

Valley Drive Townhomes

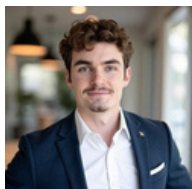


111 Valley Drive · Development Offering · \$350,000



0.66 Acres · 11 Townhome units · Plans Included

Full architectural plan set & Construction cost estimate by North Design Build available to qualified parties upon execution of a confidentiality agreement (NDA).



Tim Browning

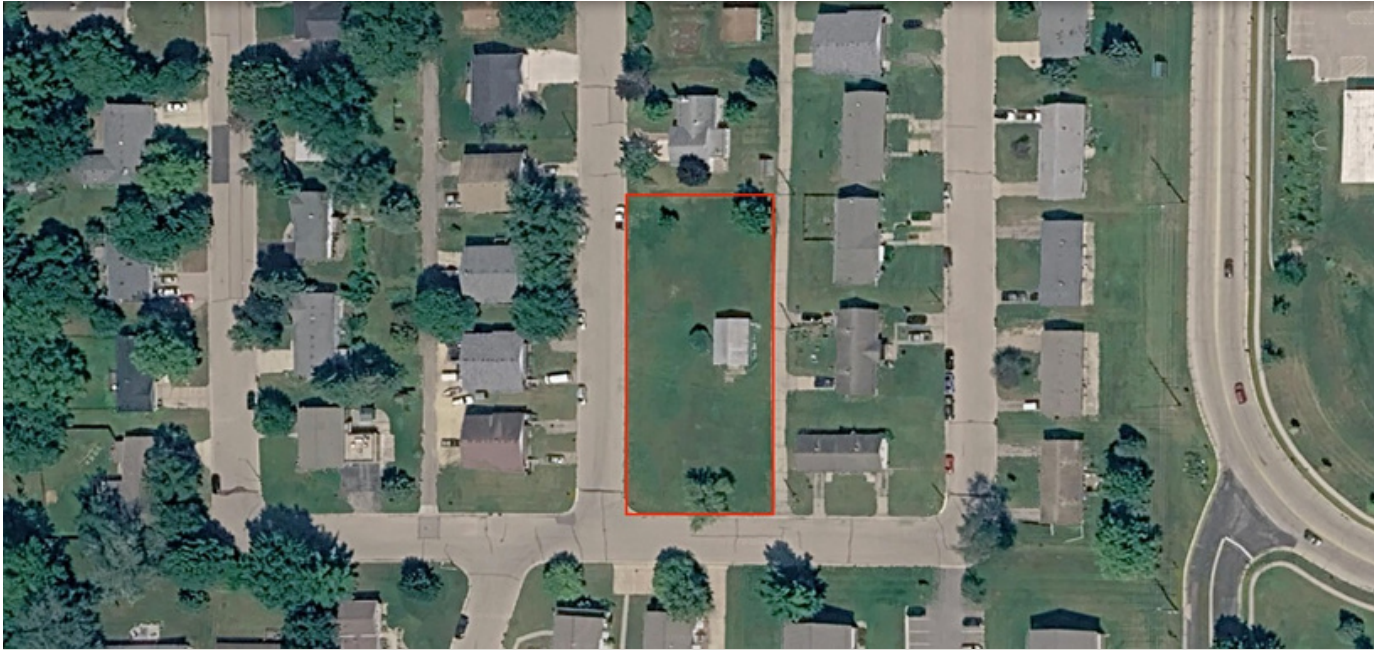
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COMPASS

AARON WEBER GROUP

THE SITE

Entitled infill site — plans in hand.



Aerial view · 111 Valley Drive, Mount Horeb, Wisconsin

111 Valley Drive is a rare, entitled infill site in the heart of Mount Horeb, one of Dane County's fastest-growing villages. The parcel conveys with a complete architectural plan set already drawn by North Design Build, turning a vacant 0.66-acre lot into a build-ready townhome opportunity.

The current owner is a respected local single-family builder whose crews are committed elsewhere. Rather than take the project vertical himself, he is offering the land and plans together to a builder or investor ready to break ground.

AT A GLANCE

ADDRESS	111 Valley Drive Mount Horeb, WI 53572
SITE SIZE	±0.66 acres
PROGRAM	3 buildings - 11 townhomes
PLANS	North Design Build, LLC (2024)
STATUS	Active
PRICE	\$350,000

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THE NEIGHBORHOOD

A proven residential pocket.

**The Site**

- Municipal Water/Sewer at lot line
- Electric/Gas at lot line
- Neighbor Duplexes, apartments, & single family homes
- Minutes from the Military Ridge State Trail, the historic Trollway's shops and restaurants, and quick highway access to Verona, Epic, and Madison

THE MARKET · MULTIFAMILY

A growing village, short on attached homes.

Mount Horeb is one of the Madison metro's fastest-growing villages, yet attached for-sale housing stays scarce. As the village modernizes its zoning and expands its borders, well-located townhome and duplex sites are positioned to capture buyers and renters seeking attainable, maintenance-free homes minutes from Madison.

1-3

Attached homes listed in a typical month

~\$465K

Median price—townhomes sit below it

+9%

Home-price growth, year over year

2026

Newly modernized zoning code adopted

14,000+

Epic Systems jobs in nearby Verona

~20 min

From Madison

THE ATTACHED-HOME MARKET

Scarce for-sale supply. Often only one to three attached homes are listed across the village in a given month.

Proven absorption. New 55+ and maintenance-free communities like Windflower Village and Sienna Hills keep selling out.

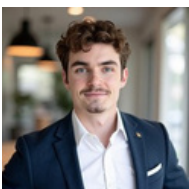
An attainable entry. Below the ~\$465K detached median, townhomes and duplexes reach priced-out buyers and renters.

HOW MOUNT HOREB IS EXPANDING

Decades of growth. The village grew 20–40% per decade from 1970 to 2010 and keeps adding households.

Planning for more. A 2022 Comprehensive Plan and new 2026 zoning code invite mixed-use and infill development.

Expanding its borders. Mount Horeb is annexing adjacent land to grow, with Epic commuters driving demand.



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