

Madison County, Alabama

**FOR SALE: 13.3 Acres +/-
CORNER PARCEL**

Ryland Pike and Jordan Road

\$594,500

The Perfect Site for Commercial/Retail,
Multi-Family or Residential Development



Madison County -

No Zoning Restrictions

Ideal for:

- Large preschool with garden
- Church with school
- Apartment complex
- Retail/Medical center
- Neighborhood grocery
- Farmers market & garden store
- Commercial with rail spur
- Landscape office and grounds
- Community Recreation/Pool
- Hardware Store
- Buy it all and divide;
offered in 3 tracks

VIEW FROM SOUTH SIDE ON RYLAND PIKE



**DOLLAR GENERAL
DIRECTLY ACROSS THE STREET**

VIEW OF THE EAST SIDE ON RYLAND PIKE



**JOHN BLUE
REALTY**
Commercial Real Estate

Call Tamara French
Cell: 256-679-3612

Office: 256-705-5475

Fax: 256-705-5476

www.johnblurealty.com

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

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

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Ryland Pike and Jordan Road



Address: 271 Ryland Pike
Huntsville, AL 35811

Location & Specifications

- **Description:** Corner Parcel consisting of 13.3 flat acres of farm, meadow, and hardwoods with 1,250 feet of frontage on Ryland Pike and 530 feet 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 Huntsville could make sewer available)
- **Traffic Counts:** 72 East: 2004 – 41,800, Moores Mill: 2008 – 24,500, Winchester: 2008 – 22,000
- **Area Plans for 2009:** Four lane/widening of Winchester Road to accommodate increased growth, construction of mixed-use development at Harris Hills with its mega-retail center just minutes away.
- **County Schools:** Central Elementary School, Riverton Middle School, (newest school in district), and highly rated Buckhorn High School