

R **RUSS RUSSELL**
 COMMERCIAL REAL ESTATE
HIGHWAY 72 WEST
LAND
 PROPERTY BRIEF



DESCRIPTION: GREAT DEVELOPMENT LAND WITH 186' FRONTAGE ON HIGHWAY 72 WEST IN MADISON. HIGH VISIBILITY WITH GOOD TRAFFIC COUNT. CLOSE PROXIMITY TO WALMART SUPERCENTER.

LOCATION: FROM MADISON, TAKE HIGHWAY 72 WEST PAST BALCH ROAD. PROPERTY LOCATED PAST WALMART SUPERCENTER ON THE LEFT.

LAND SIZE: 4.99 ACRES (+/-) / 186' X 1,340.52' X 123' X 1,326.47' (+/-)

ZONING: C-4 (HIGHWAY BUSINESS DISTRICT)

TRAFFIC: 33,450 (+/-) VEHICLES PER DAY

SALE PRICE: \$1,825,000

CONTACT: JAMES FLATT ♦ 256-536-7777 (OFFICE) ♦ 256-655-4890 (CELL)

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RUSSRUSSELL.COM

This property is subject to prior sale or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owners and from other sources deemed reliable, is not, in any way, warranted by Russ Russell Commercial Real Estate.



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