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car wash

in

BUSINESS JOURNAL Real estate projects shaping Southeast Wisconsin: See the finalists > **Commercial Real Estate** Regency Mall owner plans 266 apartments,

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The next phase of the Regency Mall redevelopment could begin over the next

· The owner of Regency Mall in Racine plans to develop a 266-unit apartment complex

The project is expected to begin in the spring or summer and be completed by

which is expected to create about \$80 million in new value.

- Georgia-based Hull Property Group, which has owned the Racine mall property

Woodman's Markets store property, would have five three-story apartment buildings with approximately 266 units. The buildings would offer studio, one-

The nearly 14-acre property at 5326 Durand Ave., just north of the planned

seven two-story carriage buildings, with each building consisting of six detached garages and two residential units on the second floor.

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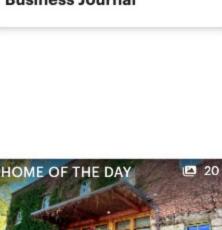
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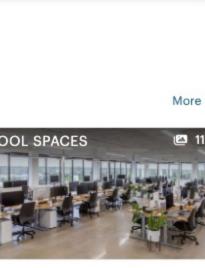




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Image: Stephen Perry Smith The site would include a clubhouse, two underground parking garages and seven two-story carriage buildings. STEPHEN PERRY SMITH The property also would include a 6,280-square-foot Crew Carwash on the west side at 2521 S. Green Bay Road. That plan also is scheduled to be reviewed by the commission. Construction is expected to begin in either the spring or summer of this year, with the first units available for rent in early 2026, according to the plans. Project completion is expected in December 2026. Milwaukee-based Stephen Perry Smith Architects is listed as the architect. No estimated cost for the project was given, and a Milwaukee Business Journal request for further information was not returned by the time this story was published. The proposed apartments represent the next phase of the \$120 million Regency Mall redevelopment that is expected to create about \$80 million in new value. The project involves demolishing portions of the mall structure to make way for the apartments and for retailers that are expected to draw more foot traffic to the shopping center. Another phase of the work includes a Woodman's store on the former mall site, which has driven interest from other retailers and restaurants in the area. The Janesville-based grocery store paid \$8.85 million to buy a 21-acre portion of the mall last July as part of the mall's ongoing redevelopment. Plans for Woodman's to open at Regency Mall were revealed in fall 2023. The city of Racine is supporting the mall redevelopment with more than \$39 million in incentives through tax incremental financing. Regency Mall is among the Milwaukee-area malls undergoing revitalizations as owners look to repurpose former Boston Store buildings. Another is Mayfair mall, which is adding a store by Scheels and 900 apartments to its site. 000000 Largest area retail property management firms

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AT A GLANCE

December 2026. · The apartments mark the next phase of the \$120 million Regency Mall redevelopment,

on 14 acres near the mall.

- few months, bringing housing to the retail complex in Racine.
- since 2016, submitted plans for a five-building apartment complex called Pritchard Park Apartments. The city's Planning Heritage and Design Commission is scheduled to review the proposal during its meeting April 8.

bedroom, one-bedroom with a den and two-bedroom options. The site also would include a clubhouse, two underground parking garages and

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