

LAND FOR SALE
 10835 County Line Road
 Madison, Alabama



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High income level area surrounded by new residential & commercial growth

AVAILABLE



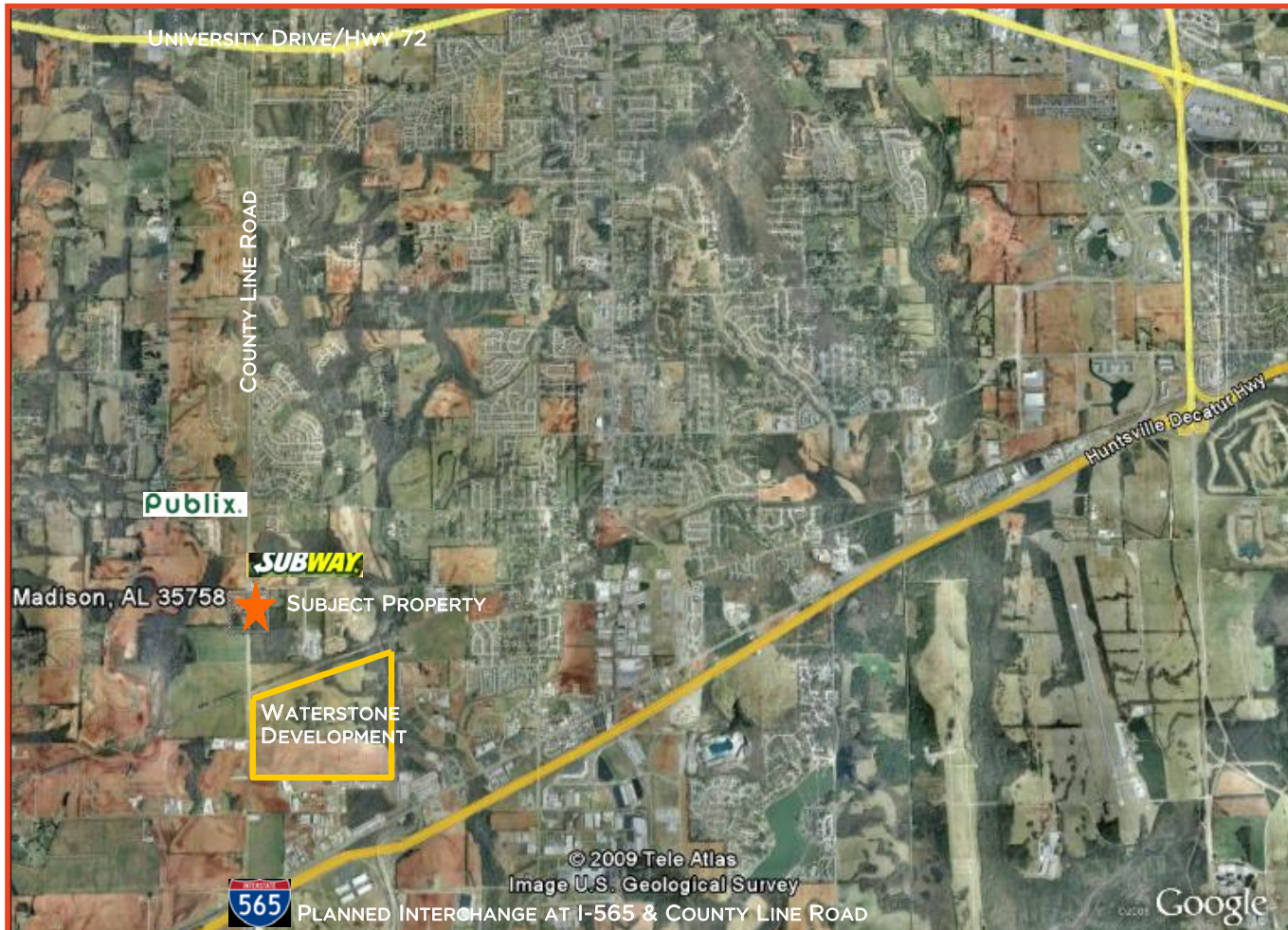
NITNEIL PARTNERS

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678.701.9305

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



AVAILABLE ACREAGE 17 acres

DEMOGRAPHICS

5 mile radius

Population

45,810

Ave. HH Income

\$88,785

Ave. Daily Traffic Count

39,000 cars/day

(I-565 and County Line Road)

SALES PRICE

\$2,900,000

(\$3.92 PSF)

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