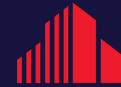


FOR SALE

± 151.6 AC



**CUSHMAN &
WAKEFIELD**

BOERKE



43

LAND FOR SALE
COOK BUSINESS PARK
CEDAR GROVE, WISCONSIN

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MADISON OFFICE

33 E Main Street | Suite 241
Madison, WI 53703

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PROPERTY OVERVIEW



PROPERTY FEATURES

- Cedar Grove Business Park
- 50 acres are ready to build with sewer and water
- No wetlands
- Business park covenants
- Development agreement in process:
 - » Creation of TID | Development Incentives
 - » PUD Zoning
 - » Approvals of roads and driveways off State Highway 32
- Soils map completed
- Highly visible from I-43
- No height restrictions
- Part of the "New North" region

Tax Parcels

59112557063
59112557061
59112557060
59112557062
59112552870
59112552882

County

Sheboygan

Town

Village of Cedar
Grove

Zoning

PUD

Water/Sewer

Hwy 32

Lot Size

±151.6 AC

Sale Price

\$6,064,000
\$40,000/AC

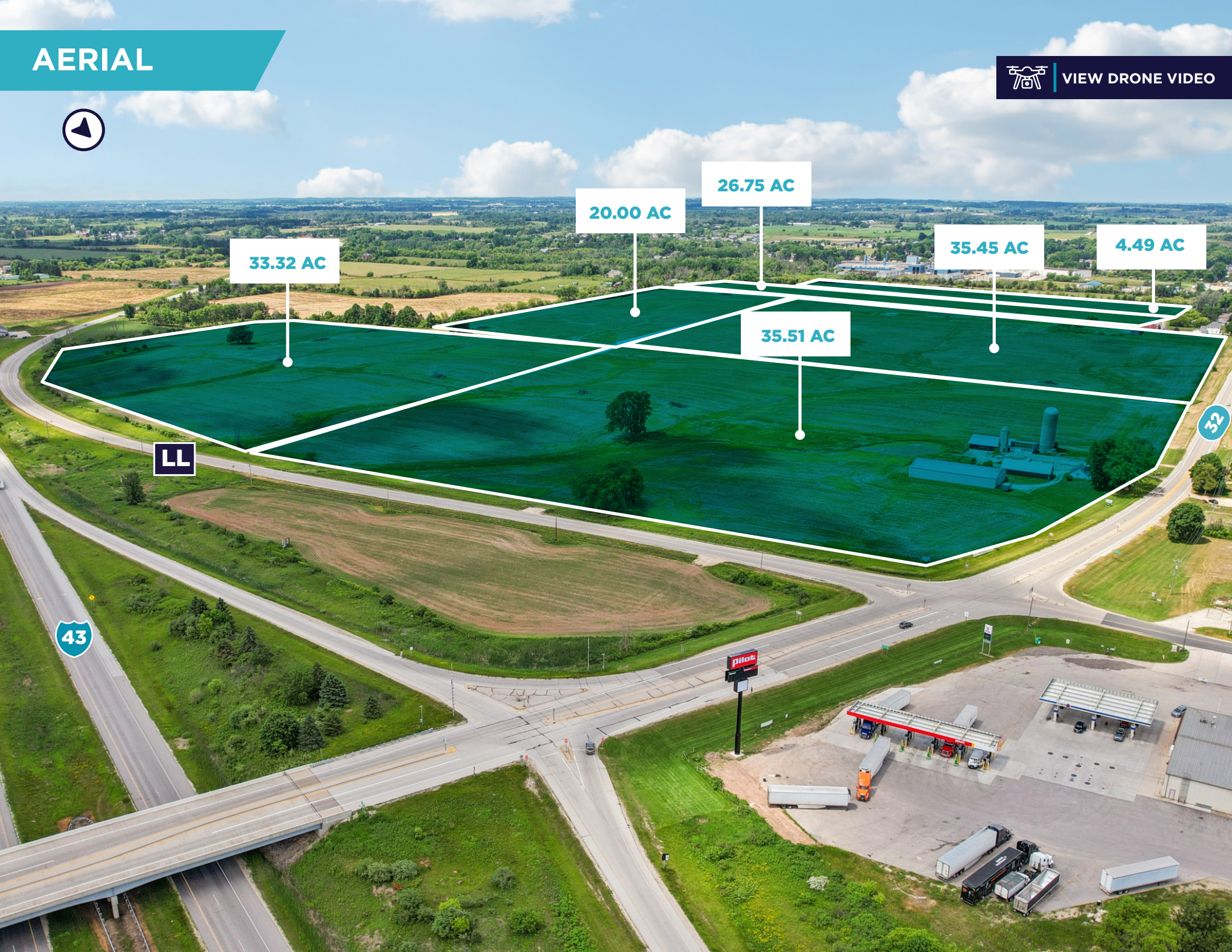
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AERIAL



VIEW DRONE VIDEO



33.32 AC

20.00 AC

26.75 AC

35.51 AC

35.45 AC

4.49 AC

LL

43

32

Pilot

PROPERTY OVERVIEW



NORTH LOOKING SOUTHWEST



SOUTH LOOKING NORTH



NORTH LOOKING SOUTHWEST

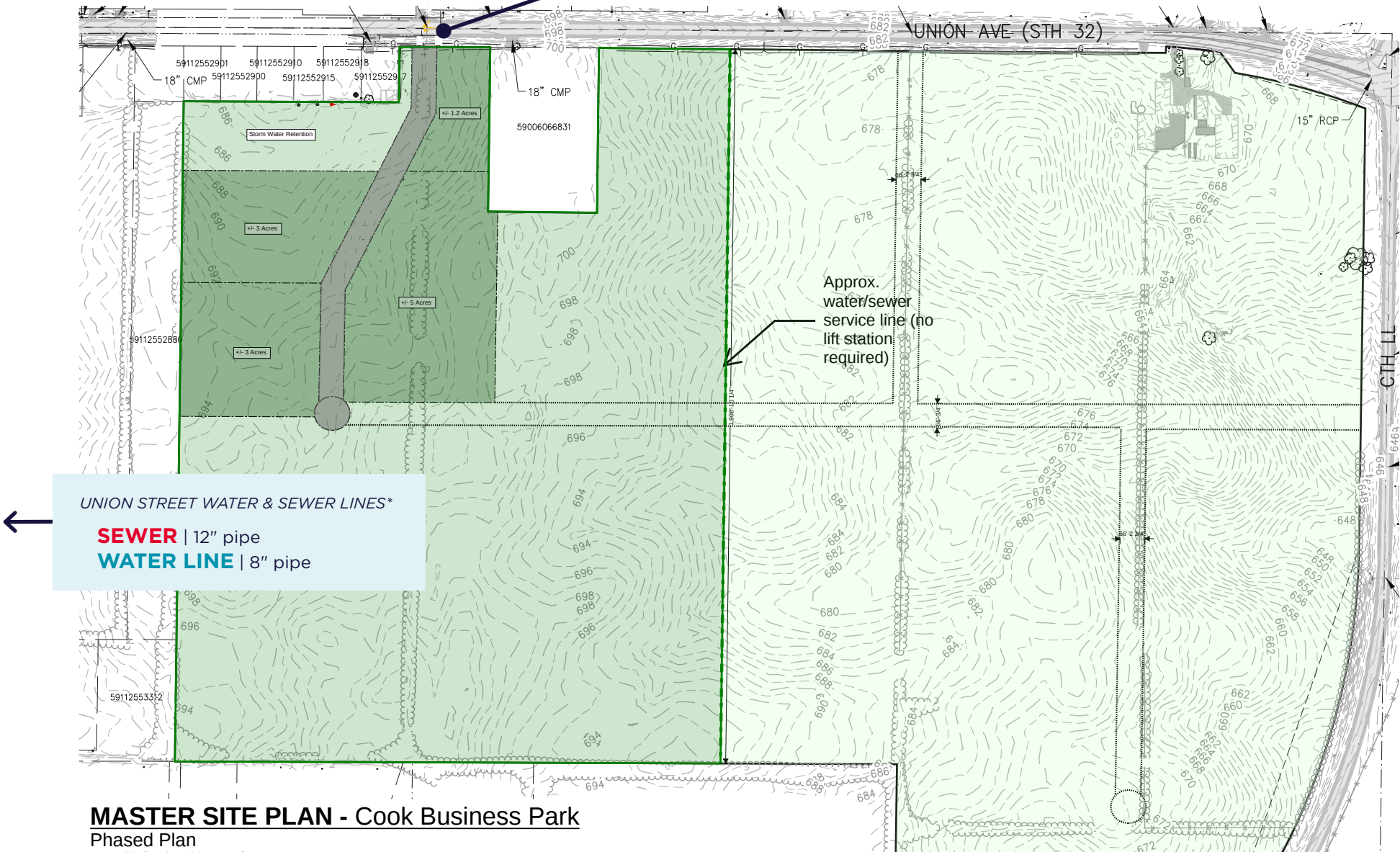


NORTH LOOKING SOUTHEAST

DEVELOPMENT PHASE 1

CLOSEST SERVICES ARE LOCATED ON HWY 32*

SEWER | 8" pipe (1% used capacity)
WATER LINE | 12" pipe



MASTER SITE PLAN - Cook Business Park

Phased Plan
1" = 100' (on 24"x36" paper)

*Village anticipates looping water around the facility to enhance fire protection and improve overall water service to the plant.

TOPOGRAPHY



SHEBOYGAN COUNTY HIGHWAY NETWORK



4-LANE DIVIDED HIGHWAYS

-  30,000/DAY | NORTH/SOUTH
-  35,000/DAY | EAST/WEST

2-LANE HIGHWAYS

-  DIRECT ACCESS FROM CEDAR GROVE BUSINESS PARK
- 
- 

COUNTY HIGHWAYS - QUALITY

ALL COUNTY & TOWN ROADS ARE PAVED

-  SUBJECT PROPERTY
-  4-LANE DIVIDED HIGHWAY
-  2-LANE HIGHWAY
-  AIRPORT
-  PORT

AERIAL MAP

CLOSEST SERVICES ARE LOCATED ON HWY 32

SEWER | 8" pipe (1% used capacity)
WATER LINE | 12" pipe

30,000 VPD

32

30'

UNION STREET WATER & SEWER LINES

SEWER | 12" pipe
WATER LINE | 8" pipe

S MAIN STREET

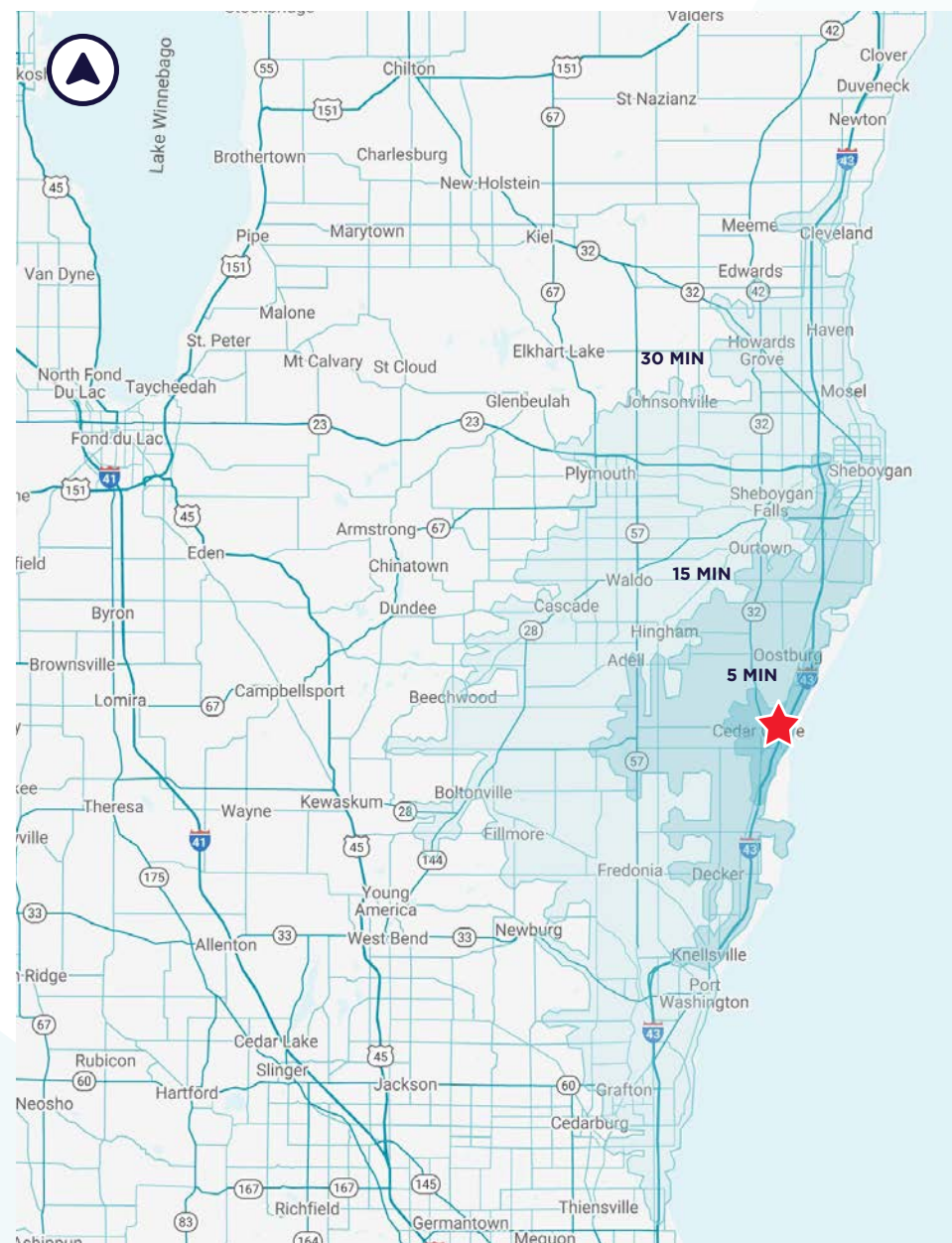
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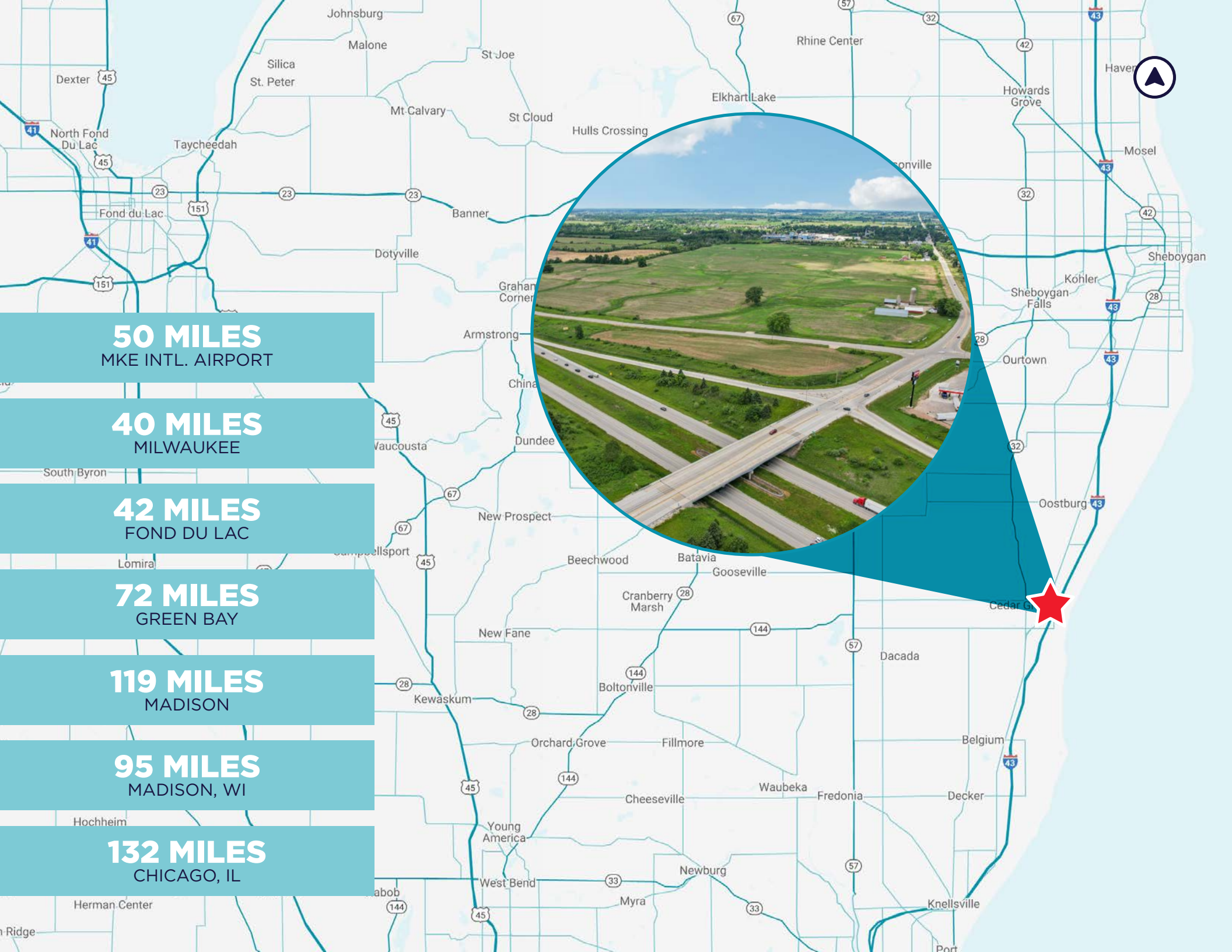
LL

LAKE
MICHIGAN

DEMOGRAPHICS

POPULATION	5 MIN	15 MIN	30 MIN
Estimated Population (2025)	2,841	21,979	155,512
Median Age (2024)	44.2	43.2	41.1
HOUSEHOLDS	5 MIN	15 MIN	30 MIN
Estimated Households (2025)	1,154	9,123	65,193
Estimated Average Household Income (2025)	\$115,660	\$109,921	\$104,965
ANNUAL CONSUMER EXPENDITURE	5 MIN	15 MIN	30 MIN
Total Household Expenditure	\$124.9M	\$938.6M	\$6.45B
Total Retail Expenditure	\$73.6M	\$480.5M	\$3.2B
Apparel Expenditure	\$2.3M	\$17.3M	\$119.6M
Entertainment Expenditure	\$7.1M	\$53.5M	\$370.4M





50 MILES
MKE INTL. AIRPORT

40 MILES
MILWAUKEE

42 MILES
FOND DU LAC

72 MILES
GREEN BAY

119 MILES
MADISON

95 MILES
MADISON, WI

132 MILES
CHICAGO, IL

STATE OF WISCONSIN

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.

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