

Colliers

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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 - 19.8 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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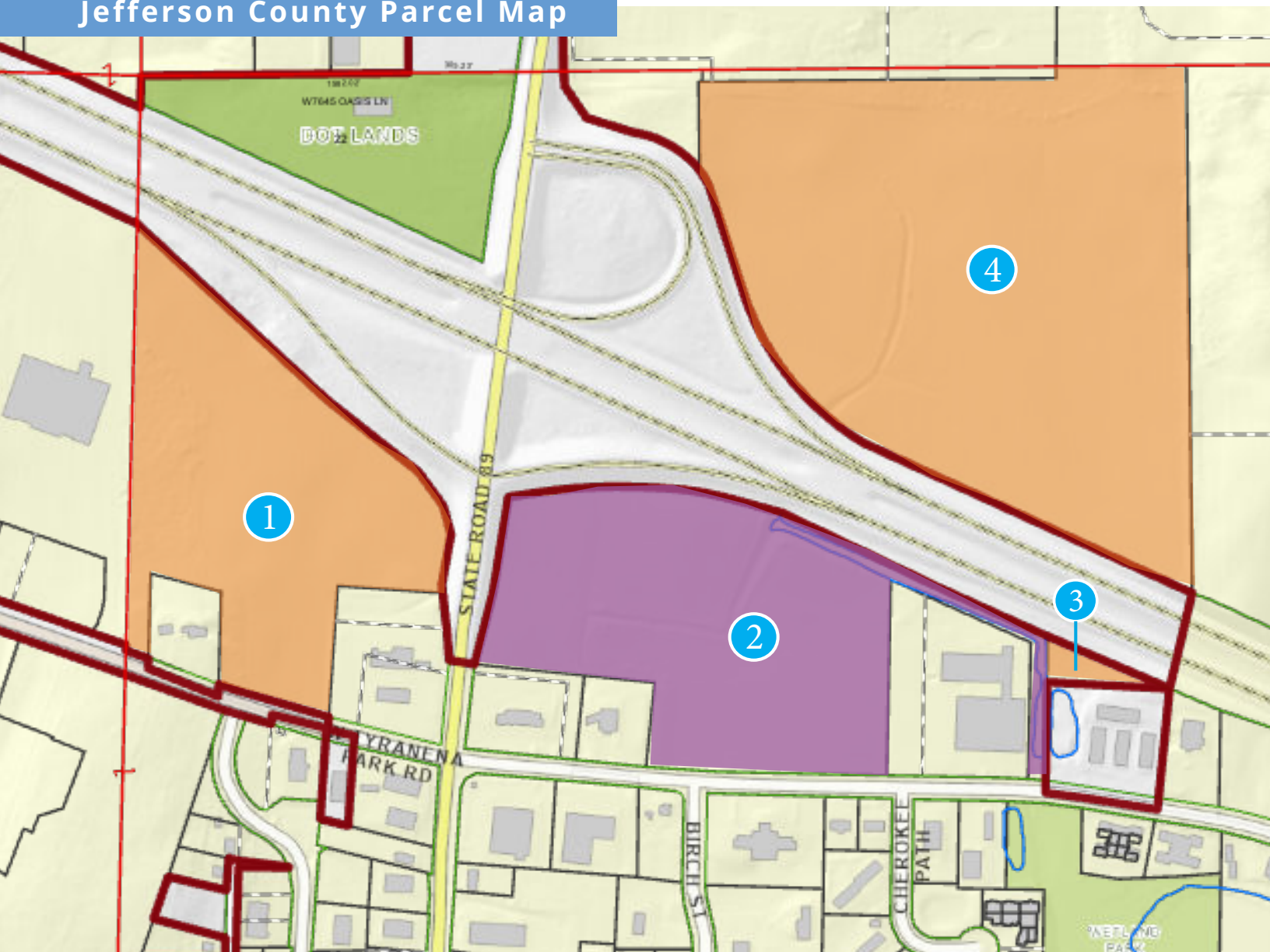
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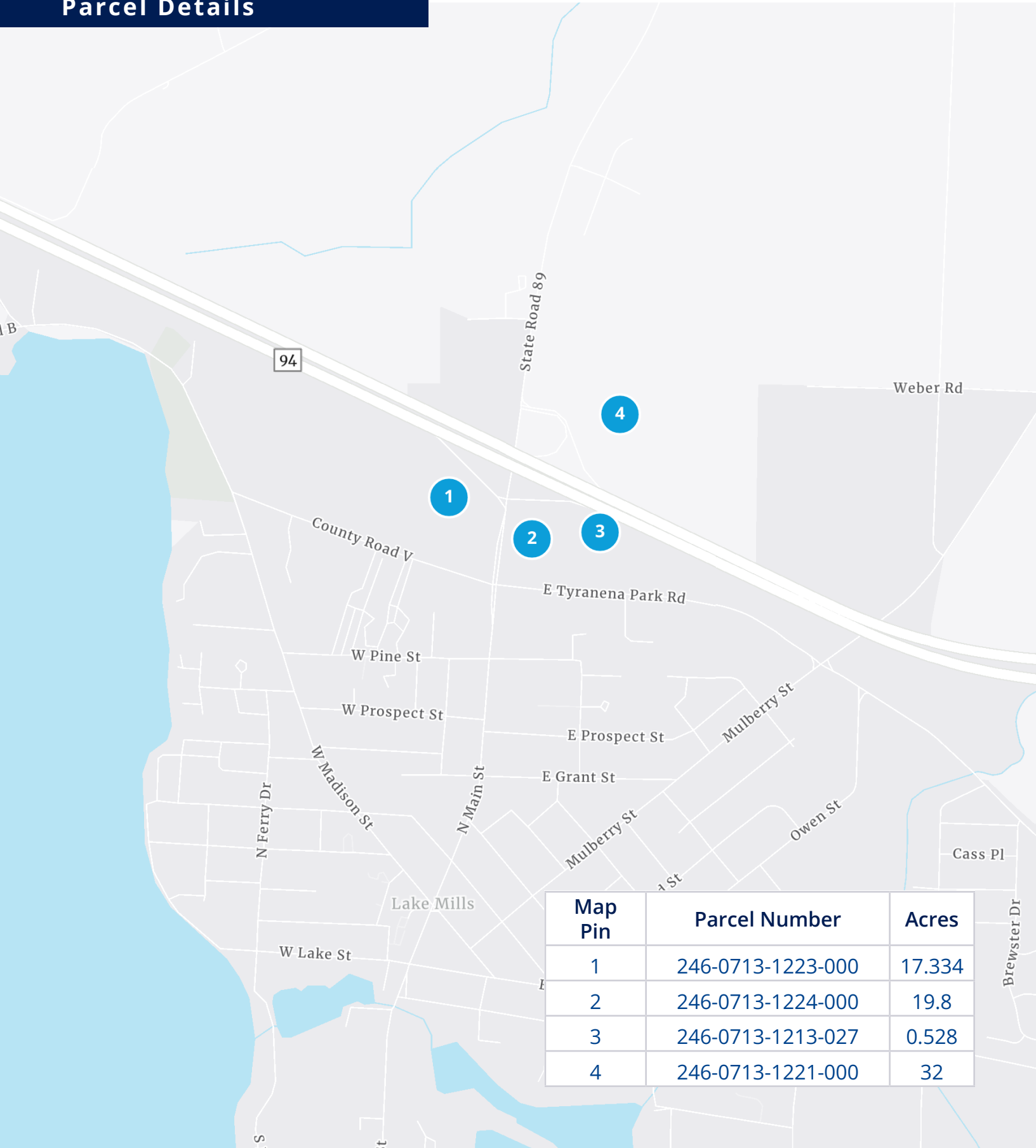
Lake Mills Highlights

- 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

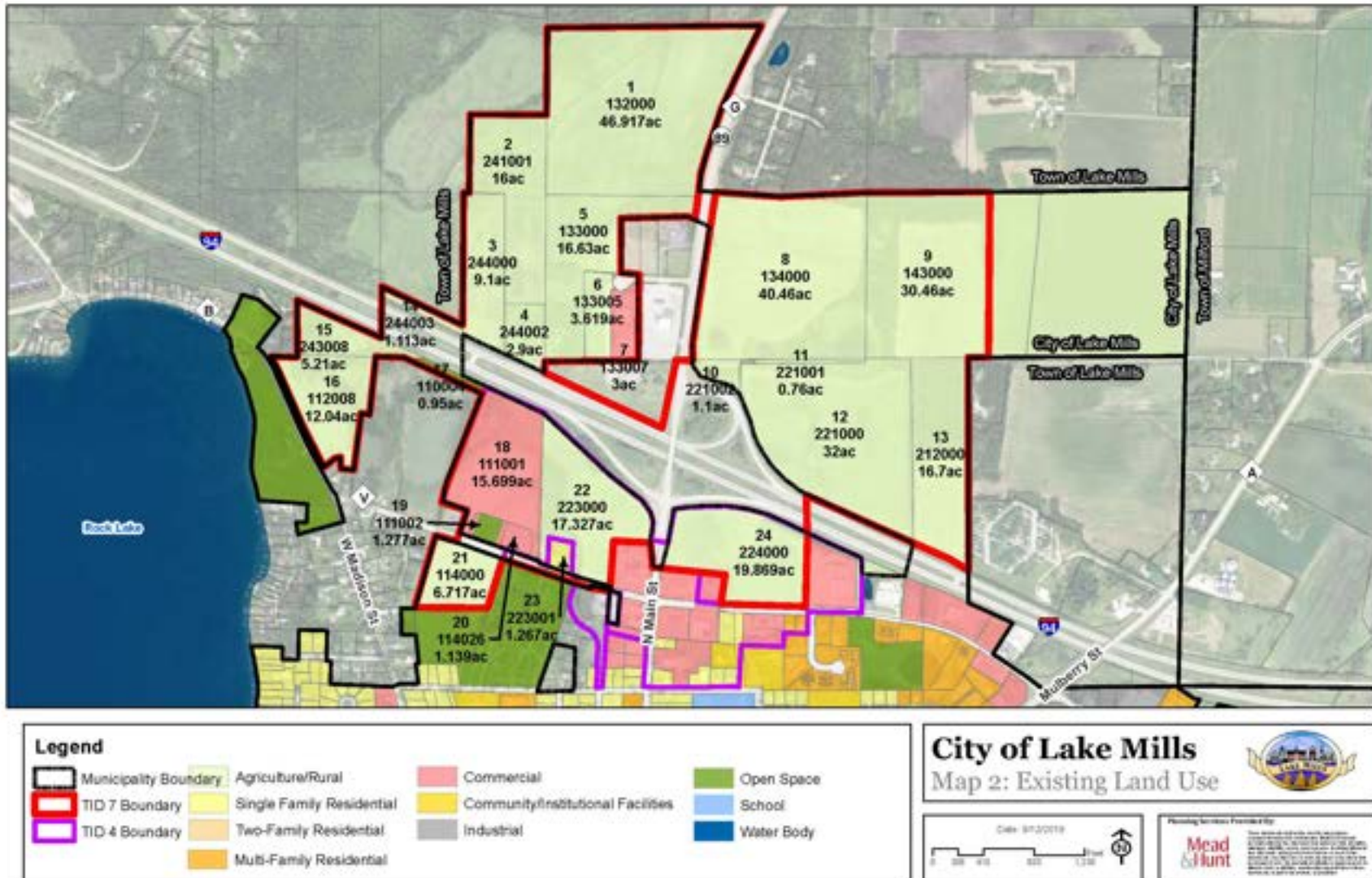
Parcel Photos



Additional Parcel Photos



MAP 2: EXISTING USES AND CONDITIONS OF REAL PROPERTY



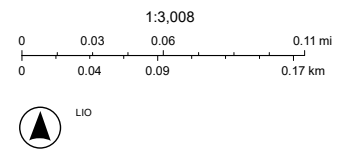
Utility Maps



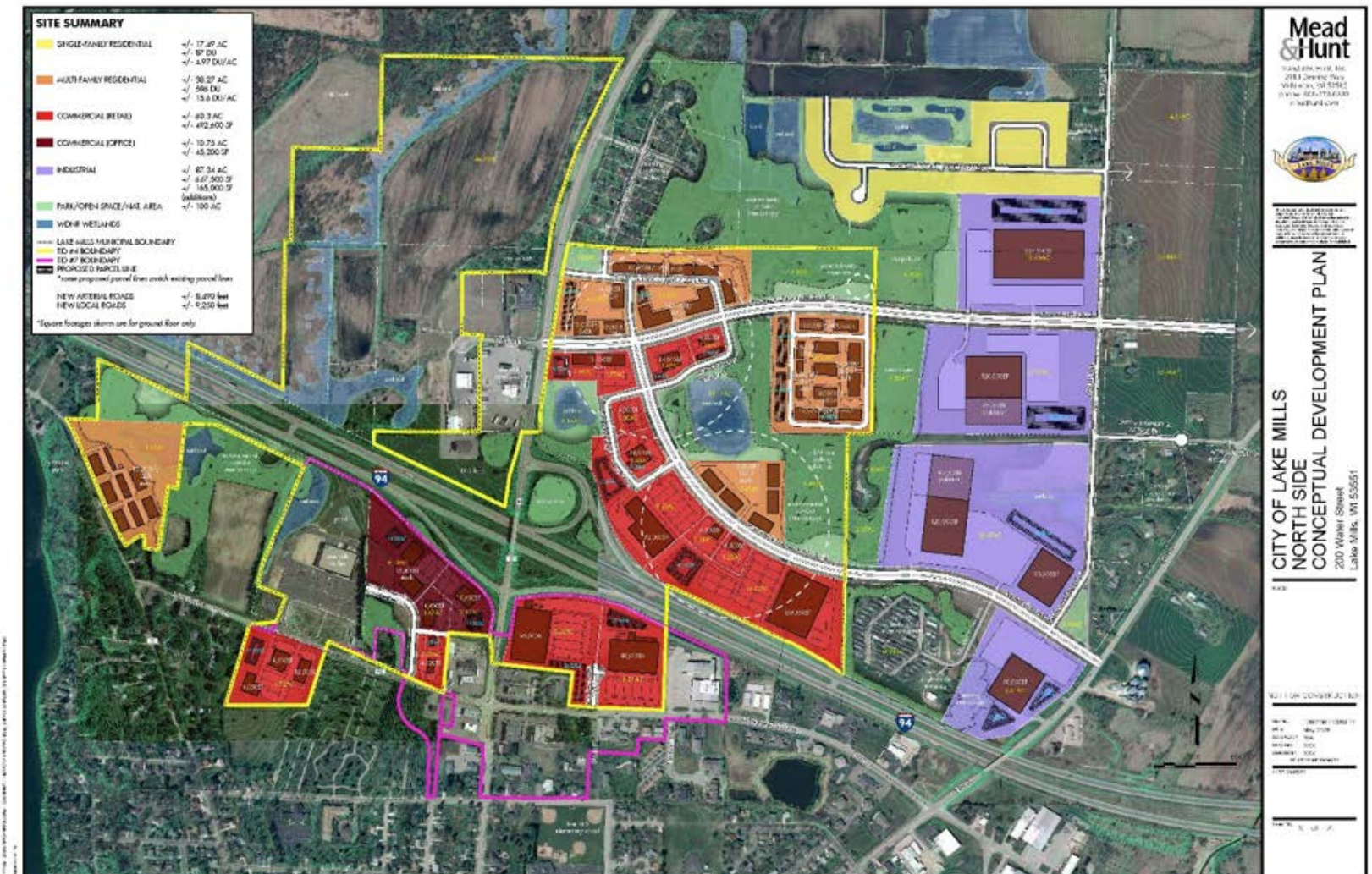
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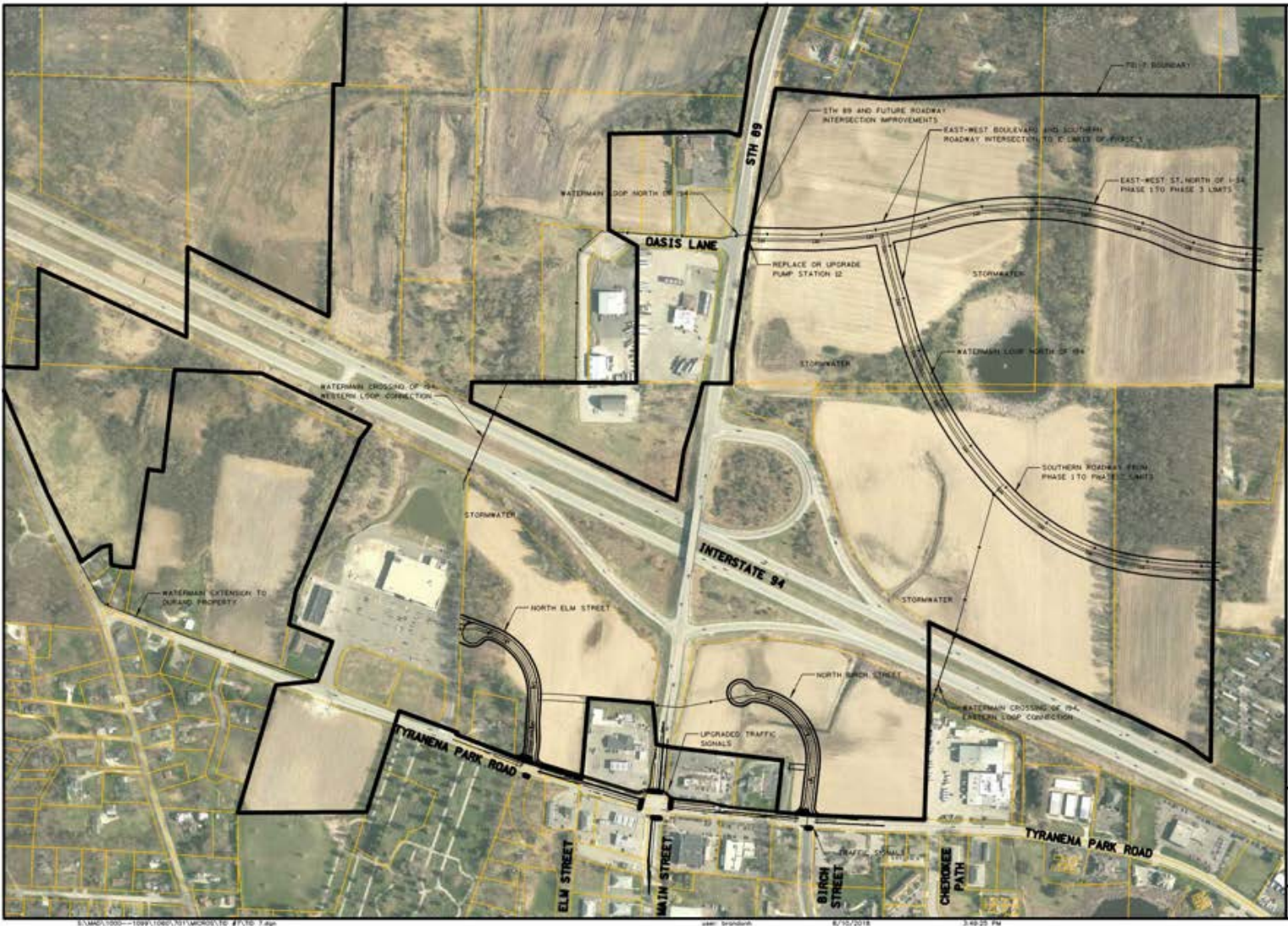
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|-----------------------------------|------------------------|----------------|-----------------------------------|
| Municipal Boundary | Tax Parcel Information | Water Main | Storm Main |
| PLSS Sections | Pumping Station | In Service | Detention Basin |
| Right of Ways | Lift Station | Needs Repair | Switchgear |
| Cartographic Lines | Sanitary Manhole | Out of Service | OH Step Down Transformers |
| Property Boundary | Clean Out | Catch Basin | 1-Phase UG Step Down Transformers |
| Old Lot/Meander/Other Carto-Lines | Force Main | End Wall | 3-Phase UG Step Down Transformers |
| Surface Water | Gravity Main | Storm Manhole | Substations |
| Map Hooks | Sanitary Lateral | Culvert Main | |
| | Hydrants | Culvert | |

- Recloser
 Aerial 2025
 Red: Band_1
 Green: Band_2
 Blue: Band_3



MAP 4: PROPOSED DEVELOPMENT LAYOUT AND PUBLIC IMPROVEMENTS





DRAFT TID NO. 7 PROJECT PLAN
 TID NO. 7
 CITY OF LAKE MILLS, WISCONSIN
 JEFFERSON COUNTY



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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 Mitchel Intl Airport:
58 Minutes, 59 Miles

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