



CHAPMAN COMMERCIAL

MADISON



Big Spring Park In Downtown Huntsville

Source: Alabama Pioneers

<http://www.alabamapioneers.com/huntsville-alabama/>

Property:

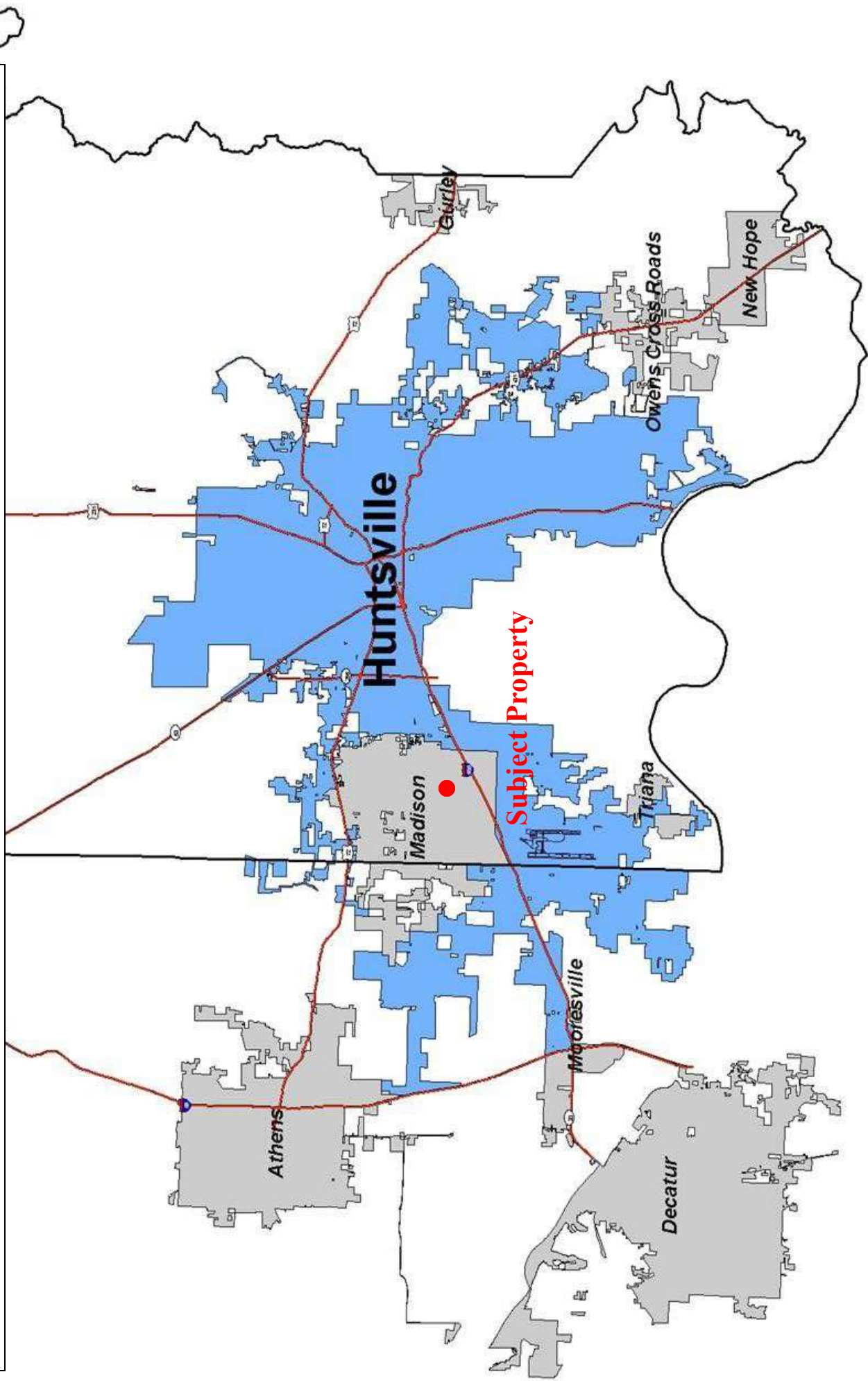
Offered At:
\$6,000,000

12 Acres
in Madison County: Hughes &
Browns Ferry Roads

PPIN #'s:
133815, 154890, 154892 and
154891

Zoned B2:
Community Business District

Madison County and Surrounding City Limits



THIS PROPERTY IS REPRESENTED BY:



CHAPMAN COMMERCIAL REALTY

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“Reach for the stars in a community where The Sky is not the limit.”

- Military, space, telecommunications, biotechnology, diversified manufacturing and a variety of emerging specialties provide challenging work in delightful surroundings.**
- The area enjoys a favorable cost of living and quality of life.**
 - Mountains, lakes, woodlands and the Tennessee River accommodate numerous recreational activities.**
- A temperate climate enhances the season for outdoor sports, including world-class golf, hiking, biking, and fishing.**
 - Major concerts, Broadway and symphony performances, extensive permanent collections and traveling exhibitions contribute to a wonderful way of life.**

- Huntsville/Madison County Chamber of Commerce

Madison Community

Madison began its roots as a rural and small farming community, and was originally known as Madison Station, a stop of the Memphis & Charleston Railroad. Textile mills were built in the area in the late 19th century for processing and transportation of cotton.

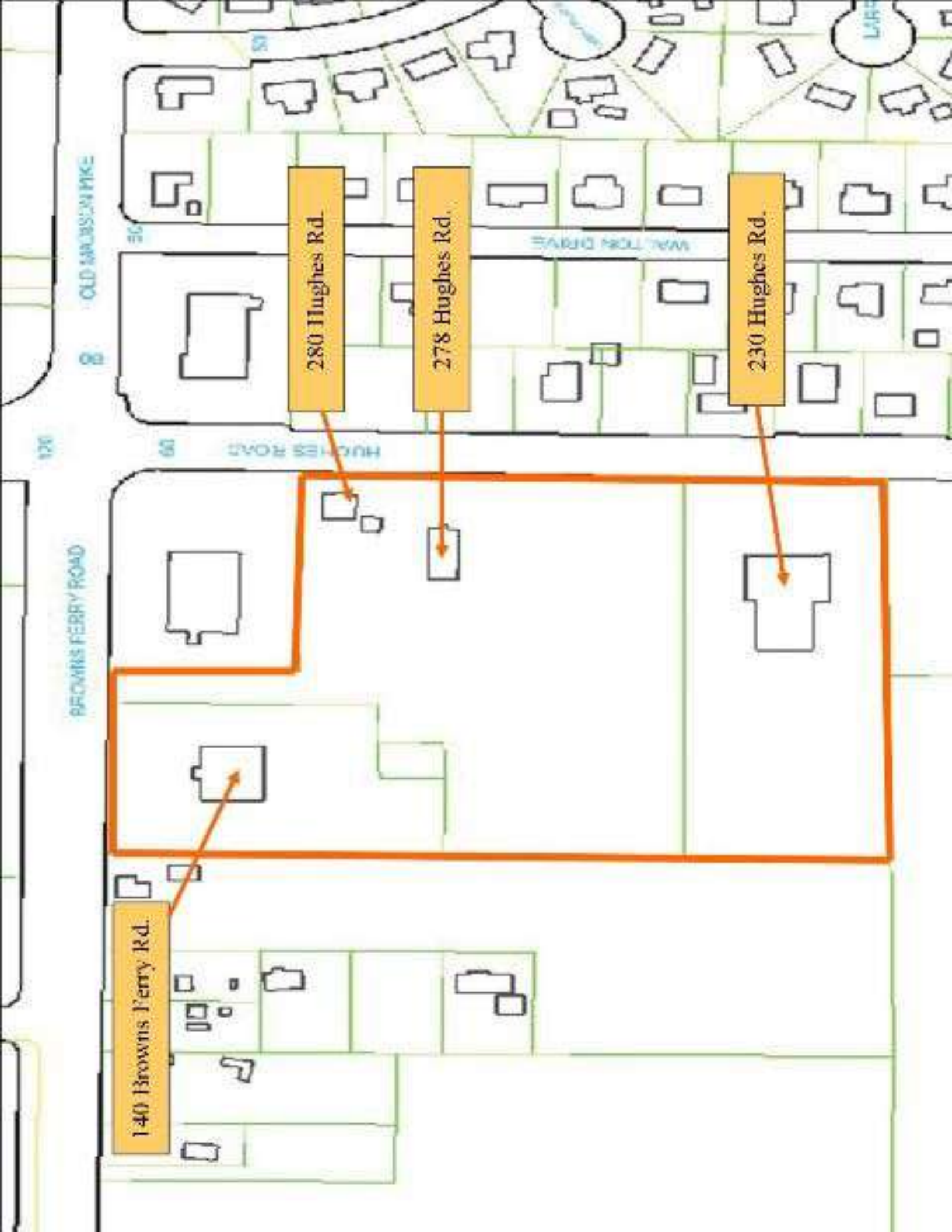
Madison was the site of a battle in the American Civil War and after the war, rural Madison had a population of roughly 400-500 residents from 1880 to 1950. In the World War II and postwar period, military and NASA operations were moved to Huntsville, stimulating an increase in population in the region. Suburbanization drew residents to outlying areas, where new homes were built and Madison became included in the Huntsville Metropolitan Area. Today, thousands of Madison residents commute to jobs at Cummings Research Park and Redstone Arsenal in nearby Huntsville, about 12 miles away. The high-tech and academic positions in the area have attracted numerous highly educated residents.

In March 2018, Madison was voted the #1 place to live in the state of Alabama when measuring the overall quality of the area including local schools, crime rates, housing trends, employment statistics, and access to amenities. <https://whnt.com/2018/03/07/madison-leads-list-of-best-places-to-live-in-alabama/>

By the current real estate trends and predictions, Madison is expected to have further rapid growth and potential with the new following companies and organizations developing land near this community: Toyota Mazda Manufacturing Plant (1.6 Billion\$ project and 4,000 jobs) and a Minor League Baseball Stadium—not to mention all the upcoming developments and jobs coming to Cummings Research Development and the Redstone Arsenal!

Property Description

Great Location, Great Income, all in the heart of Madison! 12 Acres with four (4) stand-alone buildings on two (2) busy streets! 230 Hughes Rd, 278 Hughes Rd, 280 Hughes Rd and 140 Browns Ferry Rd. Additional acreage included for development. Fully leased with great income coming in! Spacious in parking, buildings and land. Zoned B2. Incredible growth potential from surrounding businesses and industries. Major new development has begun and will directly influence this property.



140 Browns Ferry Rd.

280 Hughes Rd.

278 Hughes Rd.

230 Hughes Rd.

BROWNS FERRY ROAD

OLD MAURY PIKE

120

50

60

HUGHES ROAD

WALTON DRIVE

LAKE



230 Hughes Road

11,969 Square Feet Building

Year Built: 1994

Parking Spaces: 68

Suites A & B:

Dr. David Whitworth (Dentist)

Suite A SqFt: 2,000 - Suite B SqFt: 1,905

Rent: \$2,550 Per Month + Water & Sewer Fee

Suite C:

Rise Real Estate / Berkshire Hathaway (Office)

SqFt: 4,262

Rent: \$3,300 + Water & Sewer Fee

Suite D:

Joe White C.P.A. (Office)

SqFt: 1,500

Rent: \$1,150 + Water & Sewer Fee

Suite E:

Styles Of Madison (Beauty Shop)

SqFt: 1,200

Rent: \$1,100 + Water & Sewer Fee

Suite F:

Madison Behavioral Therapy

SqFt: 900

Rent: \$700 + Water & Sewer Fee

Expenses Per Month:

\$600 (Dumpster, Sign & Lights Electricity,
Water and Sewer) and repairs, if necessary.



278 Hughes Road

3,072 Square Feet Building

Year Built: 1988

Parking Spaces: 17

Parking Ratio: 5.53

Apps Para Medical Services
(Health Screening)

Rent: \$2,030 Per Month



140 Browns Ferry Road

6,894 Square Feet Building

Year Built: 2001

Parking Spaces: 72 (3-Handicapped)

Old Mexico Cantina Restaurant

Rent: \$7,100 Plus 1% Of Gross Receipts

Per Month



280 Hughes Road

1,309 Square Feet Building

Year Built: 1951

Parking Spaces: 12

Buddy's Barber Shop

Rent: \$650 Per Month

Total Income Potential

Monthly Income: \$18,580.00

Restaurant 1% Gross Sales: \$700.00

(Approximate) Total \$19,280.00

Per Year: \$231,360

Property Taxes: \$34,000



1-10 Browns Ferry Rd



280 Hughes Rd

278 Hughes Rd

230 Hughes Rd

Hughes Park

Hughes Plaza

Madison City Offices

Madison Police Dept

Madison Fire Dept

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Traffic Count

Hughes Road
18,690 Daily

Browns Ferry Road
13,432 Daily

Demographics

Radius		1 Mile	3 Mile	5 Mile
Population:				
	2024 Projection	7,563	51,164	85,192
	2019 Estimate	7,208	48,369	80,264
	2010 Census	6,446	40,964	66,442
	Growth 2019 - 2024	4.93%	5.78%	6.14%
	Growth 2010 - 2019	11.82%	18.08%	20.80%
	2019 Population Hispanic Origin	358	2,434	3,737
2019 Population By Race:				
	White	5,353	35,276	55,829
	Black	1,150	8,160	16,528
	Am. Indian & Alaskan	37	259	447
	Asian	463	3,317	5,074
	Hawaiian & Pacific Island	10	58	118
	Other	195	1,299	2,267
U.S. Armed Forces:		2	83	662
Households:				
	2024 Projection	2,980	20,299	35,178
	2019 Estimate	2,841	19,166	33,120
	2010 Census	2,552	16,145	27,363
	Growth 2019 - 2024	4.89%	5.91%	6.21%
	Growth 2010 - 2019	11.32%	18.71%	21.04%
	Owner Occupied	1,946	12,207	19,462
	Renter Occupied	896	6,959	13,658
2019 Avg. Household Income		\$110,128	\$114,055	\$106,878
2019 Med. Household Income		\$91,394	\$95,072	\$85,991
2019 Households By Household Income:				
	<\$25,000	363	1917	3,951
	\$25,000 - \$50,000	474	3,446	5,814
	\$50,000 - \$75,000	362	2,620	5,002
	\$75,000 - \$100,000	337	1,994	4,077
	\$100,000 - \$125,000	346	2,446	4,044
	\$125,000 - \$150,000	296	2,064	3,185
	\$150,000 - \$200,000	356	2,393	3,592
	\$200,000+	306	2288	3,454

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