



## Property Summary

**SALE OR GROUND LEASE:** 1.13-1.68 Acre Pad Sites across from the Clift Farm mixed-use development at Highway 72 West and Balch Road in Madison, Alabama.

With an Average Household Income of \$128,587, Huntsville is now the largest city in the state and in 2022 was ranked the No.1 "Best Place to Live" by U.S. News & World Report.

This property receives incredible exposure with Traffic Counts of 53,112 VPD at the intersection of Balch Road.

When completed, Clift Farm will consist of 1,750 residential units, 350,000 SF of office, and 400,000 SF of retail.

On the other side of Balch Rd is Madison Hospital, a 100-bed facility that is part of the Huntsville Hospital System.



### TRAFFIC COUNTS

42,966 VPD – Highway 72 West  
10,146 VPD – Balch Road

Total Population:

Total Employees:

Median HH Incomes:

	1-Mile	3-Mile	5-Mile
Total Population:	5,930	43,540	101,308
Total Employees:	1,734	7,465	22,328
Median HH Incomes:	\$117,115	\$107,630	\$95,402



## Property Aerials





# AVAILABLE PAD SITES

## Project Site Plan

