

# 1.09 AC PAD WITH HWY 72 FRONTAGE

Hwy 72 Madison, AL 35758



## LAND FOR SALE

1.09 AC Pad Available with 235' 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)
- 235' 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

**WALKER REICH**  
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AERIAL PHOTO | FOR SALE



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MARKET AERIAL | FOR SALE



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CITY INFORMATION | FOR SALE



## Madison, Alabama

Ranked #1 in Best Places to Live in Alabama (niche.com), Madison is conveniently located adjacent to Huntsville, Huntsville International Airport, Redstone Arsenal and Cummings Research Park, Madison, Alabama boasts high average incomes & high education levels, along with a business-welcoming, family-friendly environment that entices young professionals, retirees, and growing families. CNN Money Magazine named Madison in its top 50 Best Places to Live over 10 years ago and the City remains strong- in 2021 Madison was ranked the #1 Zip Code in Alabama, based on a variety of factors evaluated by Niche and reported in AL.com.

Madison's impressive business community (a mix of hi-tech, service businesses, & retail stores) is ever-expanding to meet the needs of this steadily growing population & technology/research center. Mazda-Toyota is coming to the region in Fall of 2021 with it's landmark manufacturing facility providing 4,000 new jobs.

Planned development projects & capital improvements to key roadways keep this progressive community moving. Expanded access to I-565, the nearby full-service airport, beautiful surroundings & sense of community make Madison a great place to grow your family & your business.

source: madisonal.gov; images: google.com

## Madison, Alabama Rankings

- #1 Best Places to Live in Alabama (niche.com)
- #8 Best Suburbs to Buy a House in American (niche.com)
- Bob Jones High School #6 Top Alabama Schools, James Clemens #10 Top Alabama Schools (U.S. News & World Reports)
- America's #1 Fastest-growing Tech City in 2017 (CBS News Moneywatch)

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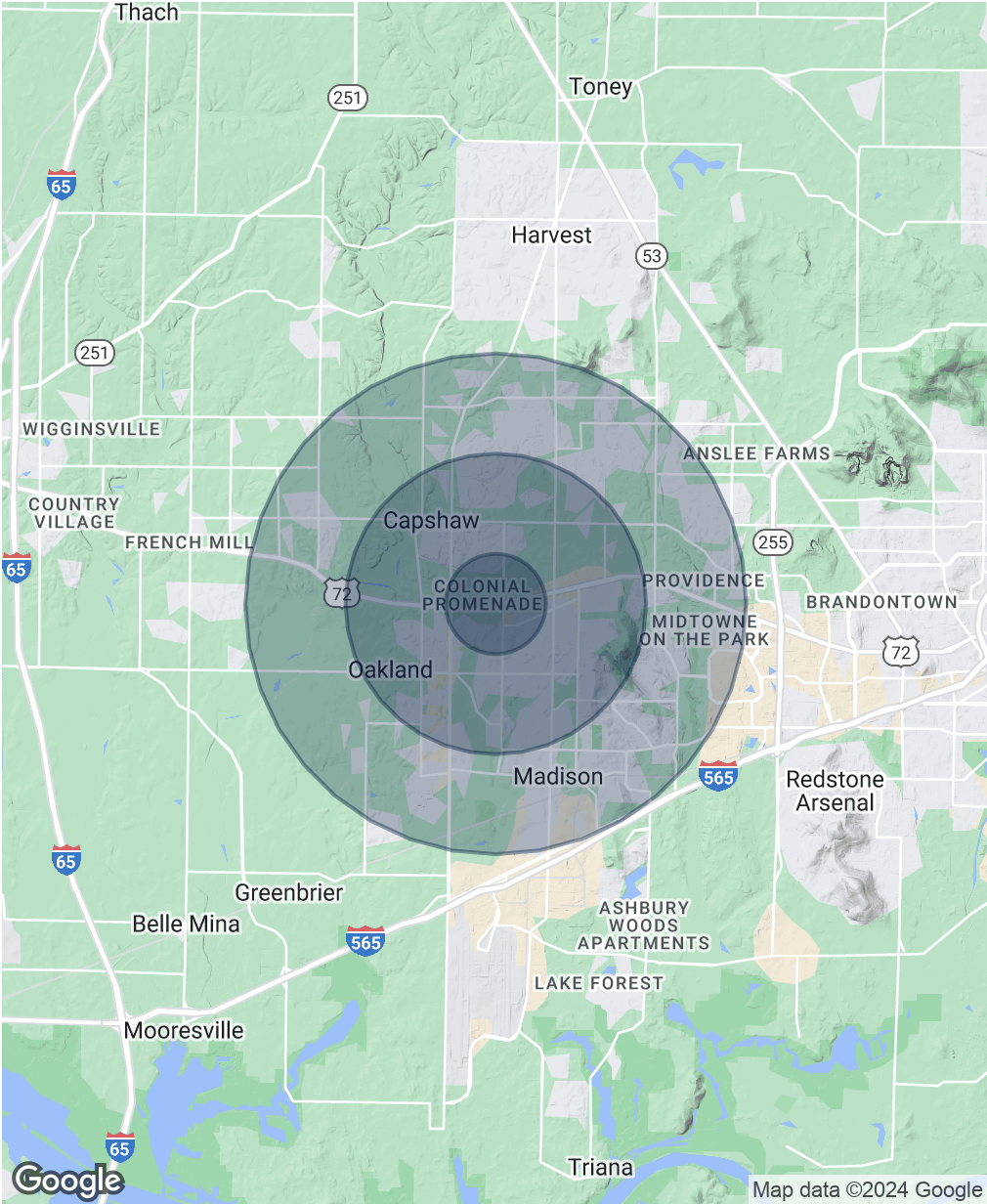
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DEMOGRAPHICS MAP & REPORT | **FOR SALE**

Population	1 Mile	3 Miles	5 Miles
Total Population	6,561	43,333	102,571
Average Age	38.9	40.1	39
Daytime Population	6,329	31,138	84,174
Population Growth (2020-2025)	10.43%	11.25%	12.36%

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,324	15,480	43,642
# of Persons per HH	2.8	2.7	2.6
Average House Value	\$335,581	\$258,786	\$218,983
Median HH Income	\$98,541	\$95,033	\$86,023

\* Demographic data derived from SiteWise Pro



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