

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
Population	6,538	41,891	99,792
Households	2,577	15,543	36,948
Avg Household Income	\$107,498	\$126,102	\$128,705
Avg Vehicles Per Day	13,530 ± On Capshaw Rd.		

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



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AREA MAP

