

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 Cliff 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.
- 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.

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



CRUNKLETON
COMMERCIAL REAL ESTATE GROUP

AREA MAP



SITE

CAPSHAW ROAD

VPD = 13,530

CAPSHAW ROAD

CAPSHAW ROAD