

Land - For Sale - Madison, Alabama 35758

Madison Boulevard, Madison, Alabama, 35758



FOR SALE

Development opportunity in Madison, Alabama, on Madison Boulevard. This parcel of land is on the Going-To-Work Side of the road towards Huntsville.

LAND

Approximately 2.94 acres/128,066 square feet with approximately 360 feet of frontage
Purchaser will need to clear land

ZONING

B3—General Business District

UTILITIES

Sewer and all utilities can easily be installed on site

FLOOD

Outside of floodplain and floodway

PRICE

\$1,600,000 (approximately \$544,218 per acre/\$12.49 per square foot)

TRAFFIC COUNT

26,000 VPD on Madison Boulevard (2017)
66,700 VPD on I-565 (2020)

Key Data

80k people within a five mile radius
50% of households have \$100k+ household income within a five mile radius
Average household income is \$136k within a five mile radius
Huntsville International Airport is 4.4 miles/11 minutes away



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1. Trash Panda Stadium
2. Palmer House Apartments
3. Ballpark Apartments
4. Edgewater Neighborhoods
5. The Lofts at Town Madison
6. The Dempsey Apartments
7. The Villas at Town Madison (under construction)
8. Walmart



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