



# ZIERDT ROAD LAND • 5+/- ACRES

MADISON, ALABAMA

## SALE

Zierdt Road Land  
Madison, AL 35758

## AVAILABLE ACREAGE

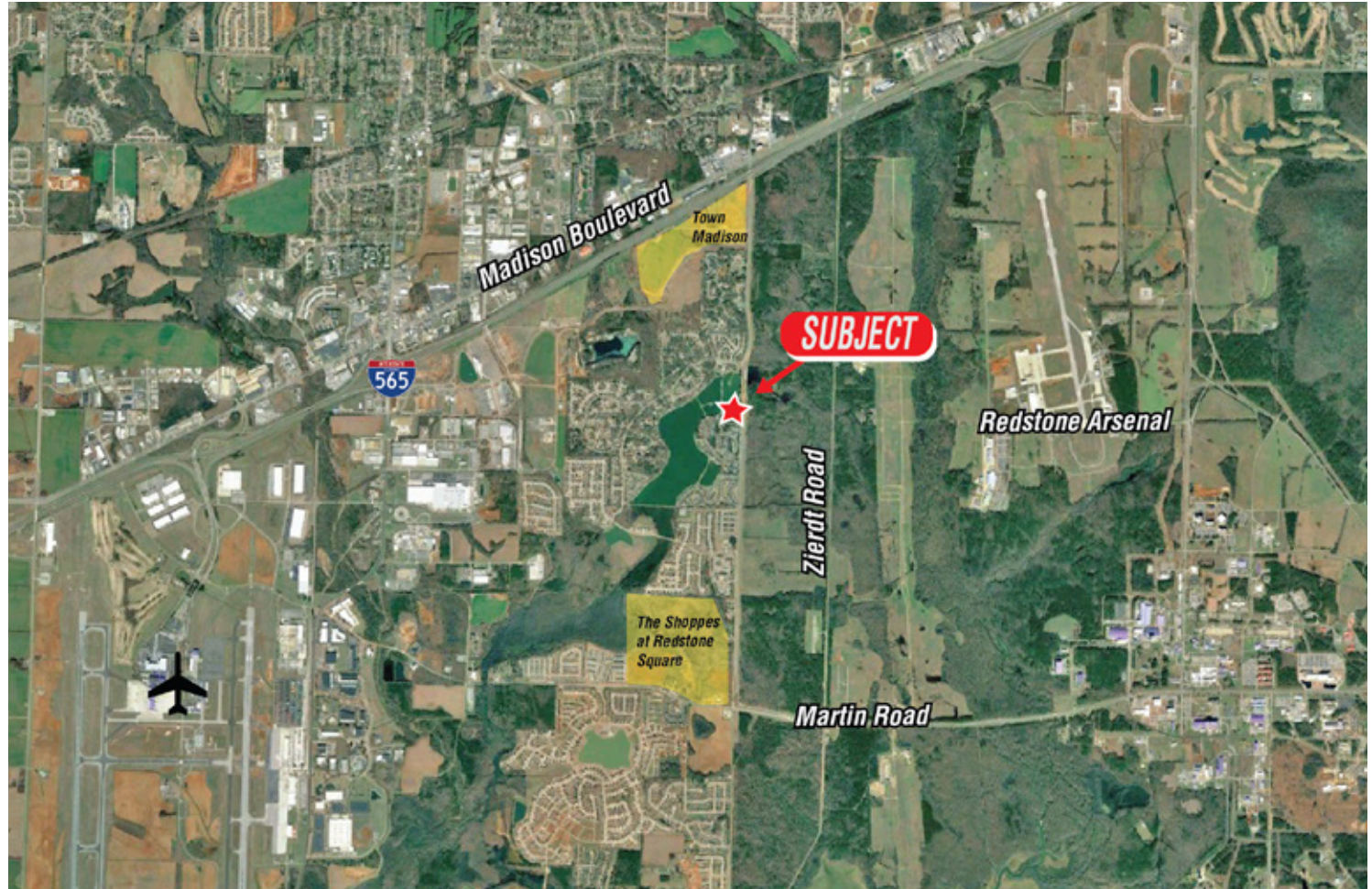
4.6 acres

## COMMENTS

- Ideal for mixed use or retail development
- B-2 Zoning
- Madison City Limits
- Excellent access to I-565
- Adjacent to the Edgewater community
- Within walking distance of Town Madison and the recently announced minor league baseball stadium

## PRICING

**\$1,200,000**



## EXCLUSIVE AGENT

*Tyler Fanning*

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256.382.9010



**Graham & Co**

1500 Perimeter Parkway  
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Information deemed reliable, but not guaranteed.



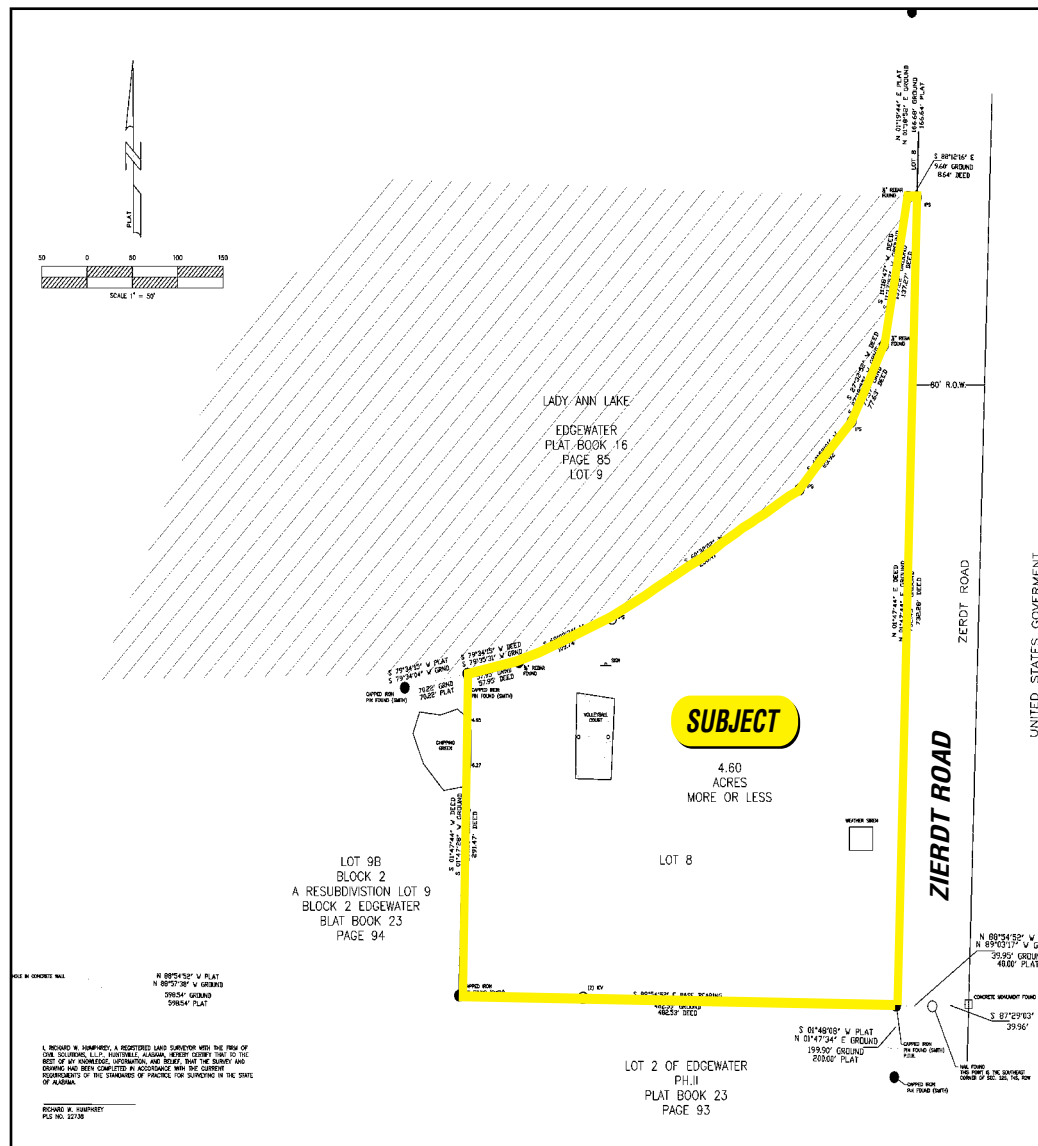
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The Zierdt Road land parcel is comprised of approximately 4.6 acres and nestled in a residential area, adjacent to the Edgewater community. The site offers convenient access to Redstone Arsenal, as well as major traffic arteries including Highway 20/Madison Boulevard and I-565. The area is experiencing tremendous growth, with new infrastructure planned along I-565 to add an additional exit near Zierdt Road. The site offers a quick commute to various shopping and dining options. It is ideally suited for mixed use or retail development.

Town Madison, a new development at the southwest intersection of Zierdt Road and Madison Boulevard, should spark even more growth for the area. The 563-acre modern, walkable, urban community offers residential, shopping, dining and hotels. Town Madison will be home to the recently approved \$46 million minor league baseball stadium. For additional information regarding Town Madison, please visit [www.townmadison.com](http://www.townmadison.com).

The Shoppes at Redstone Square, situated at the northwest intersection of Zierdt Road and Martin Road, is a new retail development that will be anchored by Publix. The 45,600 sf Publix is set to open August 2018. The Shoppes at Redstone Square will also offer a junior anchor store, 15,400 sf of shop space, and six outparcels.



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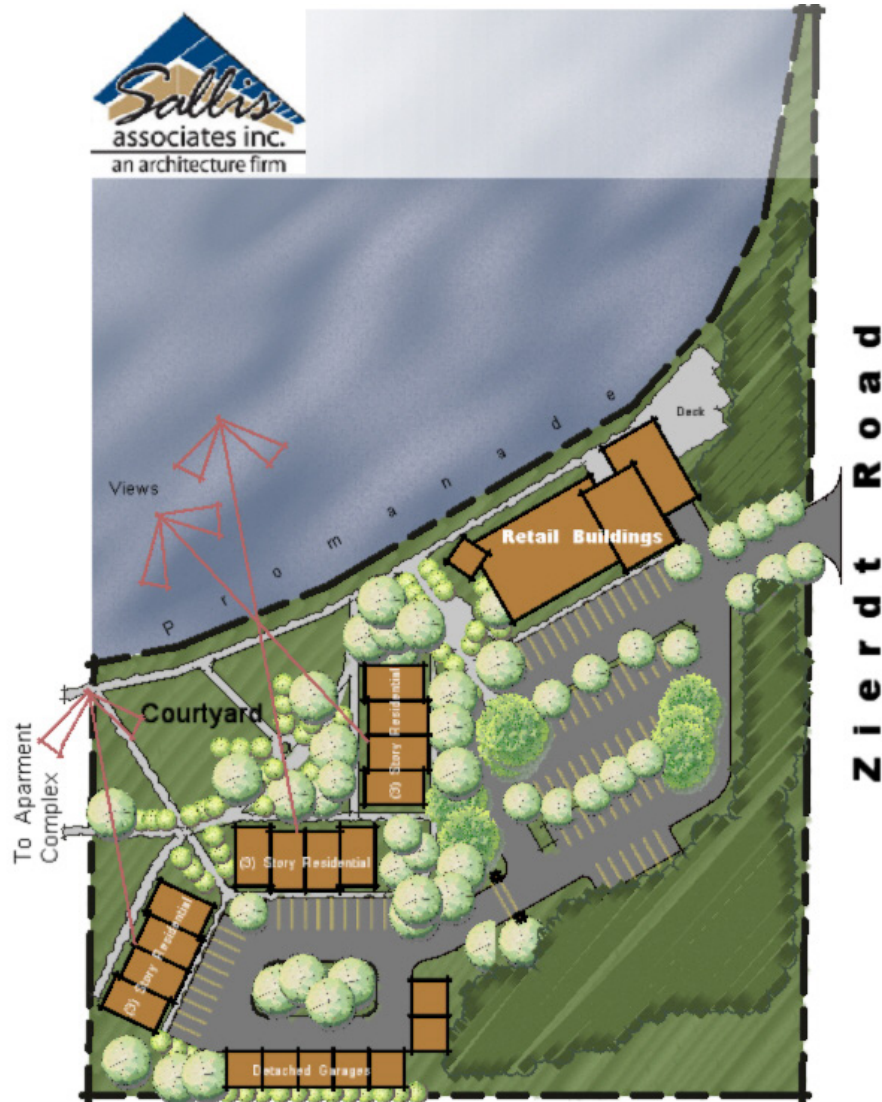
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## Proposed Schematic Plans



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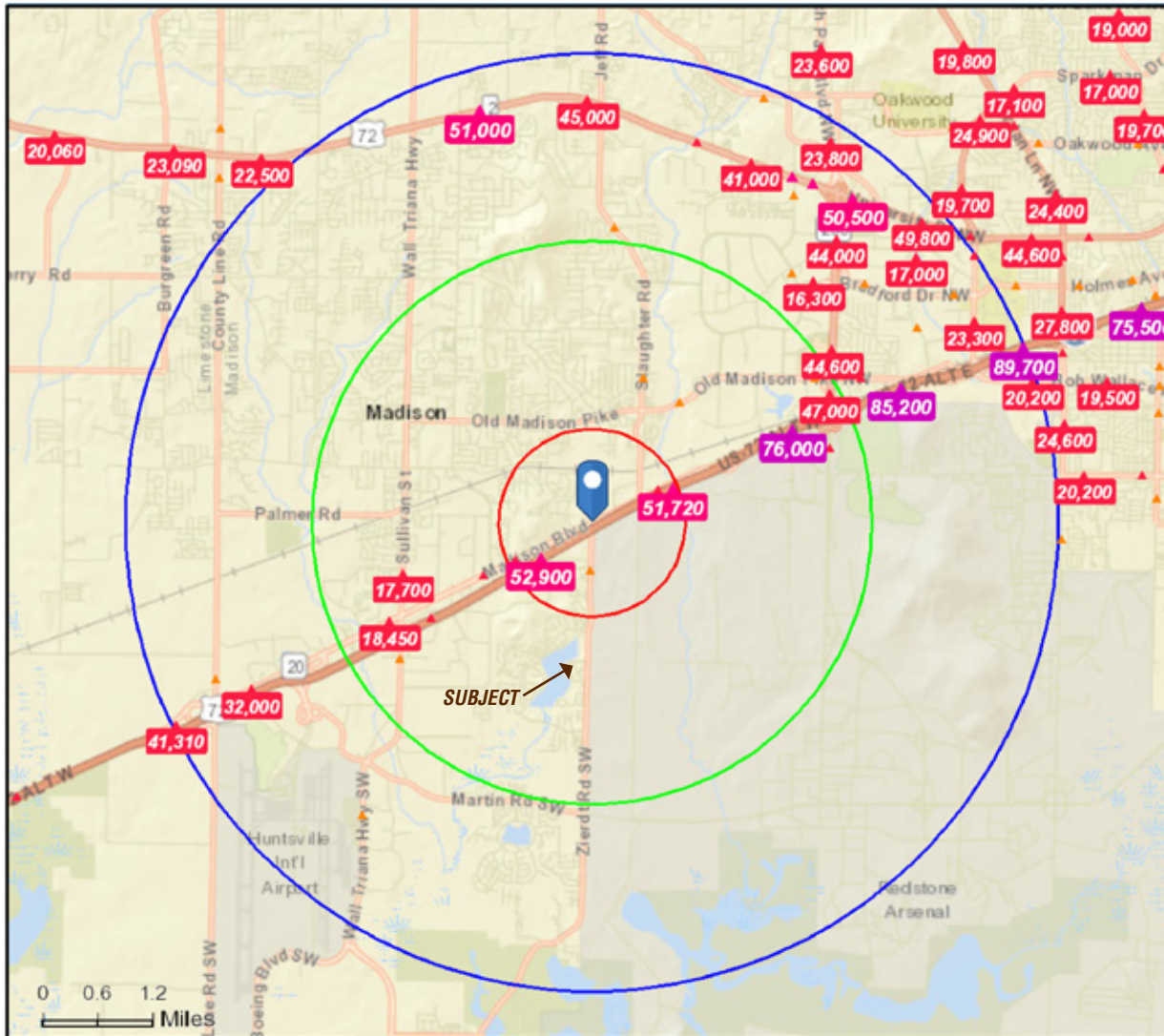
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## Traffic Count Map



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