

TRIBECA LAND

MIDDLETON, WISCONSIN



11.332 ACRE
DEVELOPMENT SITE



CBRE

DEVELOPMENT PARCEL

Middleton, Wisconsin

The Tribeca site, located between Highway 12 and Parmenter Street (old Highway 12), lies about 1.3 miles north of Downtown Middleton. It is bounded by Highway 12 to the west, Parmenter Street to the east, Springton Drive to the north, and Bergstrom Chevrolet to the south.

Future uses include office, medical, R&D, life sciences, and hospitality.

Sale Price	\$7,405,000
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Lease Rate	Negotiable
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Property Size	11.332 acres
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SHOVEL READY

Site is shovel ready; due diligence development reports are complete:

- ◆ CSM Survey
- ◆ Environmental Phase I

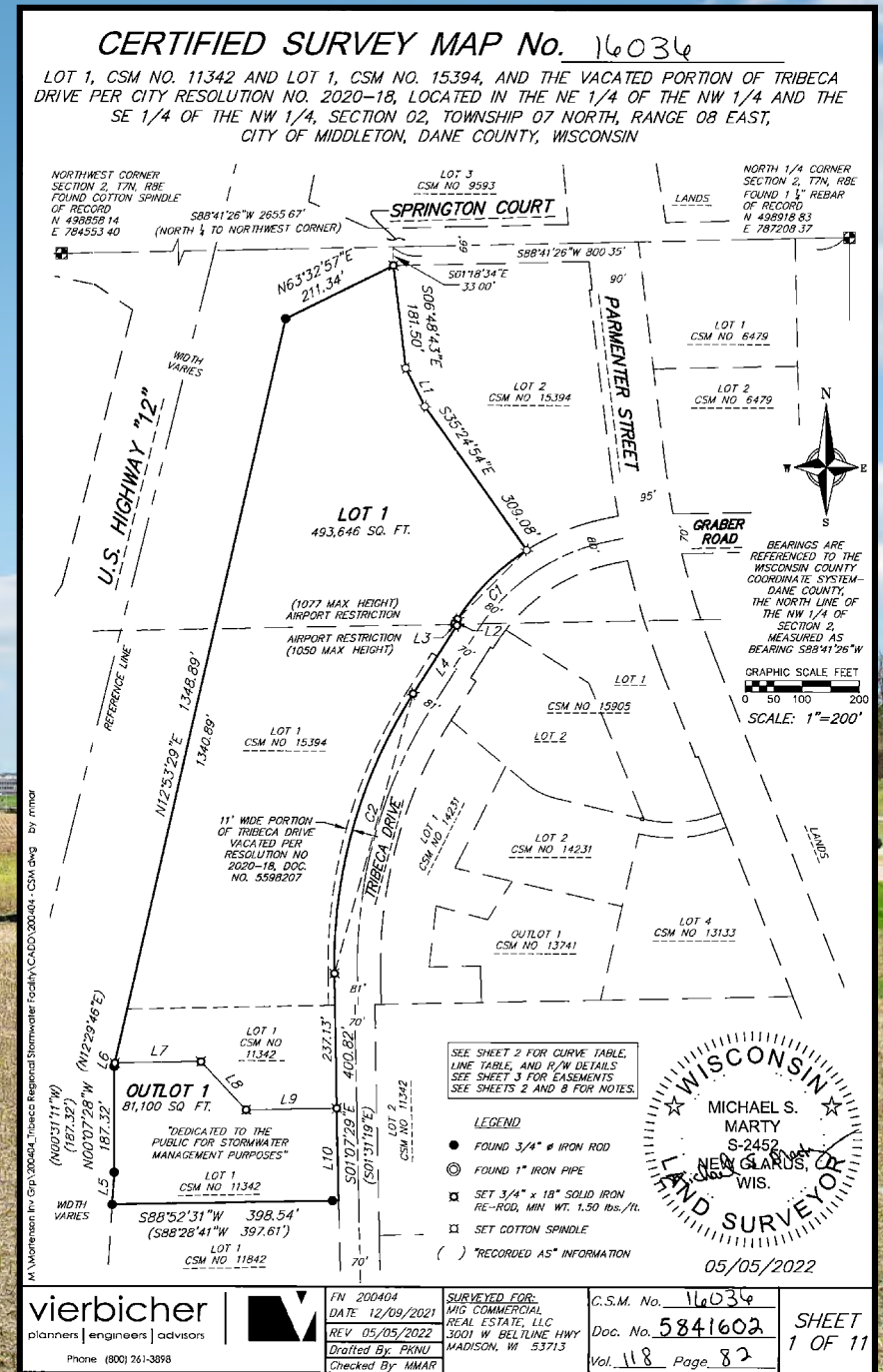
WEDC REPORTS

CSM Survey

No significant hindrances to development

Environmental Phase

Site Clean - ESA-Phase II not required (per Phase I ESA)



vierbicher planners engineers advisors Phone: (800) 261-3898		FN 200404 DATE 12/09/2021 REV 05/05/2022 Drafted By: PRNU Checked By: MMAR	SURVEYED FOR: MIG COMMERCIAL REAL ESTATE, LLC 3001 W BELLINE HWY MADISON, WI 53713	C.S.M. No. 16036 Doc. No. 5841602 Vol. 118 Page 82	SHEET 1 OF 11
		05/05/2022			

PERMITTED USES

Permitted uses include a mix of commercial, office, hospitality, life sciences, R&D, lab, retail and personal services.



GENERAL RETAIL SALES

Department Stores	Apparel
Grocery/Food/Liquor	Pharmacy
Home Furnishings	Appliances



GENERAL OFFICE ACTIVITIES

Medical/Health Services	Research & Development
Clinics and Doctor's Offices	Business Offices
Finance	



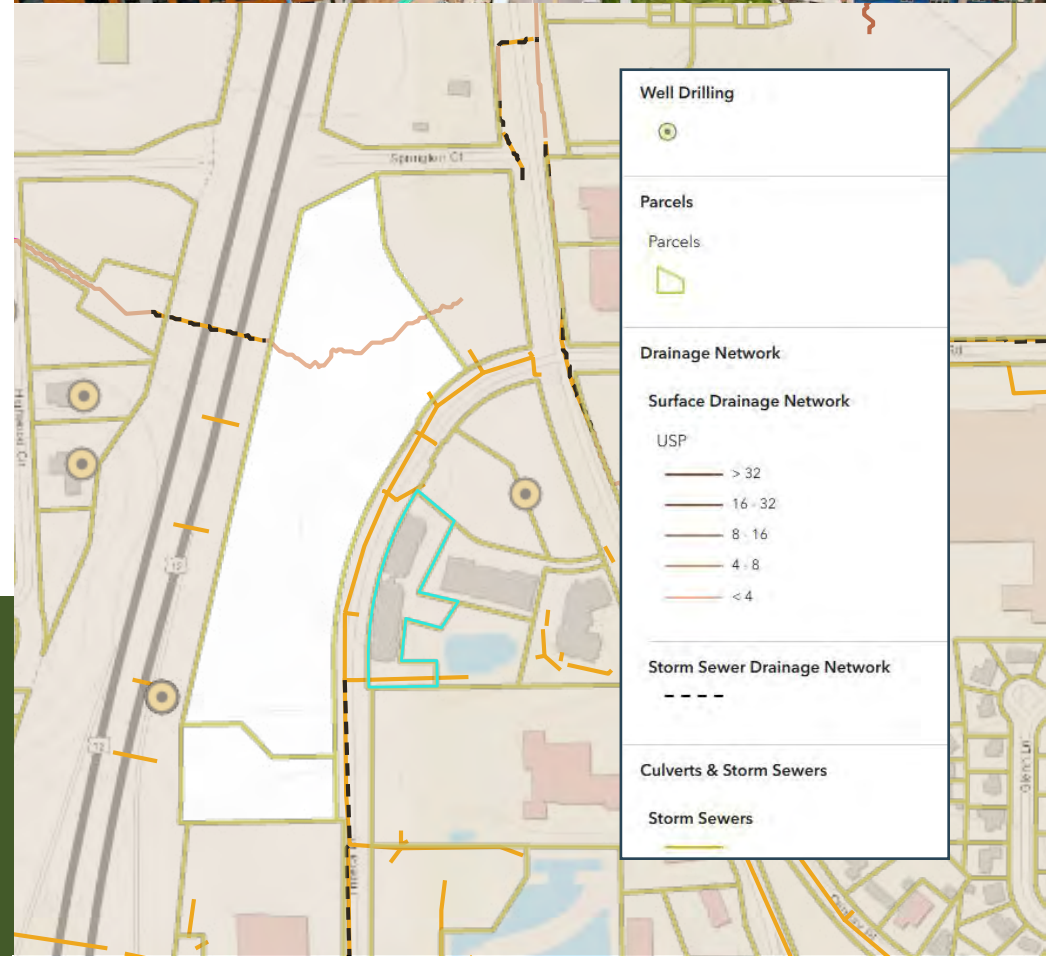
Personal Services

Day Care	Recreational Facilities
Social Services	Health Clubs
Dry Cleaning	



SITE FEATURES

Electrical Services	Available
Water	Available
Natural Gas Service	Available
Internet	Available
Sanitary Sewer	Available



PARCEL MAP



PARCEL NUMBER

255/0708-022-8120-2



PLAT NAME

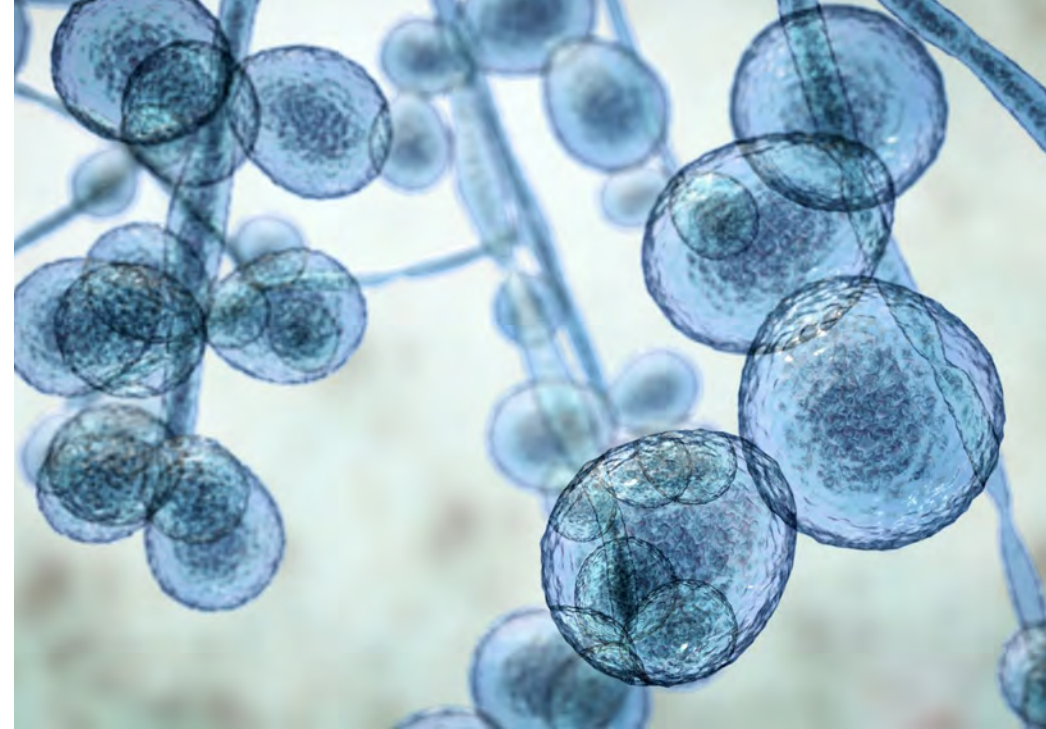
CSM 16036



PARCEL DESCRIPTION

LOT 1 CSM 16036 CS118/82-92 06/23/2022 F/K/A
LOT 1 CSM 15394 CS110/200&207-4/30/2020
INCL PRT DISCONTINUED TRIBECA DR ADJ
SD LOT IN DOC #5598207 & F/K/A LOT 1 CSM
11342 C68/325&327-3/2/2005 (11.332 A)





LIFE SCIENCES

IN THE MADISON/MIDDLETON MARKET

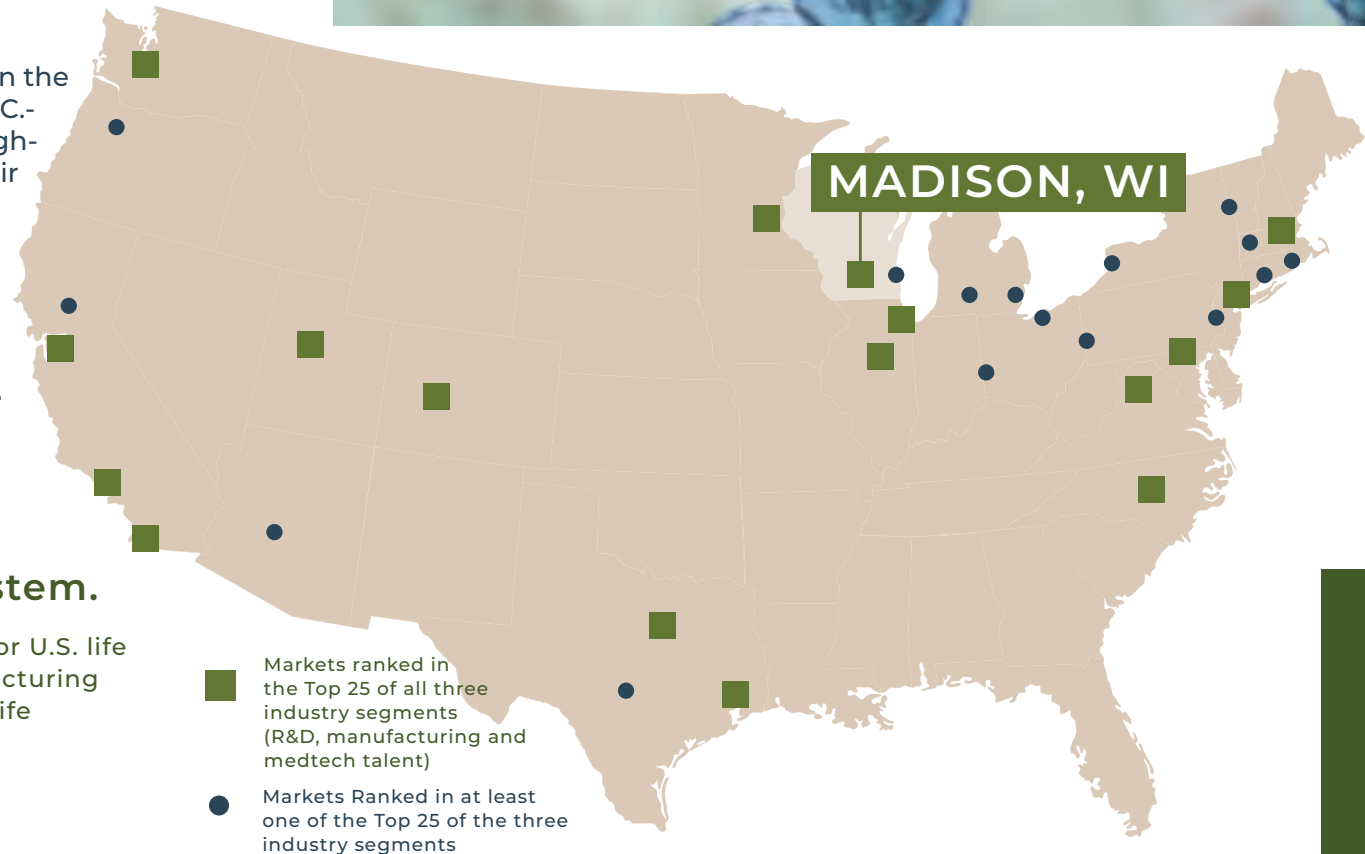
A 2024 CBRE Research report examining new biological and biomedical sciences graduates at the market level highlighted the advantage of a local supply of emerging life sciences talent. The report also explored the U.S. life science workforce in three key areas: R&D, manufacturing and medtech.

The findings illuminated interesting data on the established R&D clusters of Washington, D.C.-Baltimore, New York-New Jersey and Raleigh-Durham, which ranked high, and joining their league are smaller hubs like Trenton, NJ, Columbus, OH and Madison, WI.

The **comprehensive report** provides an in-depth analysis of the most compelling clusters of life sciences talent in the United States and highlights on the impressive life sciences market in **Madison, Wisconsin**.

The Madison market has a thriving life sciences ecosystem.

Madison is ranked in the Top 25 markets for U.S. life sciences talent in life sciences R&D, manufacturing and medtech. Madison also ranks as a top Life Sciences manufacturing cluster.



LIFE SCIENCES

IN THE MADISON/MIDDLETON MARKET

UW-Madison supports a highly educated workforce in the life science sector.

The Madison market has a highly educated workforce supported by the prestigious University of Wisconsin in Madison. In an analysis of the top markets with programs issuing degrees in "Specialties" of Biological & Biomedical Sciences, Madison ranked highly in the nation:

#5



Biochemistry, Biophysics, & Molecular Biology for PhDs

#5



in Biomedical/Medical Engineering for PhDs

#1



in Genetics for Bachelor's and higher degrees.

University Of Wisconsin - Madison

A TOP-RANKING UNIVERSITY

Founded in 1948, the University of Wisconsin-Madison sits atop a 936-acre, park-like campus in the heart of Madison, Wisconsin. The university has grown to a thriving 48,557 student learning community, making it not only the oldest, but also the largest campus in the University of Wisconsin system. UW-Madison maintains a tradition of charging to the forefront

of its peers, be it through the scientific discovery of vitamins, achievement of medical miracles such as the first bone marrow transplant, or domination over rival Big Ten teams on its way to 32 NCAA National Championships.

#8 in national research ranking among U.S. universities (2022), with **\$1.52B** in annual research expenditures

\$30.8B

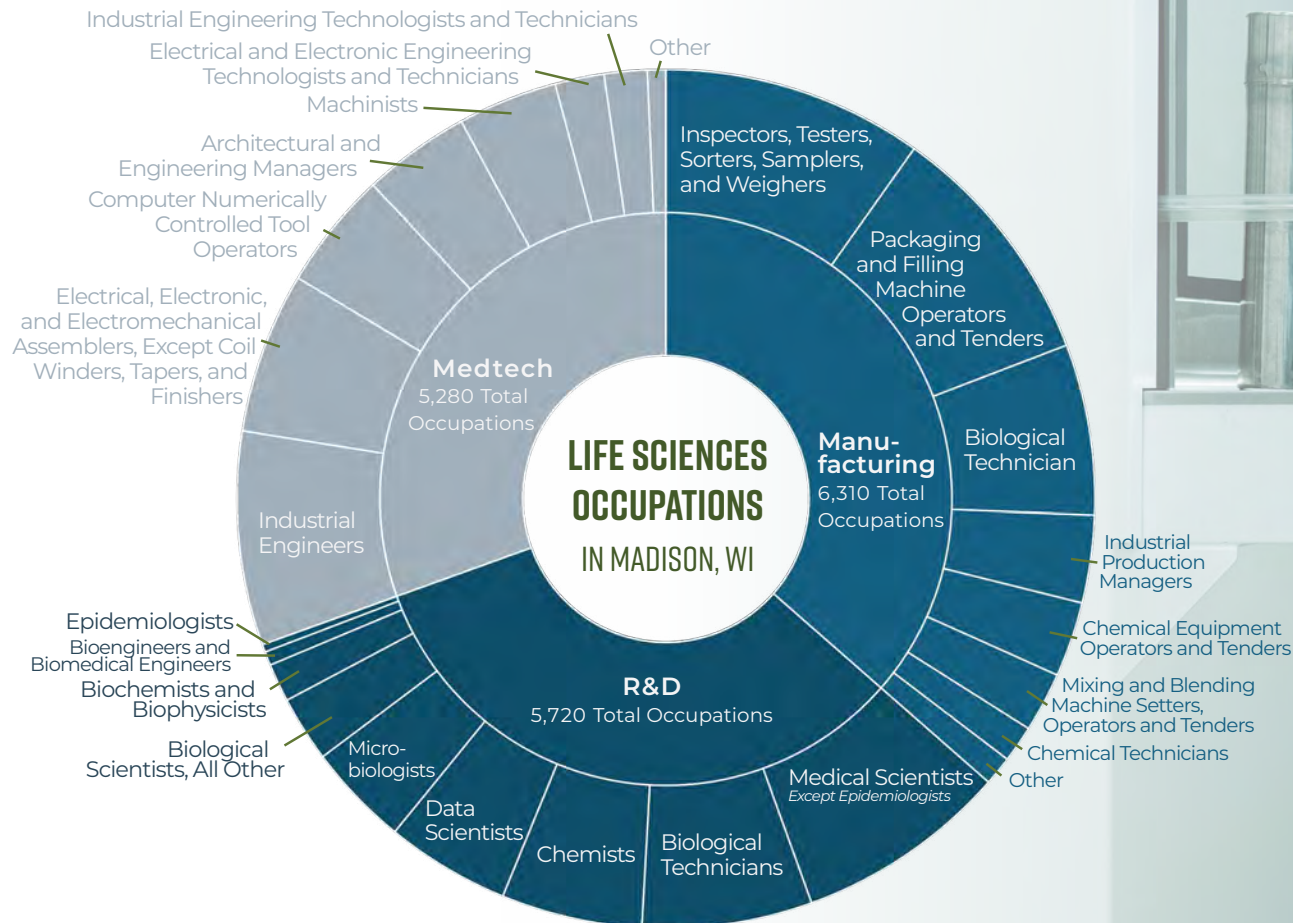
Economic impact to the state of Wisconsin (9% of economy; 2021)



LIFE SCIENCES

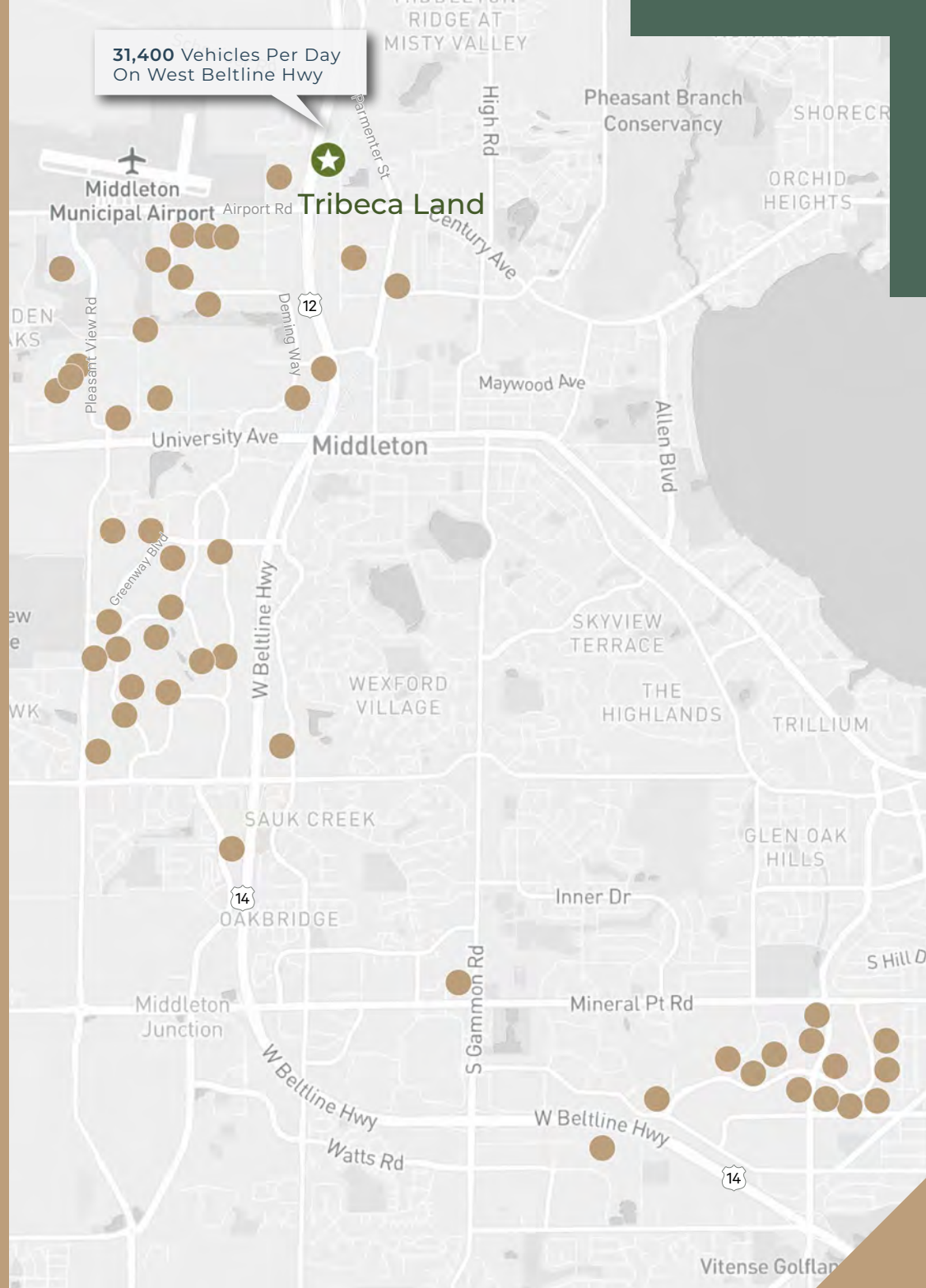
IN THE MADISON/MIDDLETON MARKET

Madison ranks #11 of the top 25 markets for Life Sciences Manufacturing Talent in the United States, with over 6,000 total occupations in BioPharma manufacturing. Trailing closely behind are occupations in BioPharma R&D, followed by Medtech – both with over 5,000 occupations each. This equates to Madison having the highest concentration of microbiologists, chemists and biological technicians of the top 100 U.S. markets.



NEARBY HEALTH & LIFE SCIENCES

Accuray	Luminex
Aesthetica	Medica/Dean Health Plan
Arrowhead Pharma	Millipore Sigma
Bayer	Navitus Health Solutions
Catalent Pharma Solutions Inc	Newcomer Supply Inc
Chartwell Midwest Wisconsin	Pfizer Inc
Community Care Resources Inc	PPD/ThermoFisher
Elephas Bio	Quintessa Aesthetic Ctr
EPIC Systems	Sierra Space
Exact Sciences	SSM Aesthetic Center
FUJIFILM Cellular Dynamics	SSM Health Dean Medical Group
Generations Fertility	Thermo Fisher Scientific
Genetic Visions	UW Health
Gilson Inc	Varigen Biosciences
Illumina	WebMD
Intuitive Biosciences	Wicab Inc
LGC/Lucigen	Wisconsin Fertility Institute



COMMUNITY OVERVIEW

Middleton, Wisconsin

With a motto of “The Good Neighbor City” and located just a few minutes west of Madison, Middleton has a small-town appeal accompanied by quick access to all of the amenities of the Wisconsin’s capital city.

City of Middleton has a population of about 22,000 per the 2020 census, a growth of approximately 25% in the last 10 years. The total population located within 10 miles exceeds 350,000.

With eight nearby colleges and universities—including the University of Wisconsin-Madison, Edgewood College and Madison College—Madison and the surrounding communities boast a highly educated workforce that sustains and attracts world-class employers. Major nearby employers including FedEx, LabCorp, Scientific Protein Labs, Placon Corp, Uniek, Hooper Corporation, Bell Labs, and Eurofins all benefit from the proximity to this highly-educated and talented workforce.

Middleton also offer a quality of life that is ideal for families, with nearly two dozen municipal parks and 25 conservancy areas encompassing 1,100 acres. Since 2005, Middleton has been named by Money Magazine and CNN as one of the top ten small city places to live in the U.S. (under 50,000 population), including “America’s Best Place to Live” (2007).



21,827
2020 Population



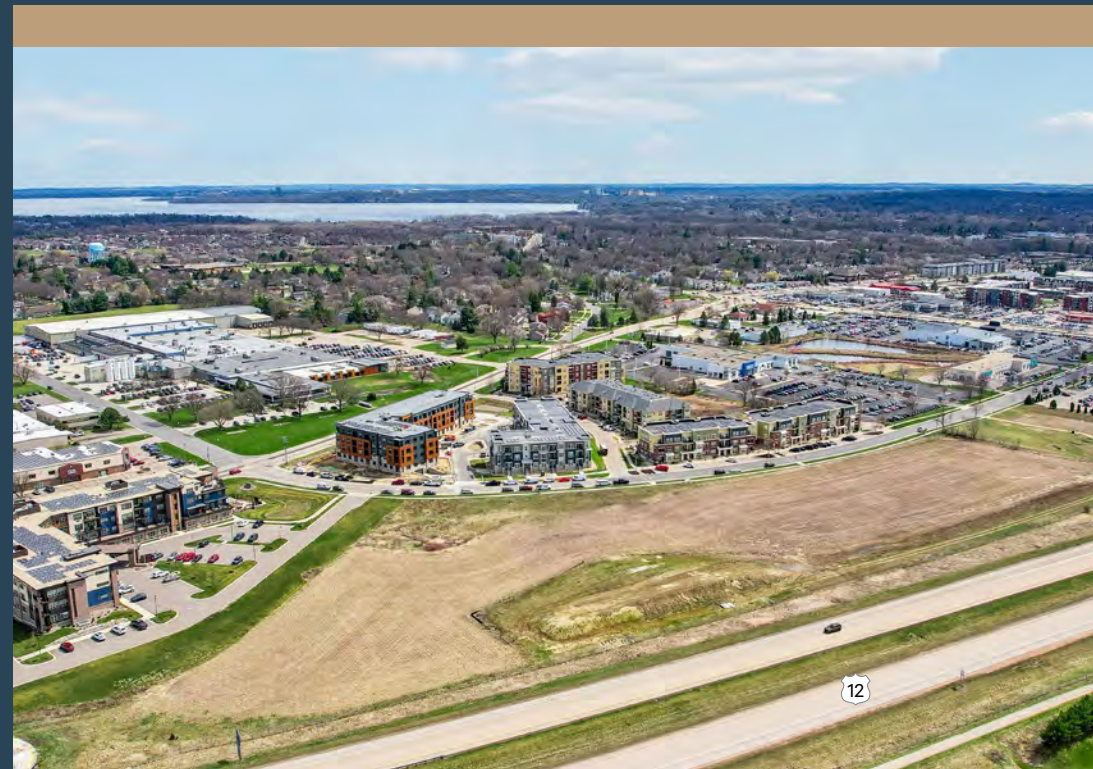
20 MINUTES
To downtown Madison



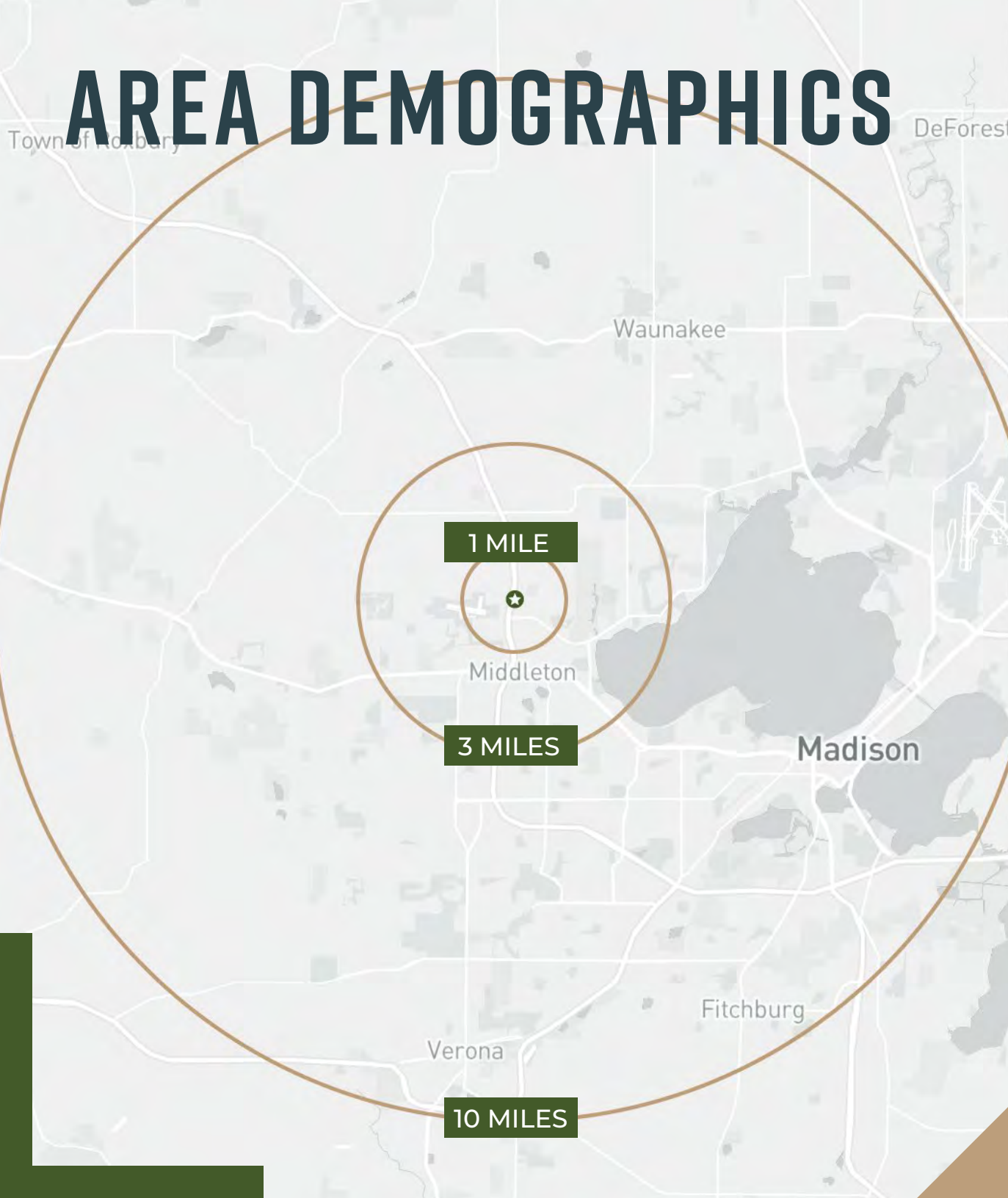
315,327
Employees within
10 miles (2023)



\$145,271
Average HH Income
within 3 miles



AREA DEMOGRAPHICS



	3 MILES	10 MILES
Population	33,396	352,845
Annual Population Growth Rate ('20-23)	0.96%	1.16%
Average Household Income	\$145,271	\$114,746
Median Household Income	\$98,440	\$76,852

POPULATION





TRIBECA LAND

MIDDLETON, WISCONSIN



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CBRE

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State of Wisconsin Broker Disclosure

To Non-Residential Customers



Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

Broker Disclosure to Customers

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- 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.
- 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).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson 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 a broker’s duties to a customer under section 452.133(l) of the Wisconsin Statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 section 452.01(5g) of the Wisconsin statutes (see “definition of material adverse facts” below).
2. Any facts known by the broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

(Insert information you authorize to broker to disclose such as financial qualification information)

Consent to Telephone Solicitation

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing. List Home/Cell Numbers: _____

Sex Offender Registry

Notice: 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://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.<http://offender.doc.state.wi.us/public/> or by phone at (608) 240-5830.

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 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.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.