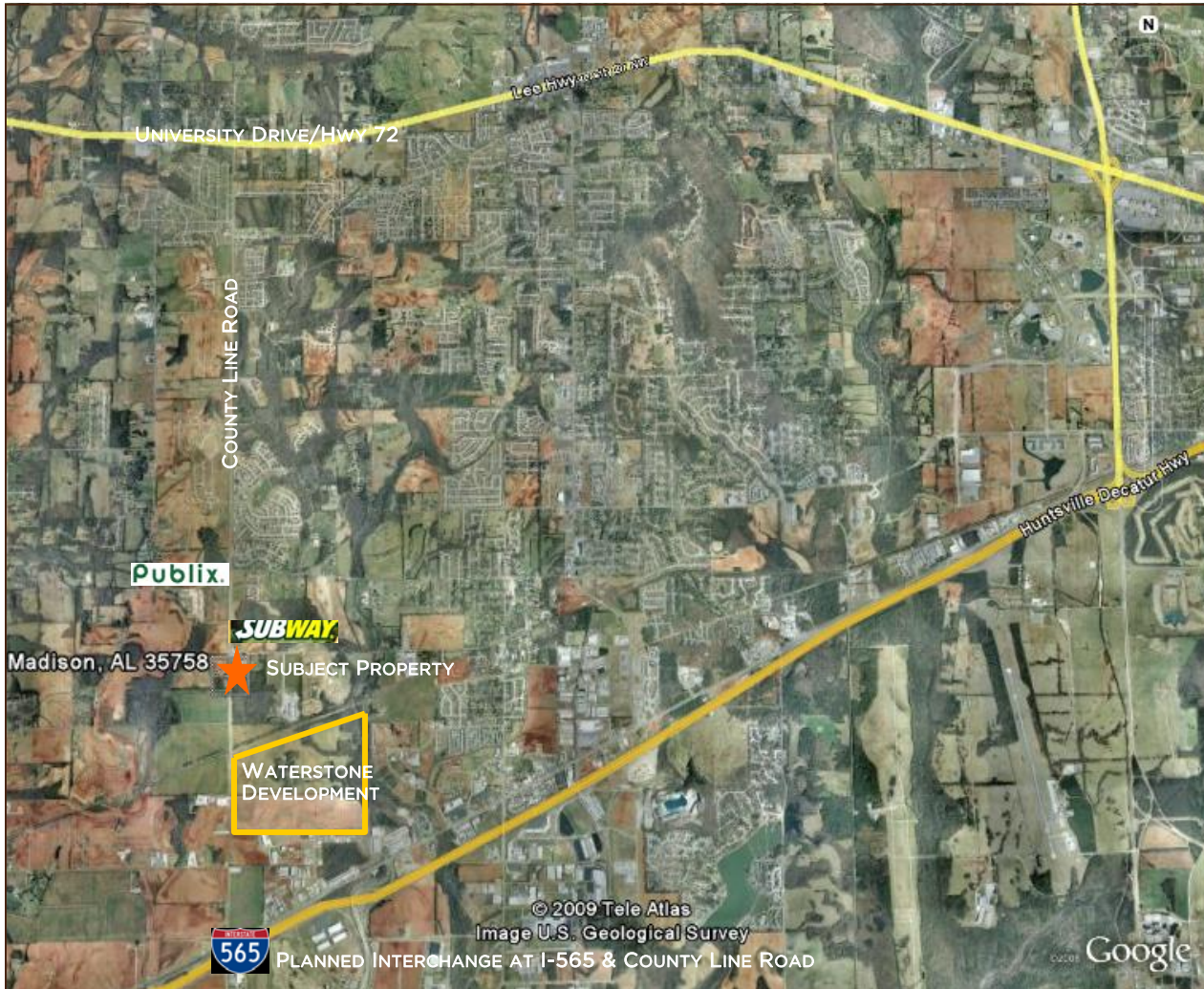




# LAND FOR SALE - 10835 COUNTY LINE ROAD, MADISON, AL

## HIGH INCOME LEVEL AREA SURROUNDED BY NEW RESIDENTIAL & COMMERCIAL GROWTH



### LAND AVAILABLE

17 acres

### COMMENTS

- Across the street from the new Ashbury Homes subdivision
- Zoned M-1, and suitable for retail, office or mixed use
- Located just south of the Palmer Road/County Line Road intersection
- Waterstone, a 450 acre mixed-use development, is located just south of the subject property
- Adjacent land is available
- Sewer available at site
- No wetlands

### SALES PRICE

\$2,900,000 (\$3.92 PSF)

### DEMOGRAPHICS

#### 5 MILE RADIUS

Population: 45,810  
Avg HH Income: \$88,785

Avg Daily Traffic Count ► 39,000 cars/day  
(I-565 & County Line Road)



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