

FOR SALE
±130 ACRES
DIVISIBLE



BOERKE

4.3 MILES TO I-94 VIA HWY 16

Pewaukee Lake

130 ACRE
CORPORATE CAMPUS
OPPORTUNITY

Lynndale Rd

WAUKESHA COUNTY CORPORATE CAMPUS SITE

HIGHWAY 16 & RYAN ROAD | PEWAUKEE, WI

MILWAUKEE OFFICE

731 N Jackson Street | Suite 700
Milwaukee, WI 53202

MADISON OFFICE

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Madison, WI 53703

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SITE OVERVIEW

Site Size:	Approximately 130 Acres (<i>Divisible</i>) Parcel # 0882999002
Municipality:	City of Pewaukee
Current Zoning:	A-1 Agriculture
Future Land Use Plan:	Business Park / Corporate Industrial Campus
Water/Sewer:	Via City of Pewaukee
Electrical:	WE Energies

ECONOMICS

Mill Rate:	\$10.70 / \$1,000
Sale Price:	Subject to Offer



DEVELOPMENT PATHWAY

1.) Preliminary discussions with the City of Pewaukee indicate the site may be capable of supporting large-scale business park / industrial development aligned with the municipality's long-range planning framework.



2.) Advancement of the project would be anticipated to proceed through Pewaukee's defined municipal review process, including coordinated infrastructure planning, utility extensions, and customary approvals.



3.) Potential TIF District opportunity with a committed anchor user.

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WHY WAUKESHA COUNTY?

A PROVEN ENVIRONMENT FOR GROWTH.

SCALE + GROWTH

Now at **423,000+ residents** (3rd largest in WI), the County maintains an aggressive expansion trajectory. A **25% YoY increase** in housing permits (2025 YTD) signals sustained workforce inflow and a robust long-term labor pipeline.

HIGH-SKILL LABOR ECONOMICS

A **\$106,000+ median household income**—materially above Wisconsin peers—reflects a dense concentration of technical, engineering, and management talent. Average annual wages in the biohealth sector alone reach \$96,000, significantly higher than the state average.

ELITE K-12 ECOSYSTEM

Home to the state's **#1 ranked school district (Elmbrook)** for 2026. Top-tier performance in districts like Arrowhead and Pewaukee remains a critical factor in executive relocation and high-end talent retention.

COMPETITIVE TAX ADVANTAGE

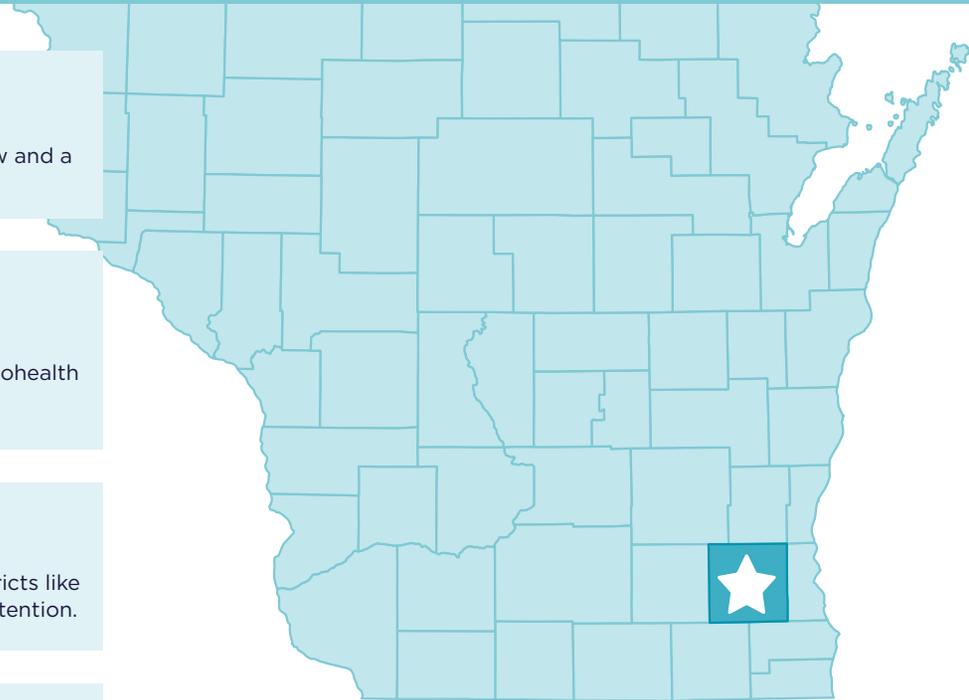
Waukesha County maintains one of the **lowest effective property tax rates** in Wisconsin, recently dropping to **\$1.35 per \$1,000** of equalized value. This provides a highly predictable, low-overhead environment for capital-intensive operations.

PROVEN INSTITUTIONAL VALIDATION

GE HealthCare has committed **\$100M+** to modernize its Waukesha campus, consolidating its workforce into a global centerpiece for precision care. This joins recent major investments from **ABB, Milwaukee Tool, Generac, and Eaton**, totaling over **\$300M in local CapEx**.

DESIGNATED BIOTECH & HEALTH HUB

Waukesha County is a primary anchor of the federally designated [Wisconsin Biohealth Tech Hub](#). This regional initiative is projected to create **30,000 new direct jobs** and unlock **\$9B in regional GDP growth** over the next decade by focusing on advanced manufacturing and personalized medicine.



WORKFORCE PIPELINE

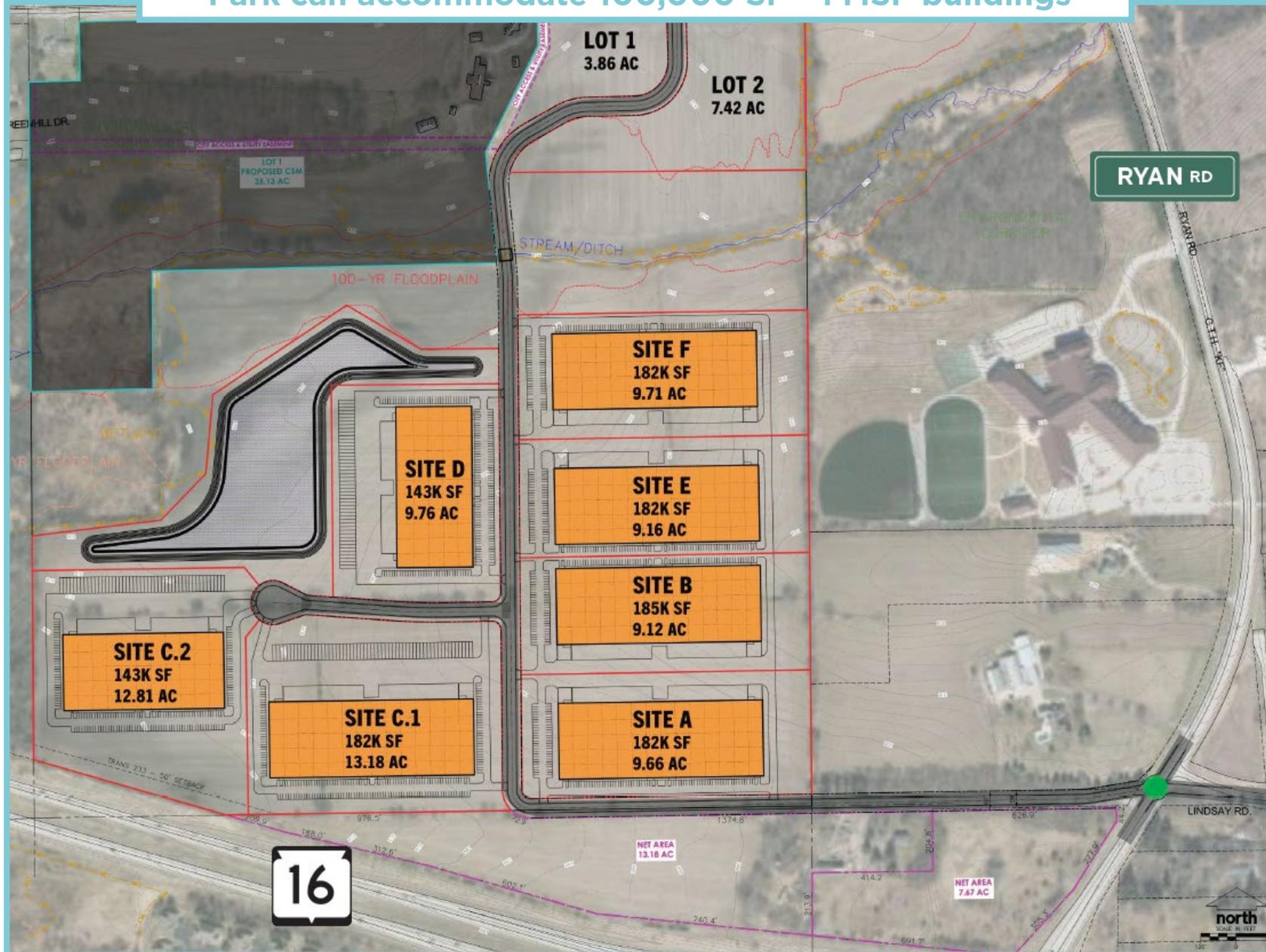


WAUKESHA
COUNTY TECHNICAL
COLLEGE

- WCTC serves **8,000+ students annually**, including a **20% increase in new student enrollment**, signaling a growing and replenishing regional talent base for large industrial employers.
- WCTC launched an **Applied AI Lab** and rolled out new **AI, data analytics, and automation-focused certificates and associate degree programs**, directly supporting the needs of Industry
- Curriculum and equipment investments are guided by Hands-On, employer-validated training. Job-ready talent.

POTENTIAL PARK LAYOUT

Park can accommodate 100,000 SF - 1 MSF buildings





9 MILES
WAUKESHA

23 MILES
MILWAUKEE

28 MILES
MITCHELL INTL. AIRPORT

65 MILES
MADISON

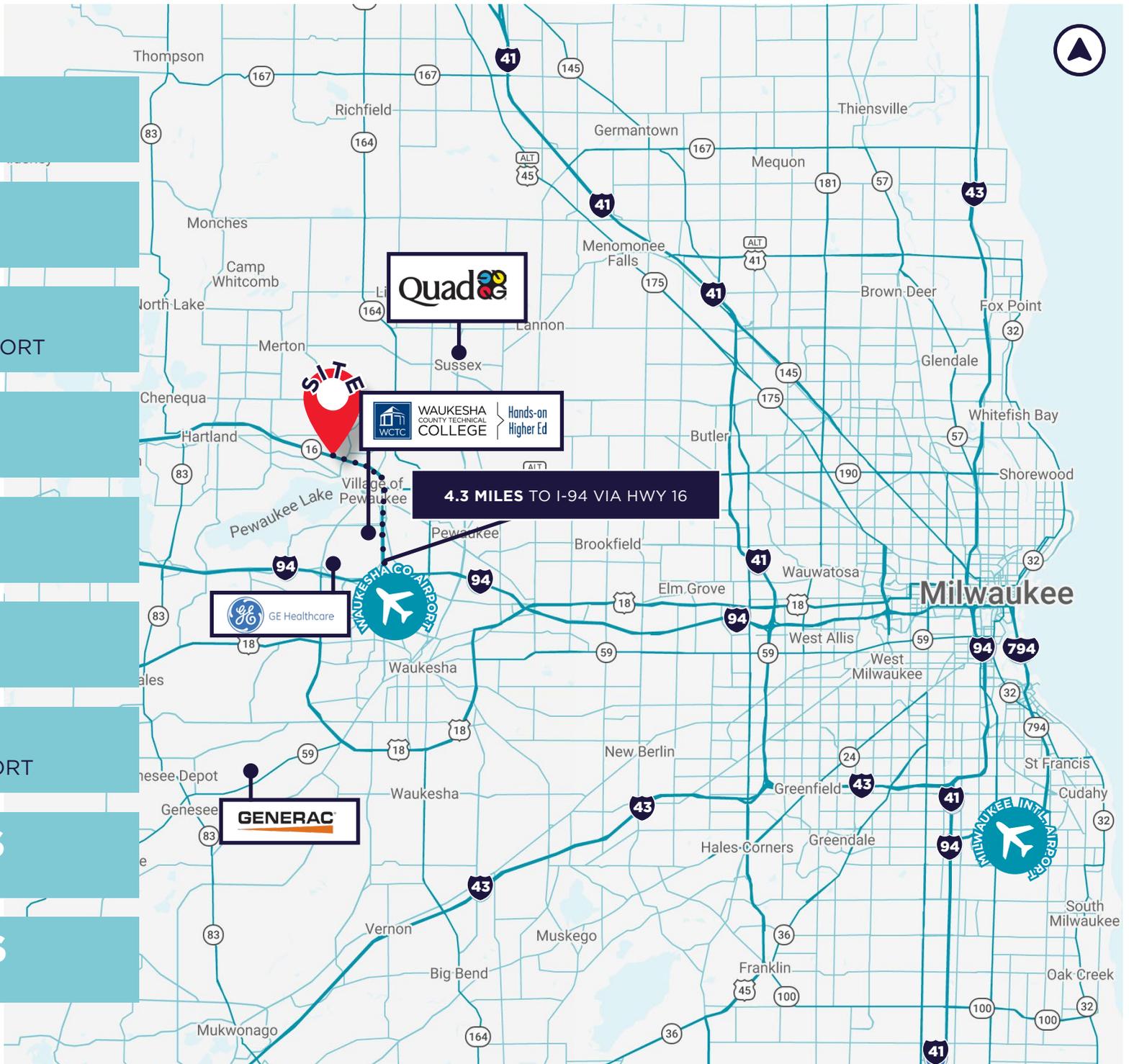
74 MILES
OSHKOSH

93 MILES
APPLETON

97 MILES
O'HARE INTL. AIRPORT

110 MILES
CHICAGO

125 MILES
GREEN BAY



DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf, the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a sub agent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. Other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

- The following information is required to be disclosed by law:
 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see “Definition of Material Adverse Facts” below).
 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents):

(Insert information you authorize to be disclosed, such as financial qualification information.)

DEFINITION OF MATERIAL ADVERSE FACTS

A “Material Adverse Fact” is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party’s decision to enter into a contract or agreement concerning a transaction or affects or would affect the party’s decision about the terms of such a contract or agreement.

An “Adverse Fact” is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.