

Madison County, Alabama

FOR SALE: 9.2 Acres +/-

Ryland Pike and Jordan Road



Madison County -
No Zoning Restrictions
Ideal for:

- Large preschool with garden
- Church with school
- Retail/Medical center
- Neighborhood grocery
- Farmers market & garden store
- Landscape office and grounds
- Community Recreation/Pool
- Hardware Store, etc.
- Buy it all and divide yourself, or subdivide - offered in 3 tracks

~~\$6.00~~ per SF Retail site
Call for pricing on sub-dividing

**ADDRESS: 271 Ryland Pike
Huntsville, AL 35811
(behind the house)**



New Price is \$549,000

VIEW FROM SOUTH SIDE ON RYLAND PIKE

**~~\$599,000~~ for All
Or Call for Sub-Dividing**

JOHN BLUE REALTY
Commercial Real Estate

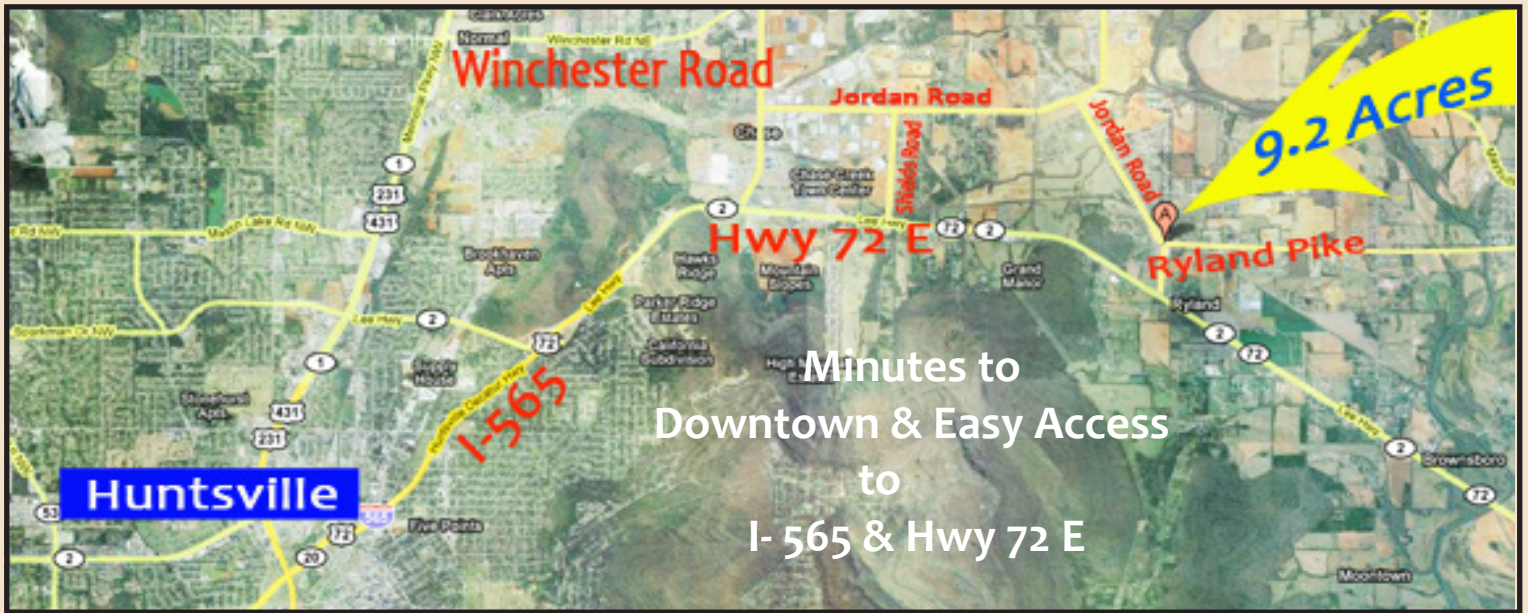
Call Tamara French
Cell: 256-679-3612

Office: 256-705-5475
Fax: 256-705-5476
www.johnbluerealty.com

Mailing Address: P.O. Box 18573
Huntsville, AL 35804

Street Address: 218-B Randolph Avenue SE
Huntsville, AL 35801

Although the broker has used reasonable care in obtaining data, this material is submitted without representation or warranty, express or implied. All information is subject to change by the owner as to price or terms, to prior sale or lease, to withdrawal of the property from the market, and to other events beyond the control of the broker.



Ryland Pike and Jordan Road



- **Description:** Includes Corner Parcel. Total of 9.2 acres remaining. (Retail corner parcel to be subdivided) 1,250 ft +/- of frontage on Ryland Pike and 280 ft +/- on Jordan Road. Rear backs to Norfolk-Southern Railroad.
- **Location:** Just east of Huntsville city limits and within 1/3 mile of Hwy 72 East. The corner is across the street from Dollar General and a commercial retail/business center. A new traffic signal was installed at the intersection in 2008.
- **Utilities:** water, electric, septic
- **Zoning:** In County/None - (Although annexation into the City of Huntsville could make sewer available)
- **Traffic Counts:** 72 East: 2004 - 41,800, Moores Mill: 2008 - 24,500 , Winchester: 2008 - 22,000