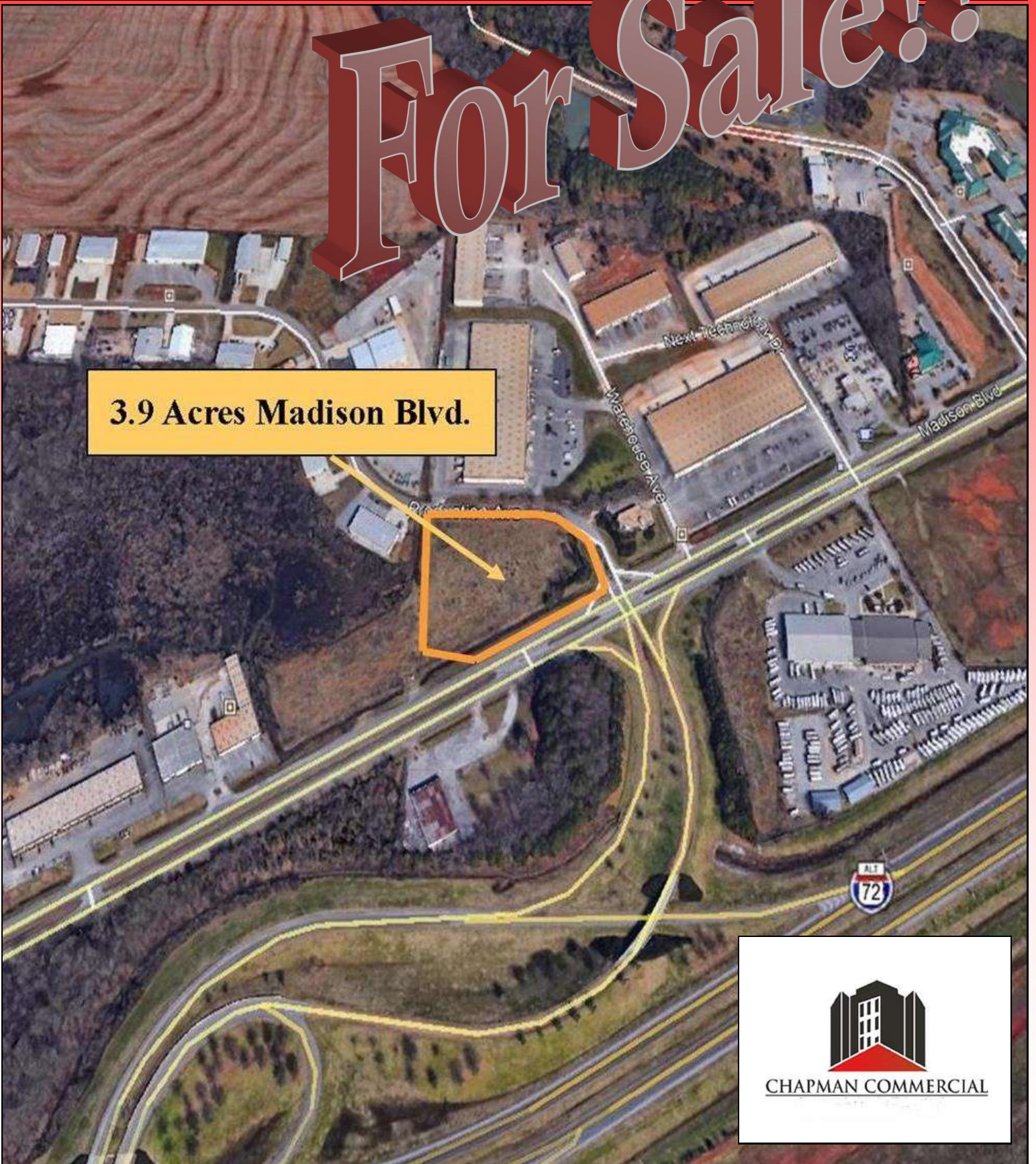


3.9 ACRES MADISON BLVD  
MADISON, ALABAMA

For Sale!!

3.9 Acres Madison Blvd.





## ***Chapman Commercial Realty, LLC.***

*2310 Whitesburg Drive, Suite 6*

*Huntsville, AL 35801*

*Office: (256) 715-8064*

*<http://www.chapmancommercialrealty.com>*

PROPERTY: 3.9 ACRES MADISON BLVD  
MADISON, ALABAMA 35758

Chapman Commercial Realty is focused on providing expert services across Office, Industrial, Retail and Land properties located throughout North Alabama. We are committed to enhancing value and building long-term relationships by delivering exceptional service while employing ethical and honest business practices. We are all about providing full service real estate solutions to our clients with the best possible results. Our commercial brokerage team offers knowledge and depth drawn from our many years of experience in the local market.

We are pleased to offer these nearly 4 acres off the busy main street of Madison Blvd. High traffic and visibility! Easy access for large rig trucks. Zoned M-1 - Restricted Industrial.

This property is offered for sale at \$995,000.

**William "Bill" Chapman**

Broker/Owner

Chapman Commercial Realty

# REPRESENTATION

**THIS PROPERTY IS REPRESENTED BY:**



## **CHAPMAN COMMERCIAL REALTY**

**William "Bill" Chapman**

**Broker/Owner**

2310 Whitesburg Drive, Suite 6

Huntsville, AL 35801

Cell: (256) 656-8413

Office: (256) 715-8064

[bill@huntsvillecommercialbrokerage.com](mailto:bill@huntsvillecommercialbrokerage.com)

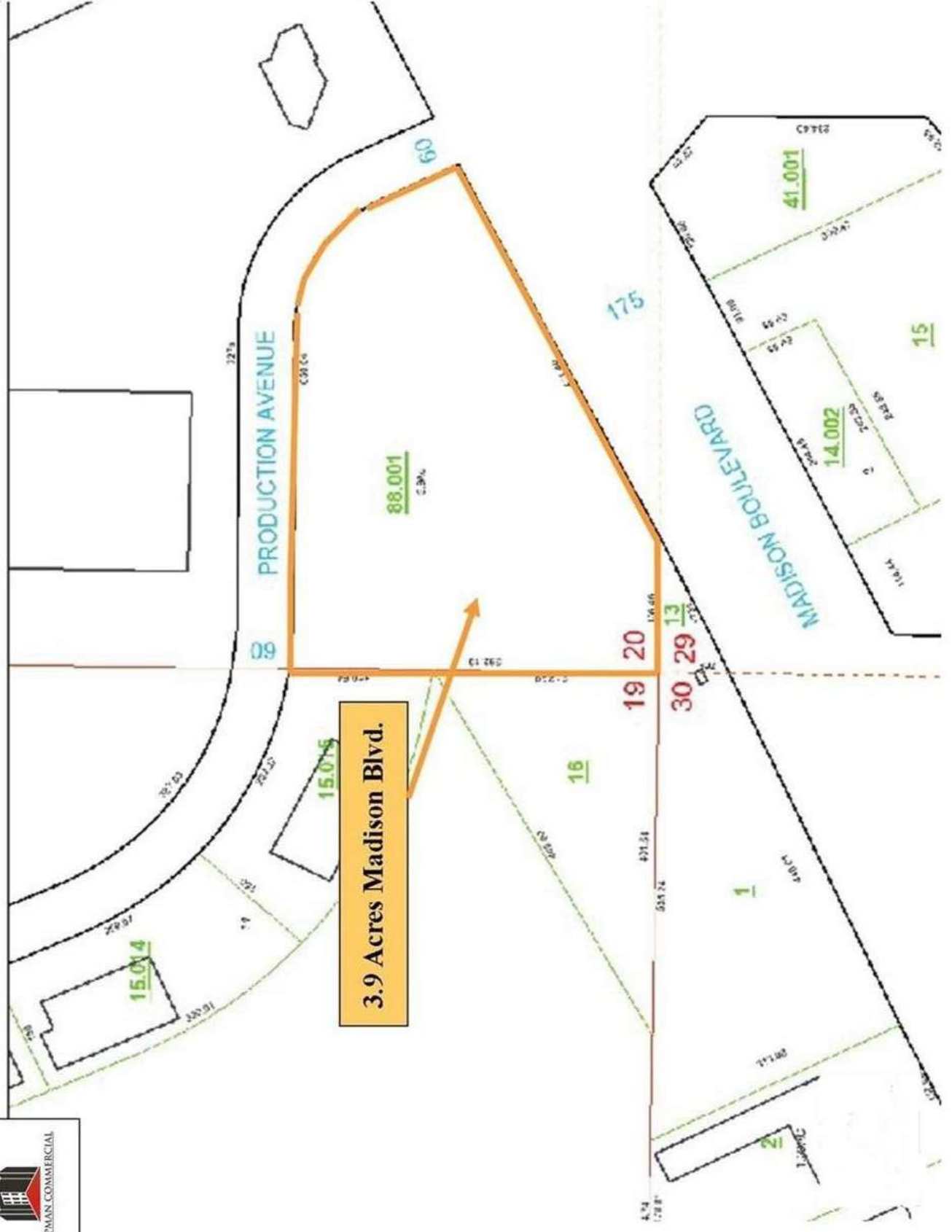
<https://www.chapmancommercialrealty.com>

PROPERTY LOCATION



**3.9 Acres Madison Blvd.**

# PLAT MAP



# PROPERTY SUMMARY

**Approximately 3.9  
Acres Available.**

**Madison County  
PPIN #: 559104**

**Zoning:**

**M1—Restricted Industrial**

**Traffic Count (Per Day):**

**Madison Blvd/Hwy 20: 20,047**

# DEMOGRAPHICS

Radius		1 Mile	3 Mile	5 Mile
<b>Population:</b>				
	2024 Projection	711	24,307	62,584
	2019 Estimate	673	22,570	58,408
	2010 Census	592	17,298	46,592
	Growth 2019 - 2024	5.65%	7.70%	7.15%
	Growth 2010 - 2019	13.68%	30.48%	25.36%
	2019 Population Hispanic Origin	38	1,163	2,956
<b>2019 Population By Race:</b>				
	White	365	15,351	40,401
	Black	229	4,864	12,093
	Am. Indian & Alaskan	6	130	316
	Asian	56	1,582	3,831
	Hawaiian & Pacific Island	2	34	73
	Other	16	610	1,693
U.S. Armed Forces:		2	112	231
<b>Households:</b>				
	2024 Projection	384	10,721	25,344
	2019 Estimate	362	9,954	23,607
	2010 Census	315	7,665	18,653
	Growth 2019 - 2024	6.08%	7.71%	7.36%
	Growth 2010 - 2019	14.92%	29.86%	26.56%
	Owner Occupied	66	5,051	15,395
	Renter Occupied	297	4,903	8,212
<b>2019 Avg. Household Income</b>		<b>\$69,548</b>	<b>\$104,879</b>	<b>\$109,933</b>
<b>2019 Med. Household Income</b>		<b>\$53,085</b>	<b>\$87,154</b>	<b>\$93,505</b>
<b>2019 Households By Household Income:</b>				
	<\$25,000	74	1,100	2,391
	\$25,000 - \$50,000	93	2,009	4,099
	\$50,000 - \$75,000	80	1,394	3,399
	\$75,000 - \$100,000	44	977	2,587
	\$100,000 - \$125,000	38	1,374	3,276
	\$125,000 - \$150,000	0	1,230	2,769
	\$150,000 - \$200,000	21	914	2,642
	\$200,000+	13	958	2,445



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**Broker/Owner**

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