



**1951919 Active Lots & Acreage Price: \$3,250,000**

**8421 Mansion Hill Ave City Madison W08**  
**Madison WI 53719 County: Dane**  
**Subdivision:**

<b>Total Acreage:</b>	2.72	<i>Assessor</i>	<b>Price/Acre:</b>	\$1,194,852.9
<b>Wooded Acres:</b>	0.00		<b>Price/SqFt:</b>	
<b>Pasture Acres :</b>	0.00		<b>Number of Lots:</b>	1
<b>Tillable Acres:</b>	2.72		<b>Lot Number(s):</b>	1
<b>Wetland Acres:</b>	0.00			
	<b>Open</b>			

S Pleasant View Rd to East on Mansion Hill

**Lot Dimensions:**

**Lake/River:**  
**Feet WaterFront:**

**School District:** Verona  
**Elementary:** Call School District  
**Middle:** Call School District  
**High:** Call School District

**Click M for Map:**  
**Documents (if any):**  
**Calculate Payment:**  
**USPS Zip Report:**



**Specific Builder Required:** No

**Annual HOA**

**Legal Description:**SPRINGS AT PLEASANT VIEW, LOT 3.

**Net Taxes:**\$ 17 / 2022

**Parcel #:** 0708-344-3401-4

**Zoning:** TR-U2

<b>Type</b>	City, 5+ Unit Lot
<b>Present Zoning</b>	Multi-family
<b>Utilities Avail. (To Lot)</b>	Natural gas, Electricity, Telephone, Cable
<b>Water System</b>	Municipal water available
<b>Waste Disposal</b>	Municipal sewer available
<b>Road</b>	Paved
<b>Improvements</b>	None

<b>Purchase Options</b>	Sell entirely
<b>Special Assessments</b>	Buyer to assume
<b>Available Info</b>	Aerial photos

Prime West Side Development Land across the street from a large city park. Located in the heart of Madison's far West side and just a couple miles to EPIC. Approved for approximately 136 units. All Utilities are located at the property line and sidewalks are already installed. Developer has paid all the park fees for the new owner. Beautiful Views of the park and across from Hawks Landing Golf Course. Located a couple miles down the road from Verona and just a hop, skip and a jump to Shops, Restaurants, and grocery stores, including Target, Menards, Princeton Club, West Towne, and Marcus Theatres. This land is in a prime location and shovel ready for your next money-making apartment complex.

**Sold Price:**

**Seller Concessions**

**Closing Date:**

*This information provided courtesy of: First Weber Inc*

03/21/2023 11:06 AM

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2023 SCWMLS



**Devon Van Ess**  
**First Weber Inc**  
**Pref: 608-338-9913**  
**devonvaness@gmail.com**



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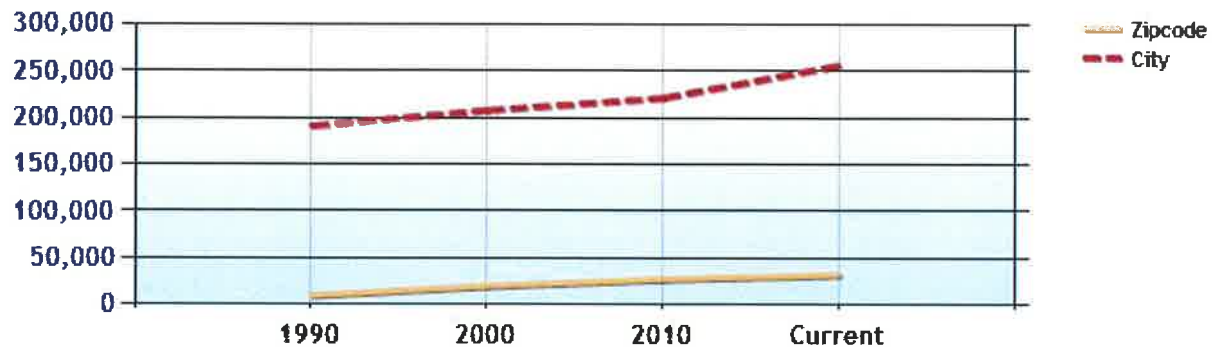
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## Demographics near Zip Code 53719

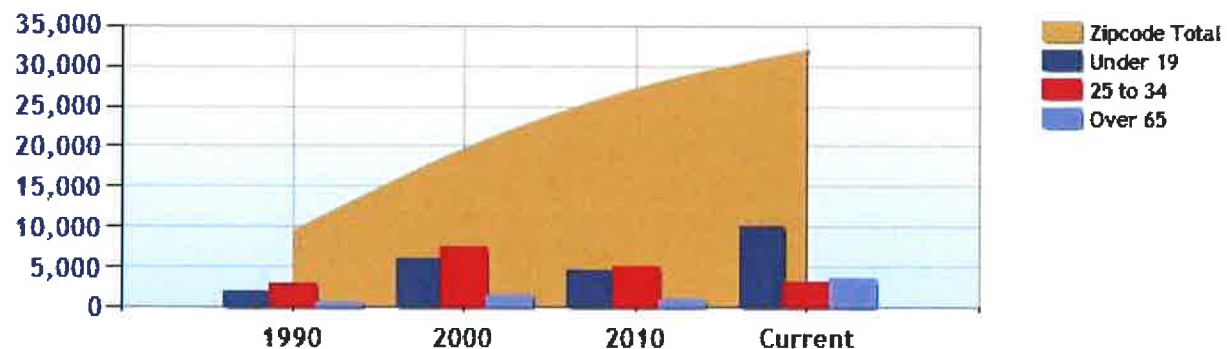


	Zipcode	City	County	National
? Population	32,329	259,206	563,361	335,858,263
? Population Density	3,159.5	3,249.0	470.5	95.1
? Percent Male	49.0%	49.0%	49.0%	49.0%
? Percent Female	51.0%	51.0%	51.0%	51.0%
? Median Age	37.7	35.8	38.2	39.1
? People per Household	2.2	2.2	2.3	2.6
? Median Household Income	\$82,289	\$68,690	\$77,623	\$66,222
? Average Income per Capita	\$47,039	\$41,025	\$42,596	\$35,475

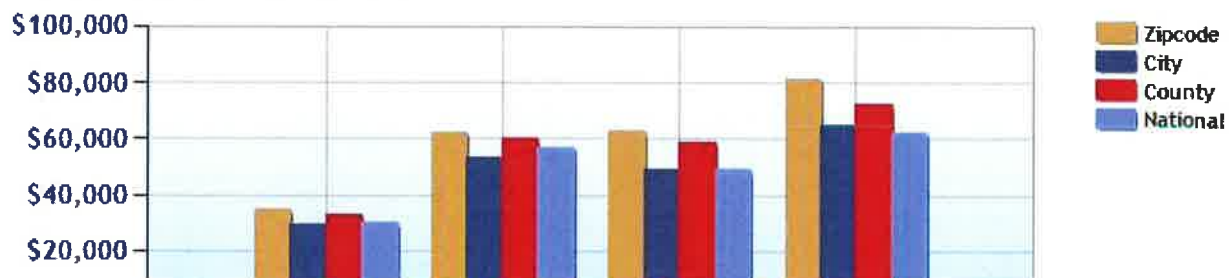
## Population - Thirty Year Chart



## Population Age vs Total Population - Thirty Year Chart

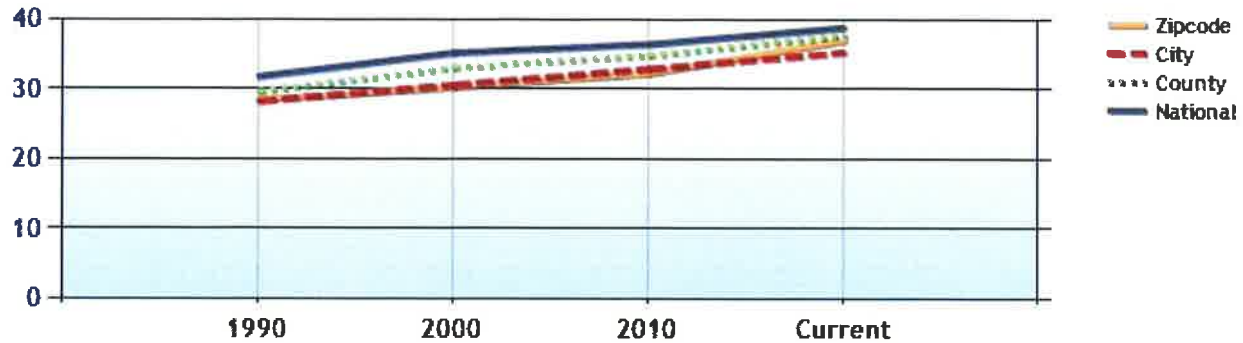


## Household Income - Thirty Year Chart

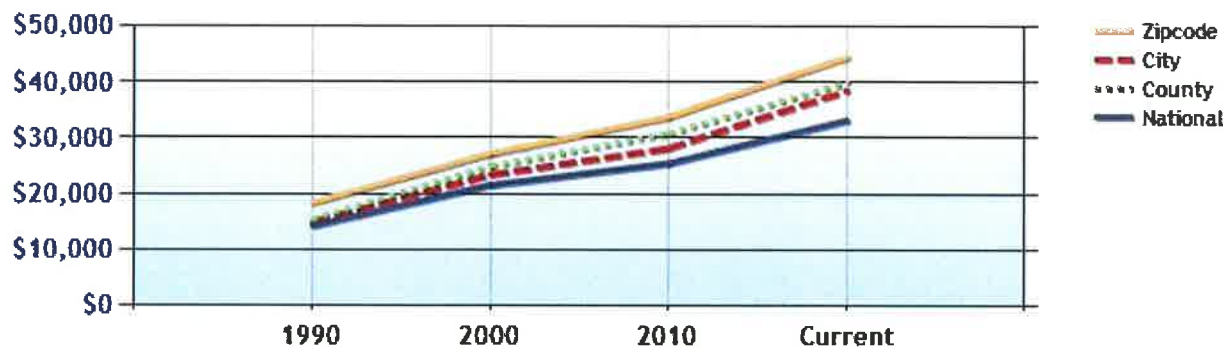




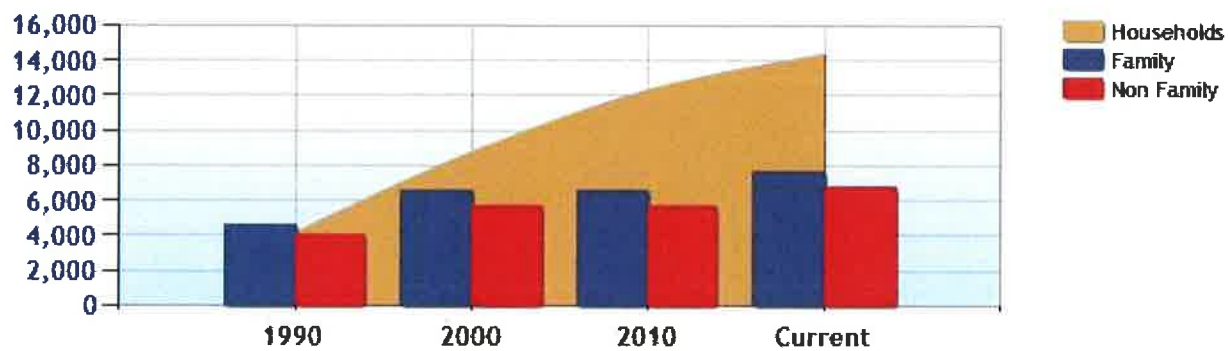
Median Age - Thirty Year Chart



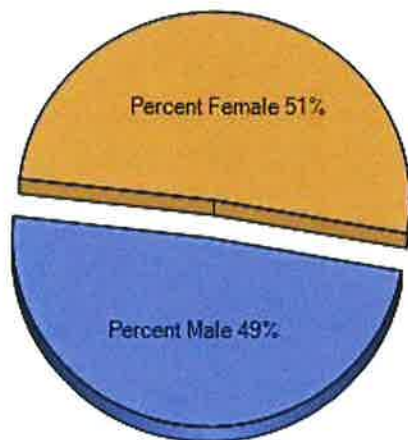
Median Personal Income - Thirty Year Chart



Household Breakdown - Thirty Year Chart



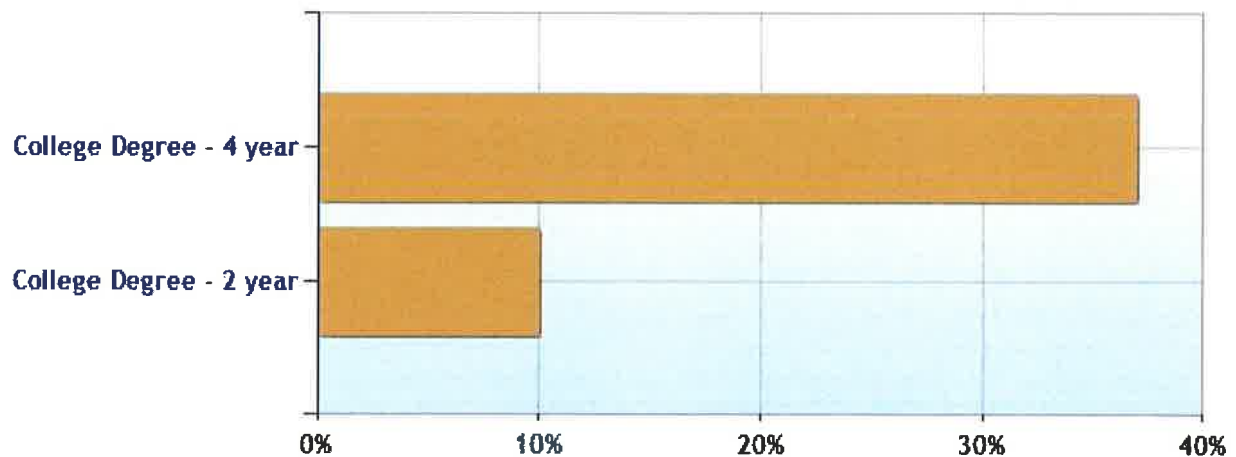
### Male/Female Ratio for Zipcode 53719



### Education near Zip Code 53719

	Zipcode	City	County	National
? College Degree - 2 year	10.0%	8.0%	10.0%	9.0%
? College Degree - 4 year	37.0%	32.0%	31.0%	20.0%

### Degree Analysis for Zipcode 53719



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## Education near Zip Code 53719

	Zipcode	City	County	National
? College Degree - 2 year	10.0%	8.0%	10.0%	9.0%
? College Degree - 4 year	37.0%	32.0%	31.0%	20.0%

## High Schools near Zip Code 53719

School	Grades	Students	P/T Ratio	Zipcode
<u>Memorial High School</u>	09-12	2125	15	53717
<u>West High School</u>	09-12	2066	16	53726
<u>East High School</u>	09-12	1793	15	53704
<u>Lafollette High School</u>	09-12	1582	15	53716

(\* = alternative school)

## Middle Schools near Zip Code 53719

School	Grades	Students	P/T Ratio	Zipcode
<u>Jefferson Middle School</u>	06-08	545	13	53717
<u>Hamilton Middle School</u>	06-08	740	15	53705
<u>Sennett Middle School</u>	06-08	650	12	53716
<u>Toki Middle School</u>	06-08	630	11	53711
<u>Cherokee Middle School</u>	06-08	558	13	53711
<u>Sherman Middle School</u>	06-08	465	11	53704
<u>O'keeffe Middle School</u>	06-08	450	13	53703
<u>Whitehorse Middle School</u>	06-08	400	14	53714
<u>Black Hawk Middle School</u>	06-08	390	12	53704
<u>Spring Harbor Middle School</u>	06-08	300	12	53705
<u>James Wright Middle School</u>	06-08	240	10	53713
<u>Badger Rock Middle School</u>	06-08	100	17	53713

## Elementary Schools near Zip Code 53719

School	Grades	Students	P/T Ratio	Zipcode
<u>Cesar Chavez Elementary School</u>	PK-05	600	15	53719
<u>Huegel Elementary School</u>	PK-05	500	13	53719
<u>Olson Elementary School</u>	PK-05	430	15	53593
<u>Randall Elementary School</u>	03-05	314	17	53726
<u>Leopold Elementary School</u>	KG-05	650	12	53713
<u>Stephens Elementary School</u>	PK-05	577	15	53705
<u>Henderson Elementary School</u>	PK-05	530	10	53716
<u>Kennedy Elementary School</u>	KG-05	520	15	53714
<u>Sandburg Elementary School</u>	PK-05	515	13	53704
<u>Van Hise Elementary School</u>	KG-05	435	14	53705
<u>Thoreau Elementary School</u>	PK-05	430	12	53711
<u>Milele Chikasa Anana Elementary School</u>	PK-05	405	10	53711
<u>Elvehjem Elementary School</u>	KG-05	404	15	53716
<u>Schenk Elementary School</u>	KG-05	400	12	53714
<u>Muir Elementary School</u>	PK-05	400	14	53705
<u>Midvale Elementary School</u>	KG-02	400	12	53711
<u>Franklin Elementary School</u>	PK-02	400	14	53715
<u>Allis Elementary School</u>	PK-05	385	11	53716
<u>Shorewood Hills Elementary School</u>	PK-05	380	15	53705
<u>Lincoln Elementary School</u>	03-05	375	11	53713

## Ungraded Schools near Zip Code 53719

School	Grades	Students	P/T Ratio	Zipcode
<u>4k Pk</u>	PK-PK	675	16	53703
<u>Capital High</u>	09-12	155	0	53703
<u>Shabazz-city High School</u>	09-12	132	7	53704
<u>Innovative And Alternative High School</u>	09-12	115	10	53703
<u>Innovative &amp; Alternative Middle School</u>	06-08	14	0	53703
<u>Metro School</u>	KG-12	1	0	53703

## Private Schools near Zip Code 53719

School	Grades	Students	P/T Ratio	Zipcode
<u><a href="#">St Ambrose Academy</a></u>	06-12	112	7	53719
<u><a href="#">Blessed Sacrament School</a></u>	PK-08	325	15	53726
<u><a href="#">High Point Christian School</a></u>	PK-08	265	17	53717
<u><a href="#">Kids Express Learning Center</a></u>	PK-08	250	0	53719
<u><a href="#">Westside Christian School</a></u>	PK-08	225	10	53562
<u><a href="#">Madison Community Montessori School</a></u>	PK-08	167	9	53562
<u><a href="#">Peace Thru Christ Lutheran School</a></u>	KG-08	15	0	53562
<u><a href="#">Madinah Academy Of Madison</a></u>	PK-06	66	5	53719
<u><a href="#">St Peter Catholic School</a></u>	KG-05	75	5	53562
<u><a href="#">Capitoland Christian School</a></u>	KG-03	42	0	53719

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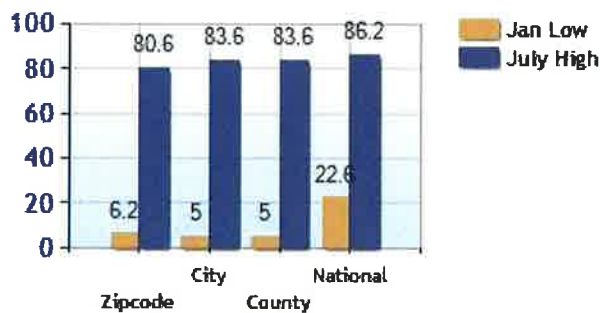
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## Climate near Zip Code 53719

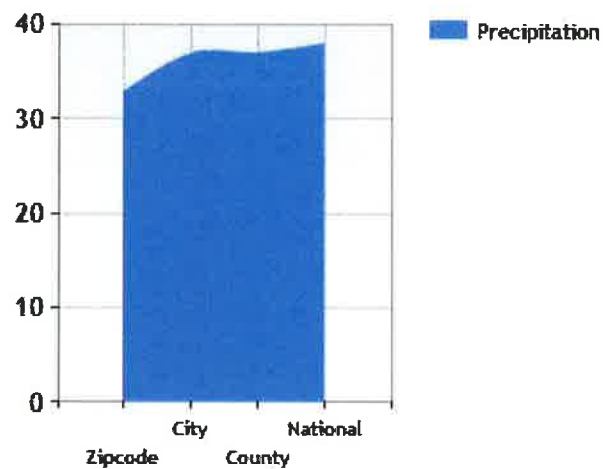


	Zipcode	City	County	National
? January Avg. Low Temp	6.2	5.0	5.0	22.6
? July Avg. High Temp	80.6	83.6	83.6	86.2
? Annual Precipitation	33	37	37	38

## Temperature Extremes



## Precipitation



## Environmental Statistics near Zip Code 53719



	Zipcode	City	County	National
? Health Cost Index	81.0	77.0	86.0	100.0

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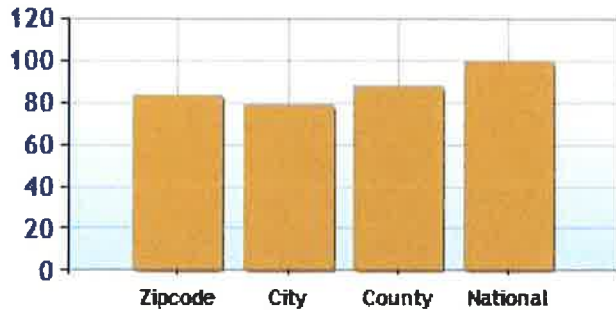
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## Cost of Living near Zip Code 53719



	Zipcode	City	County	National
? Cost of Living Index	83.0	79.0	88.0	100.0

## Cost of Living Index

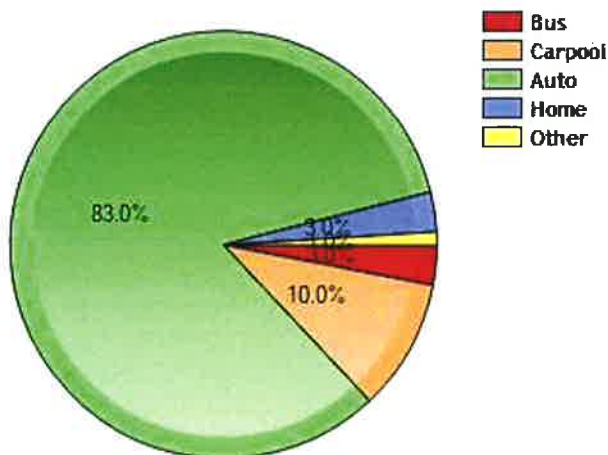


## Commute near Zip Code 53719

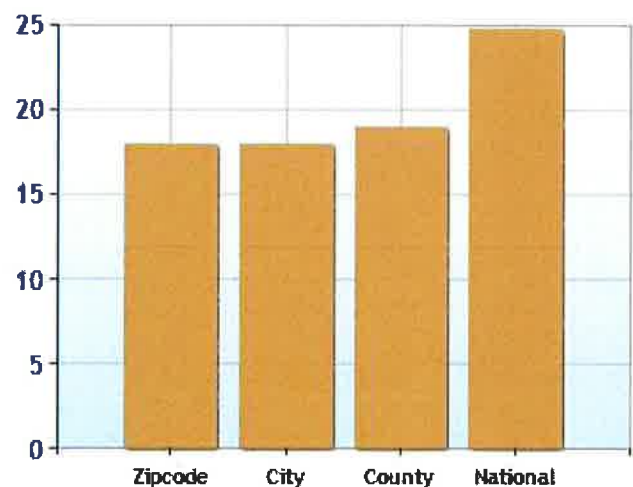


	Zipcode	City	County	National
? Commuting by Bus	3.0%	8.0%	5.0%	2.1%
? Commuting by Carpool	10.0%	11.0%	10.0%	13.5%
? Commuting by Auto	83.0%	77.0%	81.0%	79.1%
? Commute Time	18.0	18.0	19.0	24.8
? Working at Home	3.0%	3.0%	4.0%	4.7%

## Commuting Methods for Zipcode 53719




## Commute Time

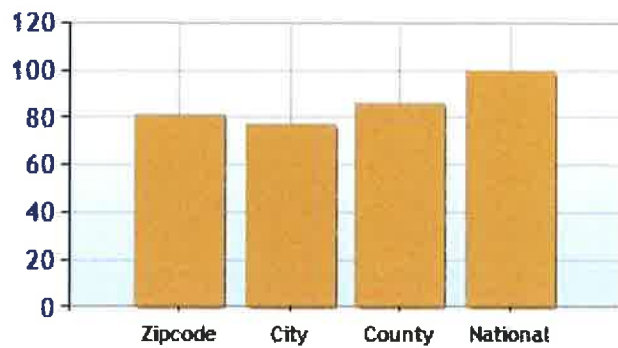


## Health near Zip Code 53719



	Zipcode	City	County	National
 <b>Health Cost Index</b>	81.0	77.0	86.0	100.0

### Health Cost Index



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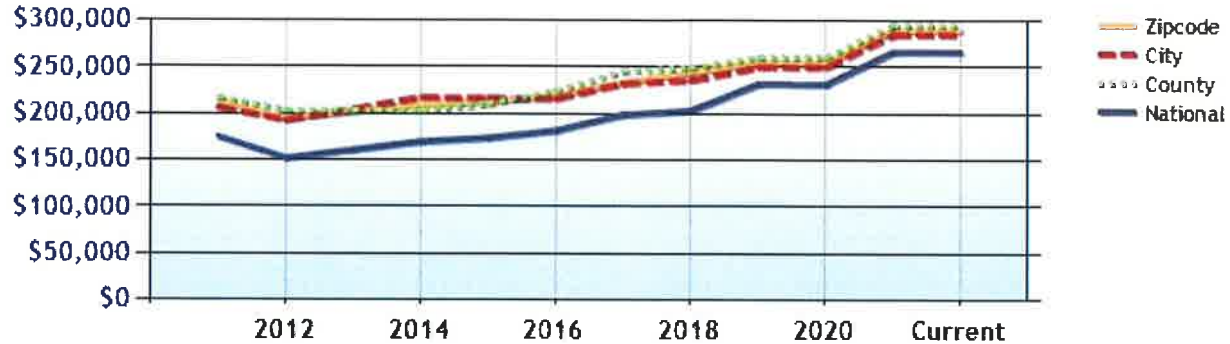
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## Home Values near Zip Code 53719

	Zipcode	City	County	National
Median Sale Price	\$321,000	\$322,900	\$335,400	\$308,980

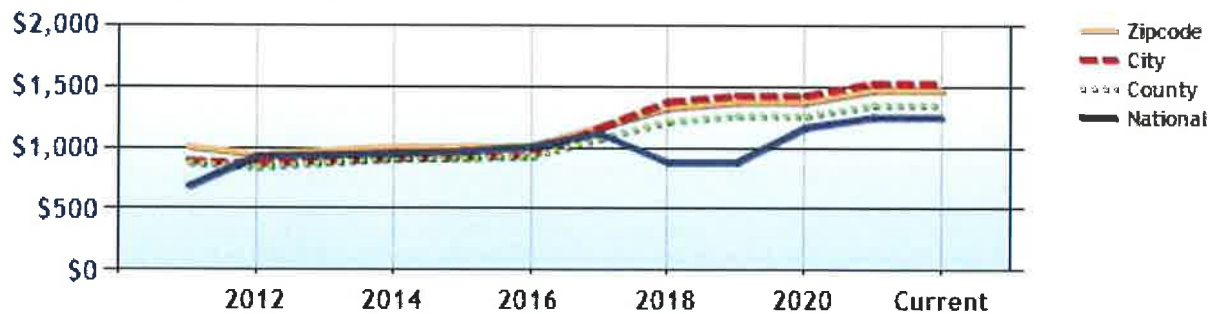
## Median Sale Price - Ten Year Chart



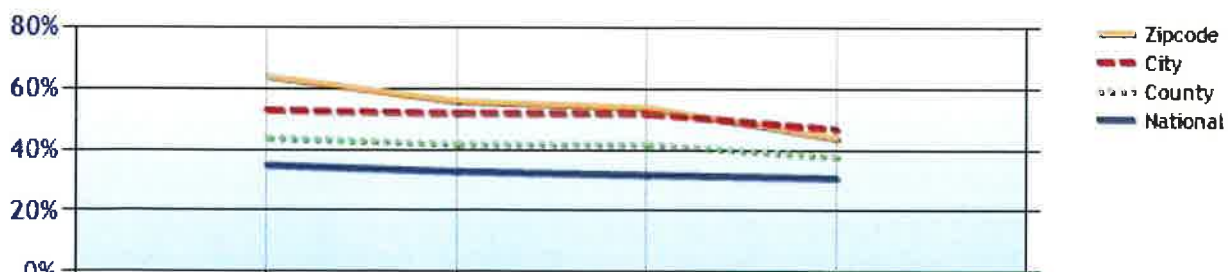
## Homes Statistics near Zip Code 53719

	Zipcode	City	County	National
Median Age of Home	38.0	51.0	47.0	51.0
Homes Owned	50.0%	48.0%	57.0%	58.0%
Homes Rented	45.0%	47.0%	38.0%	31.0%
Homes Vacant	5.0%	5.0%	5.0%	11.0%

## Average Rental Cost - Ten Year Chart



## Percentage of Homes Rented - Thirty Year Chart



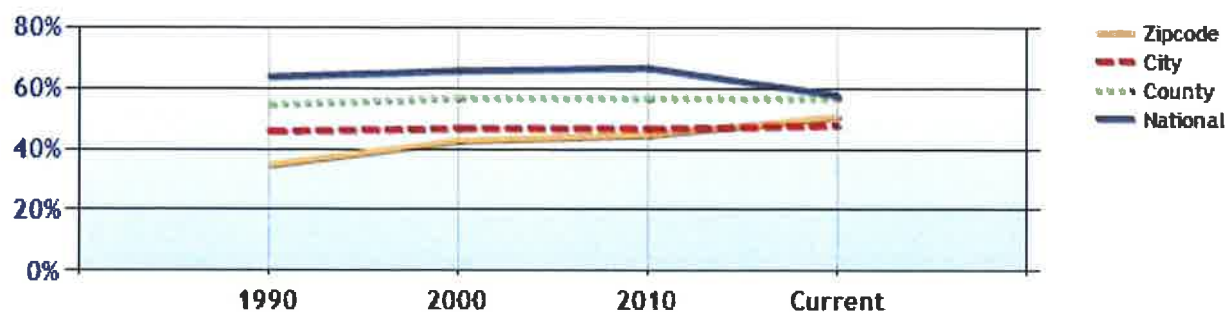
1990

2000

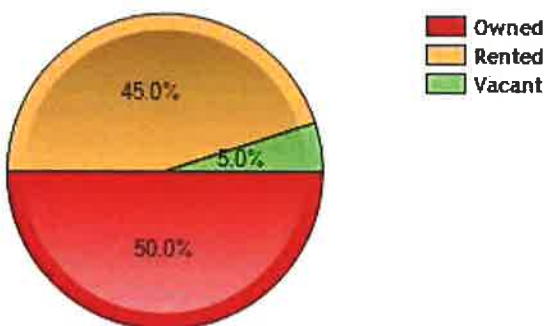
2010

Current

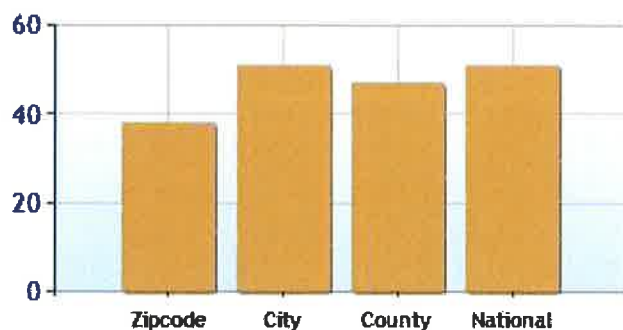
Percentage of Homes Owned - Thirty Year Chart



Home Use



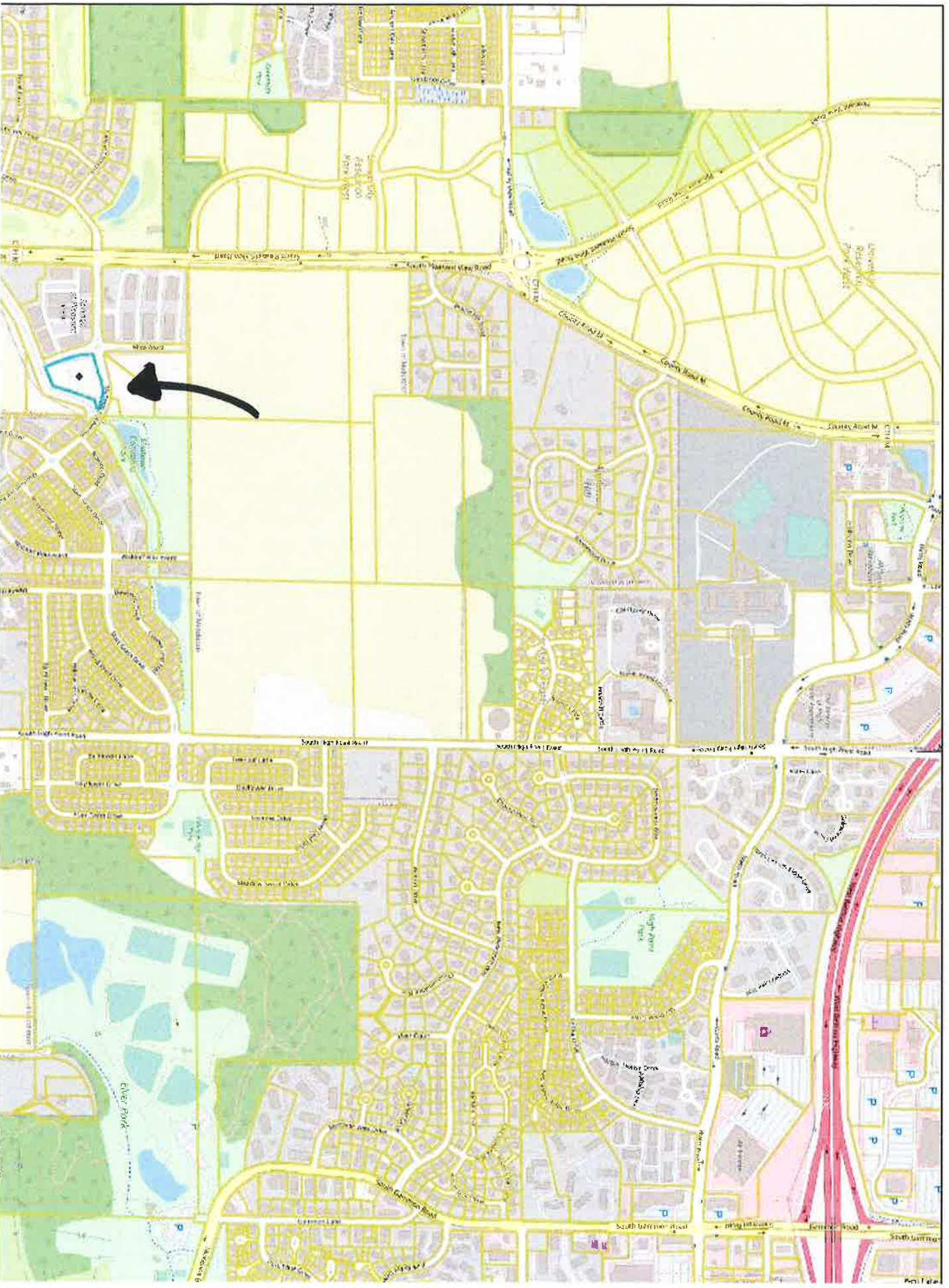
Median Age of Home



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# Dane County Map





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