

1800 Slaughter Rd. - MADISON, AL

DEVELOPMENT-READY, MULTI-FAMILY LAND FOR SALE



PROPERTY HIGHLIGHTS

- Site is located off busy Highway 72 (University Drive) and only 2 miles from Cummings Research Park, the second largest research park in the country.
- There are existing trailer park and mini storage units on the property with short-term leases.
- Property includes approximately 890 feet of frontage on Slaughter Rd. with access drive to Castle Drive.
- Five separate parcels zoned C-4 and CIP.
- Easy access to the high-traffic Highway 72, Highway 20, and Cummings Research Park.
- Redstone Arsenal Gate 9 is only 5.8 miles from the property via Slaughter Rd. and I-565.
- Land is mostly cleared with pond at rear of property.

ABOUT THE PROPERTY

1800 Slaughter Road is 24.29 acres of development-ready land across five tracts. Located in close proximity to Highway 72, Kroger Shopping Center, Cummings Research Park, the Village of Providence, and the up-and-coming Mid City development, the site has easy access to major Huntsville highways and interstates via Slaughter Road.

LOCATION

1800 Slaughter Rd.
Madison, AL 35758
34.749538, -86.712614

LAND AVAILABLE

24.29 Acres

PRICE

\$120,000 Per Acre

FOR MORE INFORMATION CALL

Eric St. John, CCIM
256-536-8809



CRUNKLETON
COMMERCIAL REAL ESTATE GROUP

PROPERTY MAP



1800 SLAUGHTER RD. - MAP & DEMOGRAPHICS

3 Mile

Population	41,012
Families	17,193
Households	1,032
Avg Income	\$113,085
Median Age	36.4

5 Mile

Population	107,086
Families	42,773
Households	27,493
Avg Income	\$100,194
Median Age	34.4

10 Mile

Population	41,012
Families	102,735
Households	63,177
Avg Income	\$82,678
Median Age	35.1



Avg. Vehicles Per Day Highway 72 = 49,030
 Avg. Vehicles Per Day Slaughter Rd. = 12,329