

Madison Blvd. Development Site +/- 16 AC

LAND FOR SALE OR INDUSTRIAL/OFFICE BUILD-TO-SUIT

1040 Research Blvd.
Madison, Alabama 35758

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Research Blvd. Land
MADISON, ALABAMA

TRIAD PROPERTIES

PROPERTY OVERVIEW

Situated off Madison Blvd. in a rapidly expanding corridor, this prime +/- 16-acre development site offers an exceptional development opportunity.

The site allows for flexible commercial, industrial, or office uses. Bounded by Research Blvd. to the east, adjacent multi-family residential communities to the west, and Madison Blvd. with fast access to I-565 to the south, the property is uniquely positioned for ease of access in a fast-growing area.

ADDRESS	1040 Research Blvd. Madison, AL 35758
SIZE	+/- 16 AC
ZONING	M-1, Industrial Flex District
TAX PARCEL ID	16-05-15-0-000-085.000

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CALL FOR PRICING

SITE DEMOGRAPHICS

2026 SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	8,033	38,089	89,806
HOUSEHOLDS	3,636	16,971	37,609
AVG. HOUSEHOLD INCOME	$126,449	$135,994	$148,236





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MADISON, ALABAMA

TRIAD PROPERTIES

LOCATION



PROXIMITY

TOWN MADISON
1.1 MILES

CUMMINGS RESEARCH PARK
3.8 MILES

HUNTSVILLE INTERNATIONAL AIRPORT
4.1 MILES

REDSTONE GATEWAY
4.1 MILES

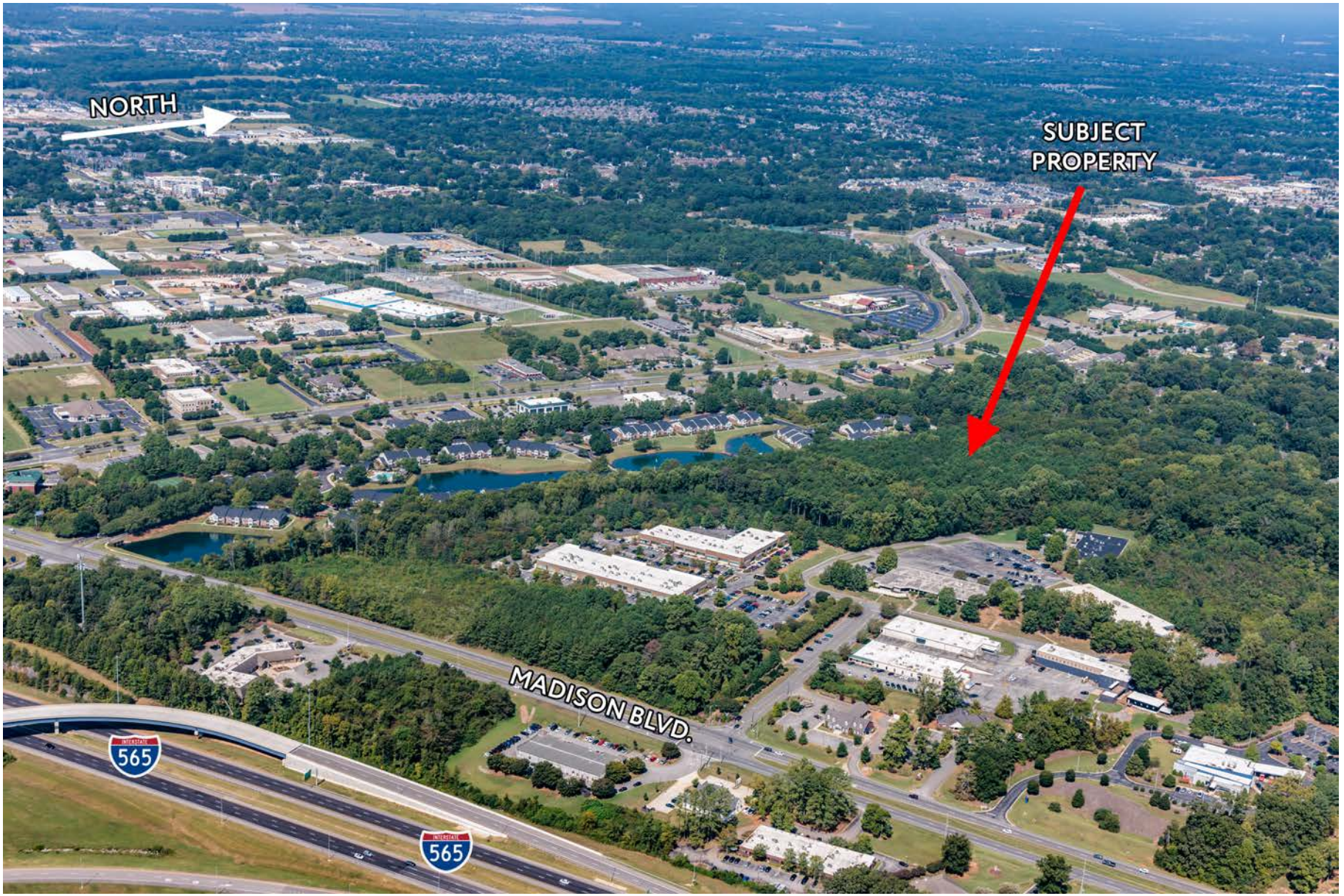
REDSTONE ARSENAL
4.4 MILES

DOWNTOWN HUNTSVILLE
8.3 MILES

MAZDA TOYOTA MANUFACTURING
7.8 MILES

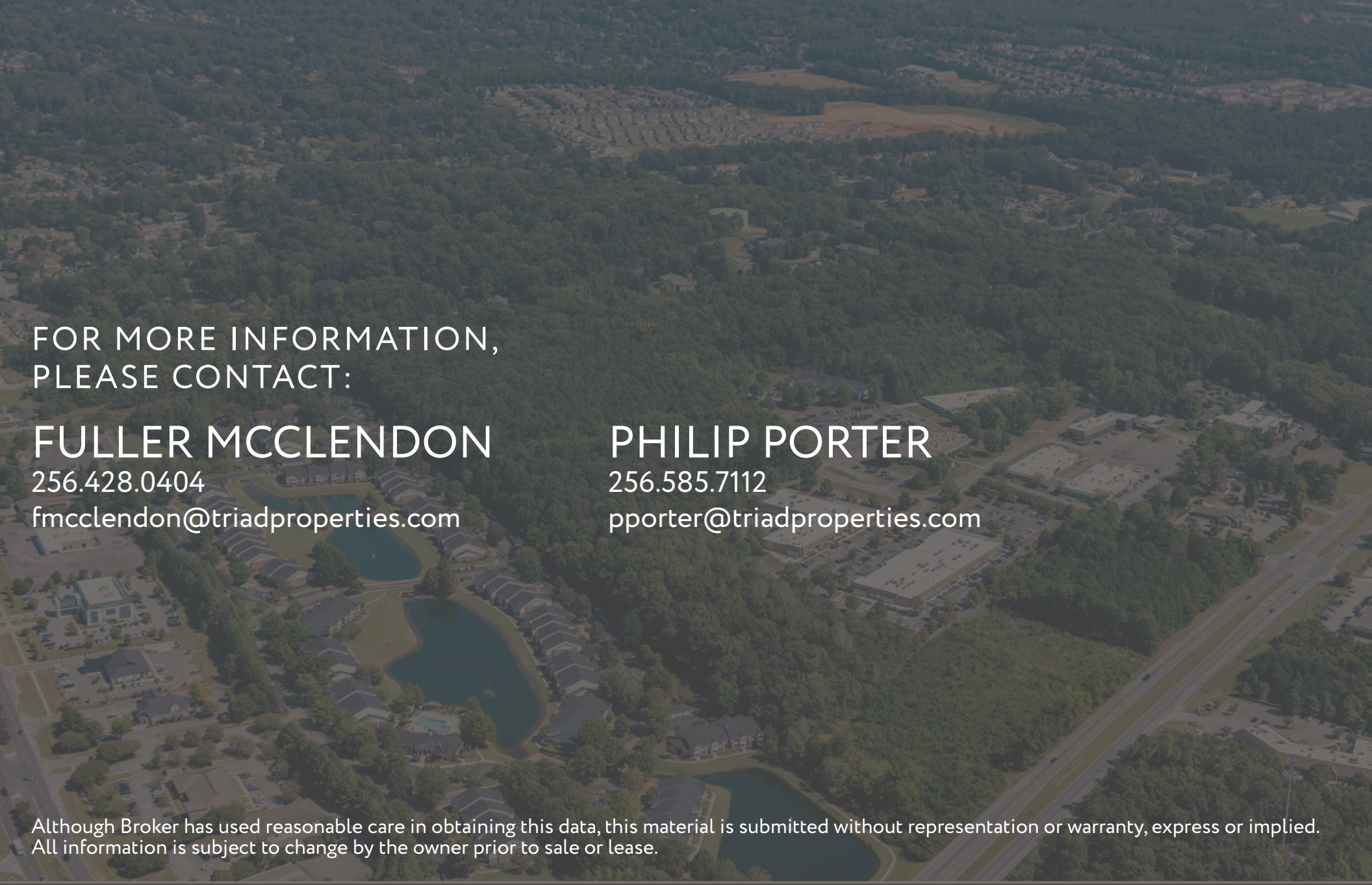
DECATUR
16.6 MILES

AERIAL PHOTOS



AERIAL PHOTOS





FOR MORE INFORMATION,
PLEASE CONTACT:

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TRIAD PROPERTIES

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