

Colliers

cresa

94
41,300 VPD

N Main St - 11,300 VPD

1

4

2

3

For Sale

Lake Mills Northern Lots with Interstate Visibility

Parcel Numbers: 246-0713-1223-000, 246-0713-1224-000, 246-0713-1213-027, 246-0713-1221-000

Lots Sizes 0.5 - 32 Acres

Price \$1.50 - \$8.00 / SF

- Commercial/Multi-Family uses
- TIF available
- Utilities at road
- Fast growing municipality with great accessibility

Contact Us

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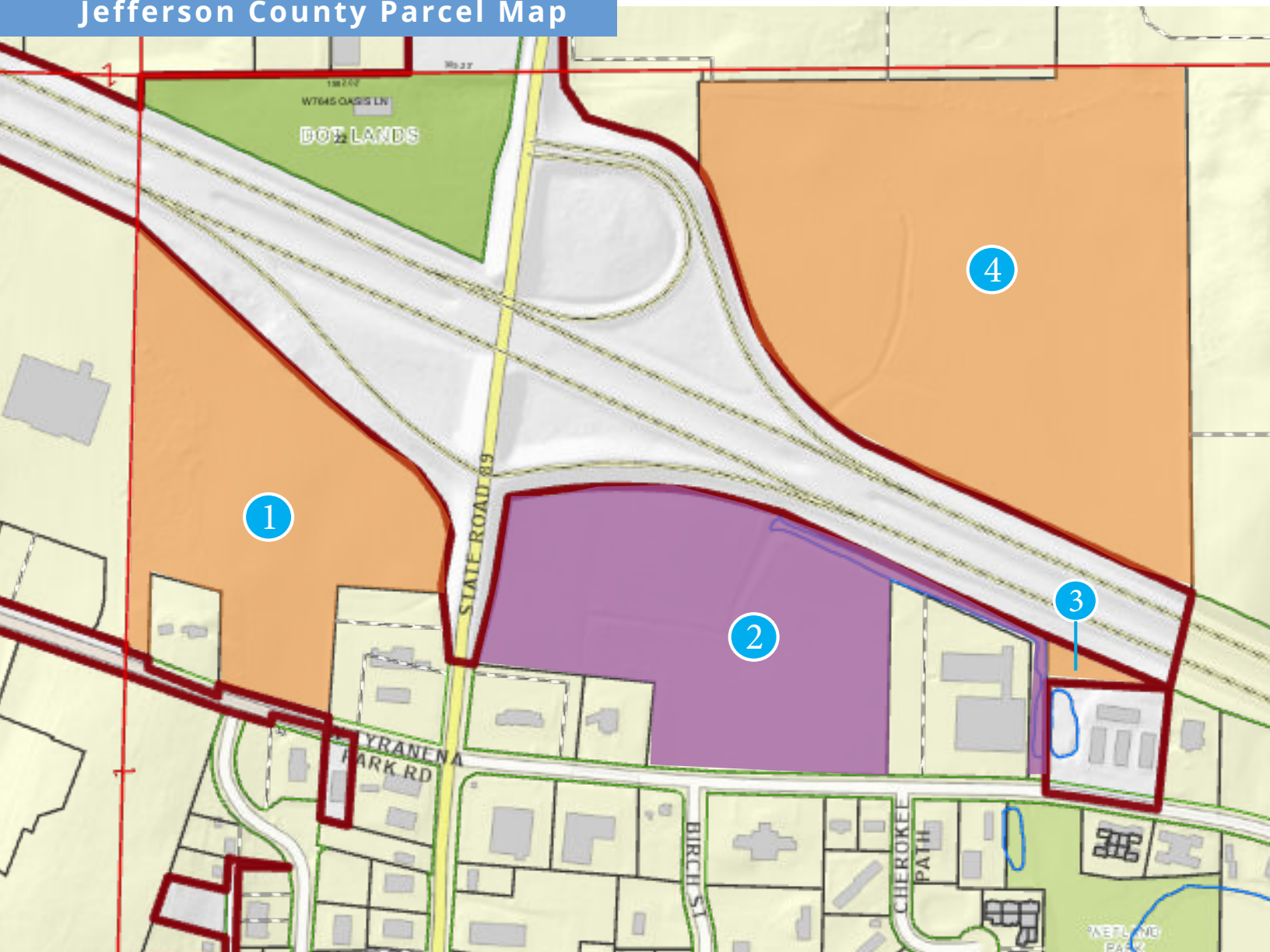
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Lake Mills Highlights

- Strategic location between Madison and Milwaukee, both under an hour away, with direct access to I-94, giving businesses connectivity to two major labor pools and regional markets.
- Consistent population growth (~7.6% since 2020) and strong household incomes indicate a stable, expanding community with spending power
- Unique blend of small-town character and modern infrastructure, with growing business parks and access to regional supply chains and transportation corridors.
- High quality of life anchored by Rock Lake, parks, trails, and a walkable historic downtown helping attract both residents and workforce

Jefferson County Parcel Map



Parcel Details



Map Pin	Parcel Number	Acres
1	246-0713-1223-000	17.334
2	246-0713-1224-000	19.8
3	246-0713-1213-027	0.528
4	246-0713-1221-000	32

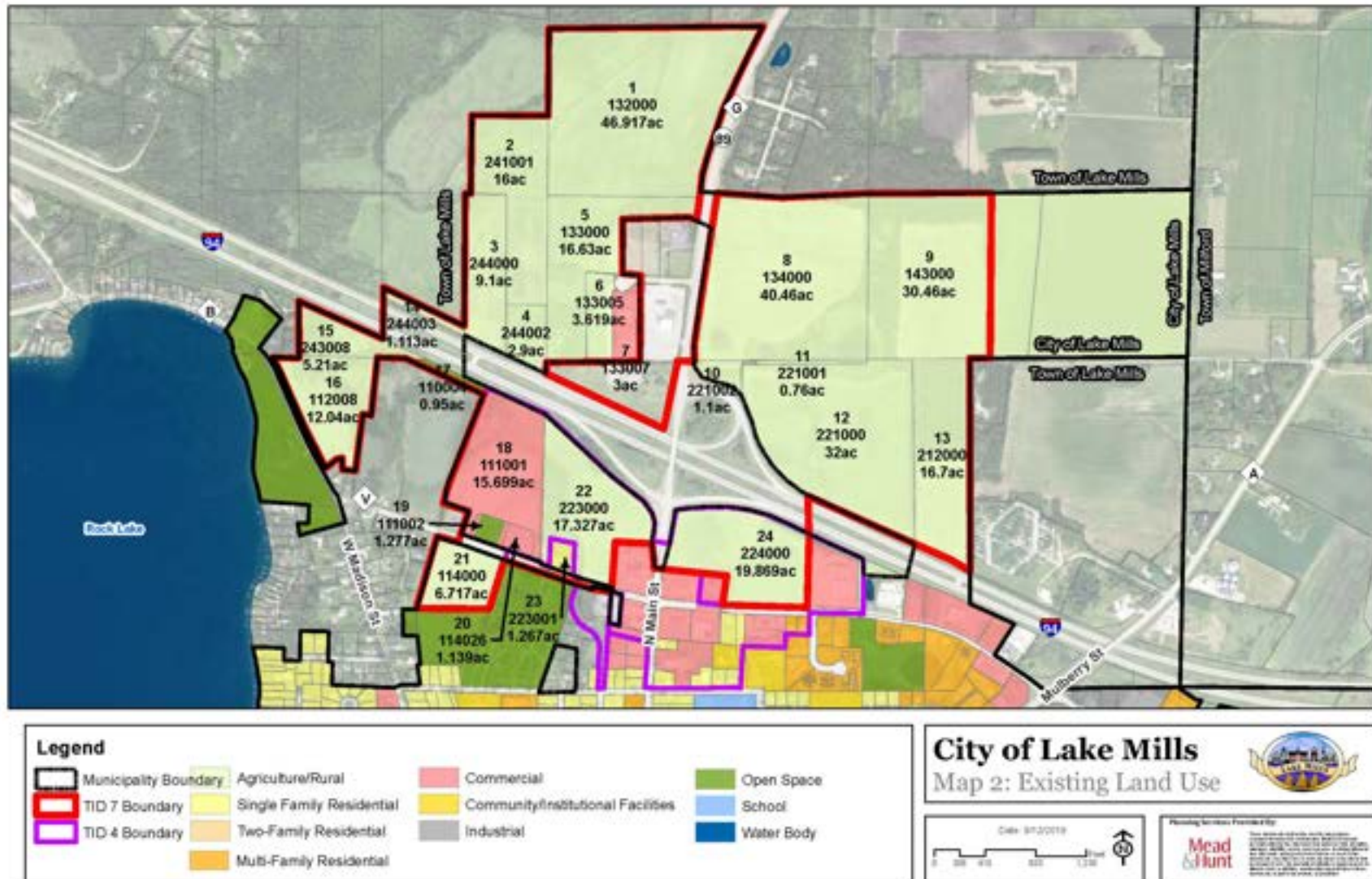
Parcel Photos



Additional Parcel Photos



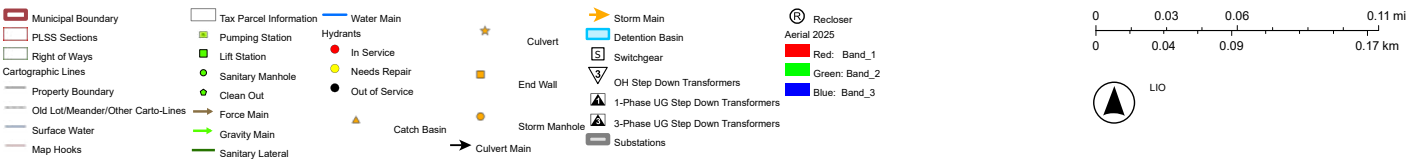
MAP 2: EXISTING USES AND CONDITIONS OF REAL PROPERTY



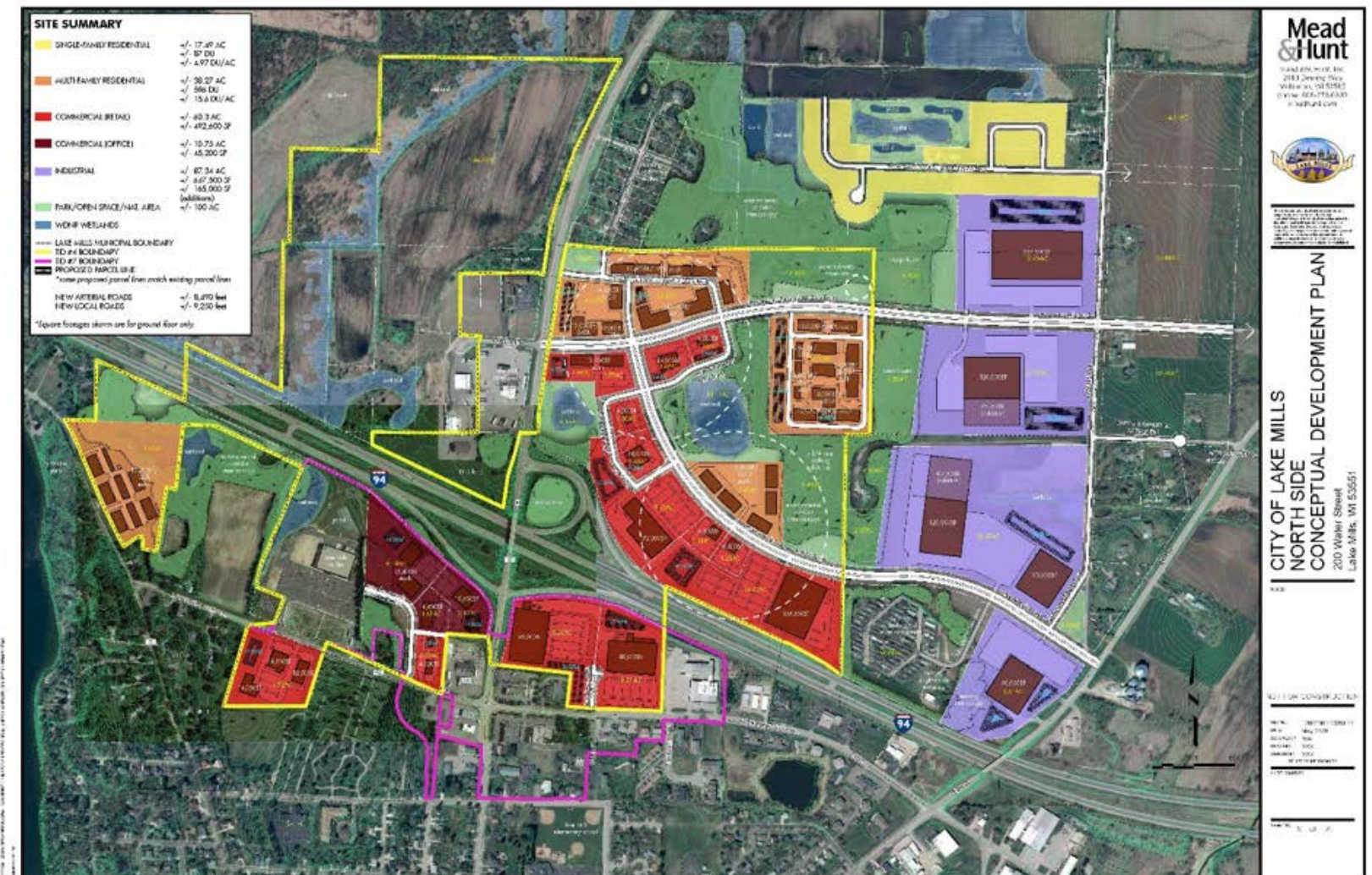
Utility Maps

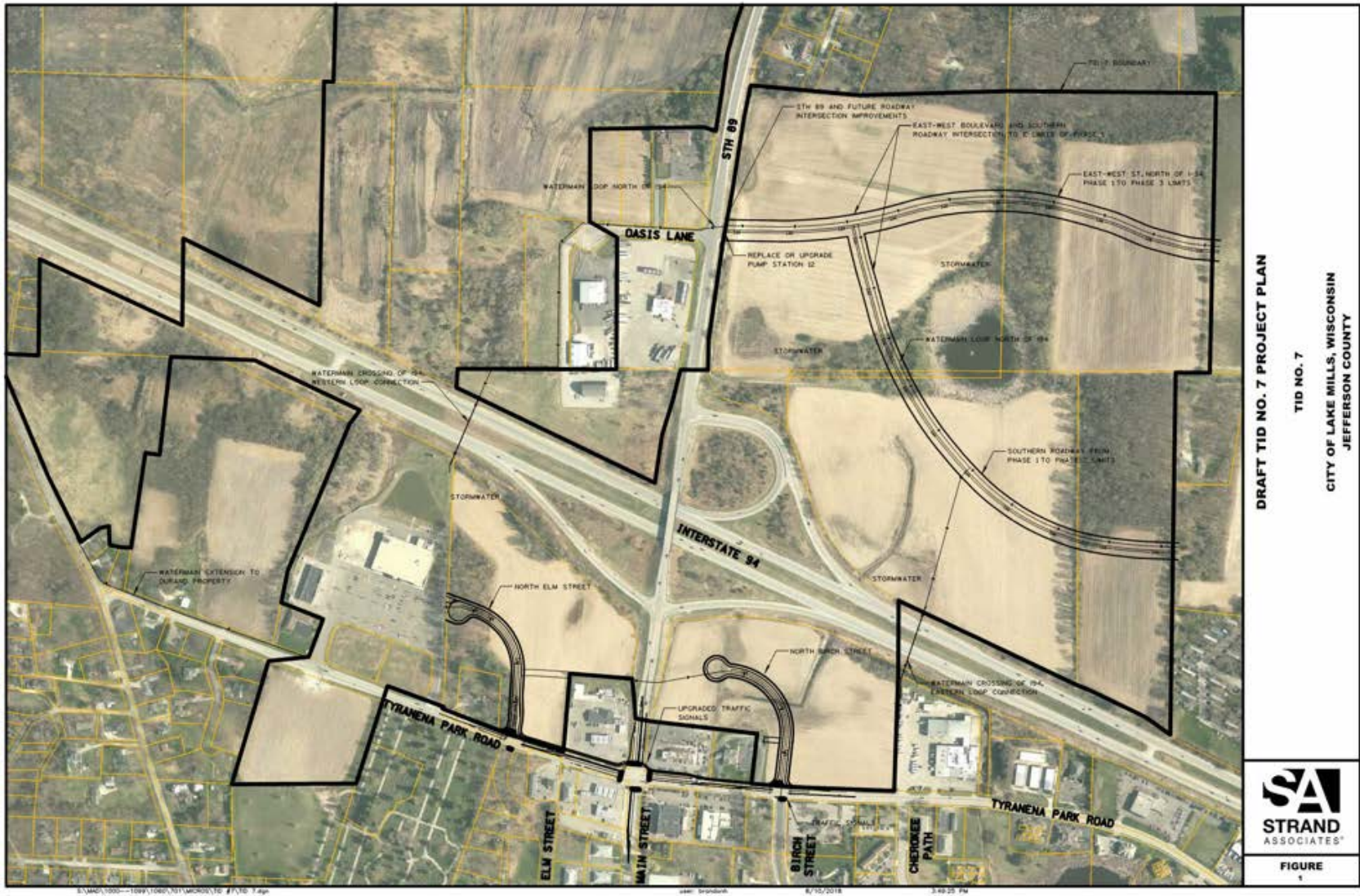


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MAP 4: PROPOSED DEVELOPMENT LAYOUT AND PUBLIC IMPROVEMENTS





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Drive Times from Lake Mills:



Capitol Square Madison:
33 Minutes, 26 Miles



Dane County Regional Airport:
27 Minutes, 24 Miles



Milwaukee Mitchell Intl Airport:
58 Minutes, 59 Miles

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