

**Large Development Site For Sale**  
**Highway 72W between Balch and County Line Roads**  
**Madison, Alabama 35758**



**\$6,900,000.00**

**Zoning: C-4—Highway Business District**

**Acreage: 21.35 acres ±**

- ◆ Site offers 682.23' frontage on Highway 72
- ◆ Across Highway 72 from the Colonial Promenade with new Wal-Mart, Zaxby's, Panda Express, IHOP, Chili's Firestone, Verizon, Family Security, Carwash Express, and other retail
- ◆ Approximately .5 mile to Huntsville Hospital/Madison and new Target Shopping Center
- ◆ Sewer on site
- ◆ 2011 Alabama Daily Traffic Count: 22,160

**Parker**  
*Real Estate* LLC

**Jeff Parker**

**401 Grant Street, S.E.**

**Decatur, Alabama 35601**

**Post Office Box 1965**

**Decatur, Alabama 35602**

**T: 256.353.1112**

**F: 256.308.0865**

**C: 256.227.7935**

**Email: [jparker@parker-realestate.com](mailto:jparker@parker-realestate.com)**

U.S. HIGHWAY NO. 72 (WEST)

U.S. HIGHWAY NO. 72  
173' R.O.M.

186.00' N 88°08'13" W 553.01' RBS C1 RBS N85°23'14"E 234.07'

CHP  
(SEE  
DETAIL  
THIS AREA)

TRACT TWO  
4.74 AC.±

TRACT ONE  
9.48 AC.±

D.B. 923/Pg. 298

S 02°37'46" W 1326.47'

FENCE LINE

516900 SQ FT  
11.87 ACRES

EXISTING 20 FOOT  
SANITARY SEWER EASEMENT  
D.B. 785/Pg. 1178

N00°29'07"E 1302.21'  
BASE BEARING-(1302.86')

1/2 RBF

NEBB-NIRE

D.B. 920

POINT OF BEGINNING  
TRACT TWO

POINT OF  
THIS POINT IS LOCA  
FEET FROM THE C  
BOUNDARY OF THE  
OF SECTION 30, TO  
2 WEST, OF THE I

55	LOT 56	LOT 57	LOT 58	LOT 59	30' U. S. D. E.	588°28'08"E 482.30' (N89°47' E 482.19')	LOT 60	LOT 61	LOT 62	LOT 63	LOT 48	LOT 46
LEXINGTON FIFTH ADDITION P.B. 44, PG. 61				LEXINGTON FIFTH ADDITION P.B. 44/Pg. 61				LEXINGTON FOURTH ADDITION P.B. 41/Pg. 64				