,000, offered through a group of preferred builders. Nearly half of the lots are already reserved or under contract, underscoring the community's strong market appeal. The developer welcomes interest from both homebuyers and local and regional builders seeking to be a part of the community.

The developer and his family development companies have a history of development and long standing relationship with the Village of Pleasant Prairie. Past developments include the 420-acre Prairie Ridge development off of Highway 50 and Meadowdale Estates – together representing approximately 15% of the Village's total assessed value (similar to the positive economic impacts of their past developments in other communities, such as Brookfield where their projects account for approximately 10% of the city's assessed value). At full build-out, Highland Estates is projected to add another \$500 million to the Village's tax base.

Highland Estates, one of the largest active housing developments in the State, is set to become a landmark community offering housing options to a broad segment of the market, including its existing residents as well as new residents that are relocating to the area from northern Illinois and other counties in Wisconsin.

INQUIRIES TO BE DIRECTED TO:

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SANJAY KUTTEMPEEROOR
PRESIDENT & MANAGING MEMBER

Phase 1
108 Single-Family

Phase 2
40 Single-Family

Phase 3A
39 Single-Family
46 Condominium
124 Duplex

Phase 3B
126 Single-Family

Phase 4
55 Single-Family
34 Condominium

Phase 5
81 Single-Family
52 Duplex

Total
449 SF + 80 Condo
176 Duplex = 705

