

# Browns Ferry & Hughes Rd. - MADISON, AL

## LAND FOR SALE



**BROWNS FERRY RD.**



**HUGHES RD.**

**MADISON PIKE**

**VPD = 13,342**



**VPD = 18,690**



### PROPERTY HIGHLIGHTS

- Site is located within a 5-minute drive of Downtown Madison, home to frequented boutiques and restaurants.
- Zoned B2 for Community Business District.
- Property has easy access to Hughes Road, the main thoroughfare in Madison.
- Within walking distance of Dublin Park, a 60-acre public park with paved walking trails, soccer fields, golf course, pools, and meeting offices.
- Land includes convenient easement to Madison Pike.
- Located near several affluent residential neighborhoods.

### ABOUT THE PROPERTY

This 4.55-Acre property is located in Madison, Alabama near multiple prominent retailers and restaurant businesses. Situated along one of the city's major retail corridors, this land features excellent demographics in a up-and-coming area.

### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	6,733	45,443	77,943
Households	2,754	18,028	32,659
Avg Household Income	\$104,903	\$113,342	\$104,596
Avg VPD on Hughes Rd.		18,690 ±	

### LOCATION

Browns Ferry Rd. & Hughes Rd.  
Madison, AL  
34.707817, -86.740594

### LAND AVAILABLE

4.55 Acres

### PRICE

Please Call For Pricing Information.

### FOR MORE INFORMATION CALL

Zac Buckley  
256-536-8809



PROPERTY RETAIL MAP



BROWNS FERRY RD.



BROWNS FERRY RD.

