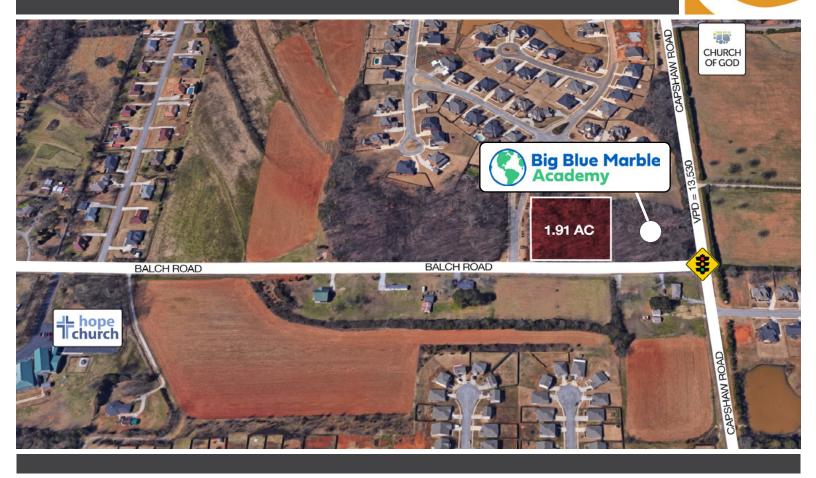
Capshaw Rd. & Balch Rd. - MADISON, AL LAND FOR SALE



PROPERTY HIGHLIGHTS

- New residential developments are planned to the north of the site.
- Property is a short drive to the new Clift Farms development, home to numerous restaurants, retail, fitness, wellness, and entertainment businesses.
- The property adjacent to the subject site will be home to a national preschool facility. Projected to open in April 2024.
- Features high traffic counts along Capshaw Rd.
- Zoned C1 Phase 1, Geotech, New Survey, New Plat completed.

DEMOGRAPHICS

1 Mile	3 Mile	5 Mile
6,538	41,891	99,792
2,577	15,543	36,948
\$107,498	\$126,102	\$128,705
13,530 ± On Capshaw Rd.		
	6,538 2,577 \$107,498	6,53841,8912,57715,543\$107,498\$126,102

ABOUT THE PROPERTY

This 1.91 acre tract is surrounded by numerous residential communities in Madison, Alabama. It is located in a growing area within a short distance of Highway 72, a major retail corridor and thoroughfare. Intersection improvements are coming to add turn lanes along westbound Capshaw Road and eastbound Balch Road. This project will improve signal timing during peak traffic hours and is projected to be finished in the Spring of 2024.

LOCATION

Capshaw Road & Balch Road Madison, AL 35757 34.771472, -86.767886

AVAILABLE SPACE 1.91 AC

ZONING - C1

PRICE

Please Call For Pricing Information



FOR MORE INFORMATION CALL

Walker Purvis 256-384-7606 walker@crunkletonassociates.com Anusha Alapati Davis 256-384-7608 anusha@crunkletonassociates.com AREA MAP

