

1.04 AC PAD WITH HWY 72 FRONTAGE

Hwy 72 Madison, AL 35758



LAND FOR SALE

1.04 AC Pad Available with 195' Frontage on Hwy 72

Property Highlights

- Ideally located in front of Walmart and just down the street from new Clift Farms development (1,735 total residential, 350,000 SF office and 400,000 SF retail)
- 195' of frontage on Hwy 72
- Adjacent lot also available
- Madison is one of the fastest growing cities in the Southeast with one of the highest per capita incomes

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	2,324	15,480	43,642
Total Population	6,561	43,333	102,571
Median HH Income	\$98,541	\$95,033	\$86,023
Growth (2020-2025)	10.43%	11.25%	12.36%

Traffic Counts

35,105 VPD

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AERIAL PHOTO | FOR SALE



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MARKET AERIAL | FOR SALE



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