

FOR LEASE



CLIFT FARM

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# Clift Farm

Madison, AL



## Overview

### AVAILABLE

345,000 SF Commercial  
134,000 SF Office  
10 Live/Work Units

### PARKING

On-Street 245 Spaces  
Off-Street 3,527 Spaces

## Description

- Clift Farm is a 550 acre mixed-use project in Madison, AL
- 60-80 acre commercial portion will include grocery, traditional retail, and main street/village retail, plus 300 multi-family apartment units
- 470+ acres adjacent to commercial portion to be developed as residential neighborhoods with walking trails, parks and other amenities - estimating 1,750 residential units
- Madison Hospital is 0.5 miles west on US Highway 72. Opened in 2012, this 4-story facility with emergency room is projected to double with the announcement of Toyota's West Huntsville facility.
- Superior access, frontage and development potential located in the Heart of the City Madison

## Demographics

	1 MILE	5 MILE	10 MILE
Population	5,293	112,969	241,373
Households	2,010	43,919	96,773
Average HH Income	\$106,989	\$101,971	\$82,261
Total Daytime Population	4,720	40,239	95,029

Year: 2022 | Source: Sites USA

## Traffic Counts

US Highway 72, adjacent to Site	35,048 VPD
US Highway 72, E of Site	45,830 VPD
County Line Road, W of Site	17,704 VPD
Wall Triana Highway, S of Site	11,764 VPD

Year: 2019 | Source: ALDOT





**MAZDA TOYOTA**  
MANUFACTURING



# Clift Farm

Madison, AL





**BRELAND HOMES**  
*UNDER CONSTRUCTION*  
SINGLE FAMILY HOMES  
500+ UNITS

**SHOP SPACE &  
PAD SITE AVAILABLE**

**THE STATION AT  
CLIFT FARM**  
*UNDER CONSTRUCTION*  
300+ UNITS

**SHOP SPACE &  
PAD SITE AVAILABLE**

**Chick-fil-®**





UNDER CONSTRUCTION



UNDER CONSTRUCTION



UNDER CONSTRUCTION

**BRELAND HOMES**  
*UNDER CONSTRUCTION*  
**TOWNHOMES**  
**365 LOTS**

**SHOP SPACE &  
PAD SITE AVAILABLE**



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Madison, AL





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THE STATION AT  
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UNDER CONSTRUCTION  
300+ UNITS

SHOPPES OF MADISON

TARGET petco  
DOLLAR TREE ROSS  
DRESS FOR LESS



MERRILL GARDENS  
AT MADISON  
SENIOR LIVING  
175+ UNITS



SHOP SPACE &  
PAD SITE AVAILABLE







SHOP SPACE &  
PAD SITE AVAILABLE

THE ALEXANDRIA  
UNDER CONSTRUCTION  
300+ UNITS

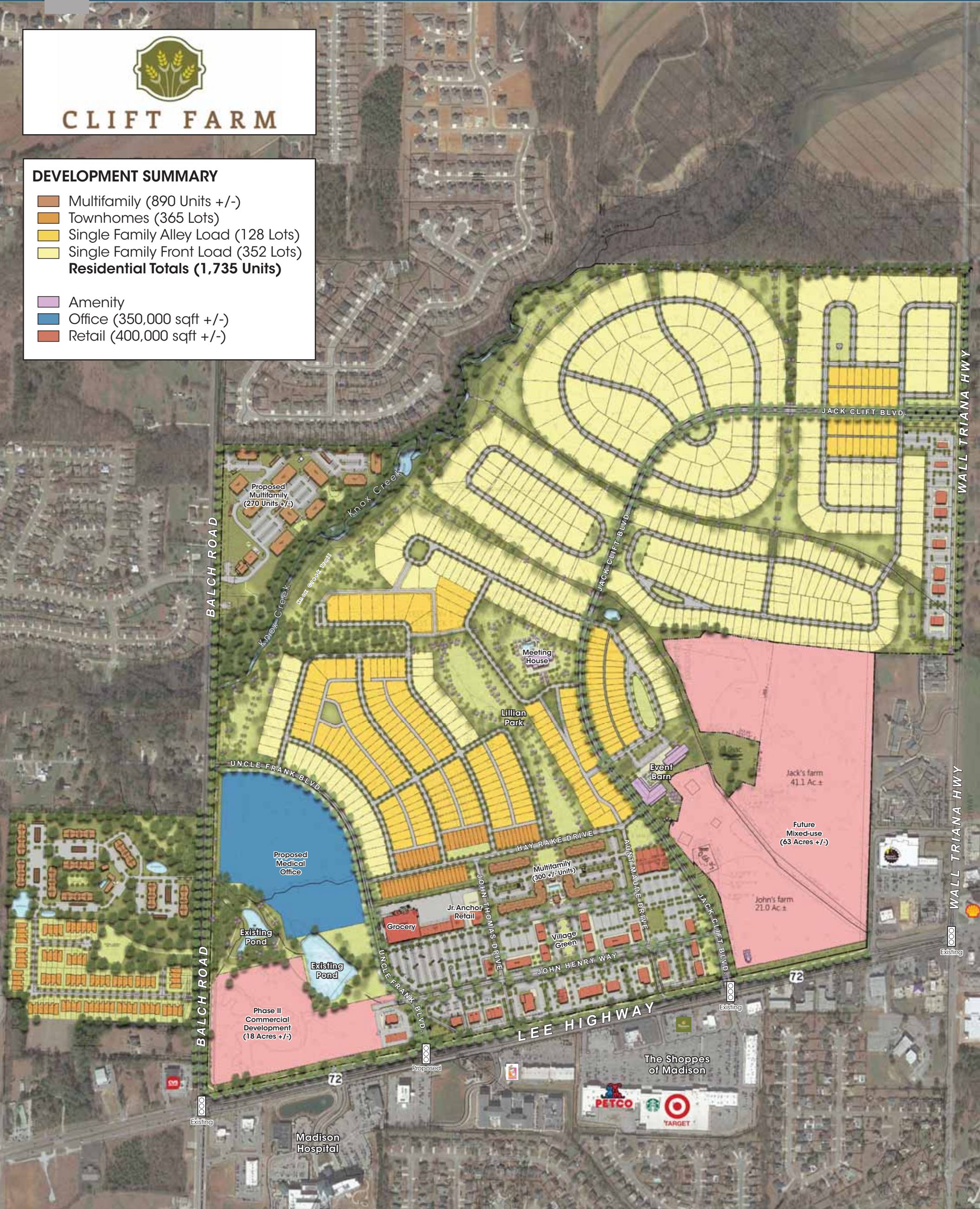




CLIFT FARM

DEVELOPMENT SUMMARY

- Multifamily (890 Units +/-)
- Townhomes (365 Lots)
- Single Family Alley Load (128 Lots)
- Single Family Front Load (352 Lots)
- Residential Totals (1,735 Units)**
- Amenity
- Office (350,000 sqft +/-)
- Retail (400,000 sqft +/-)





# Clift Farm

Madison, AL



Project Data			
Building 100	4600 sqft		
Chopie	110	2400 sqft	
Space	140	2200 sqft	
Building 200	6300 sqft		
Space	210	2400 sqft	
T Mobile	230	1500 sqft	
Space	250	2300 sqft	
Building 300	10800 sqft		
Building 400	7200 sqft		
Building 500	7200 sqft		
Building 600	7200 sqft		
Building 700	7200 sqft		
Building 800	7200 sqft		
Building 900	7200 sqft		
Building 1000	10800 sqft		
Building 1100	7200 sqft		
Building 1200	8400 sqft		
Building 1300	6300 sqft		
Building 1400	4200 sqft		
Total Parking Count: 808 spaces			





SUITE	TENANT	SF
1	Publix	48,387
2	The Joint Chiropractic	1,300
3	Papa Murphy's	1,170
4	Marvelous Eyes	1,300
5	Super Cuts	1,002
6	Lush Nail Bar	2,000
7	Hollywood Feed	3,200
8	Hotworx	1,927
9	Taco Mama	2,250
Total SF		62,536
Occupancy		100%

AVAILABLE SPACE

Shop Space & Pad Site Available



## 419 John Henry Way

Madison, AL 35757

	1 mi radius	5 mi radius	10 mi radius	25 mi radius
<b>Population</b>				
2022 Estimated Population	5,293	112,969	241,373	630,680
2027 Projected Population	5,625	117,665	253,147	657,072
2020 Census Population	5,025	109,502	232,683	611,576
2010 Census Population	3,538	84,683	192,224	533,102
Projected Annual Growth 2022 to 2027	1.3%	0.8%	1.0%	0.8%
Historical Annual Growth 2010 to 2022	4.1%	2.8%	2.1%	1.5%
2022 Median Age	37.4	36.8	36.5	39.1
<b>Households</b>				
2022 Estimated Households	2,010	43,919	96,773	254,531
2027 Projected Households	2,182	46,691	103,691	269,386
2020 Census Households	1,896	42,300	92,753	245,366
2010 Census Households	1,300	32,252	75,498	211,952
Projected Annual Growth 2022 to 2027	1.7%	1.3%	1.4%	1.2%
Historical Annual Growth 2010 to 2022	4.6%	3.0%	2.3%	1.7%
<b>Race and Ethnicity</b>				
2022 Estimated White	67.1%	66.1%	56.9%	68.4%
2022 Estimated Black or African American	19.3%	22.0%	30.4%	20.5%
2022 Estimated Asian or Pacific Islander	7.2%	5.3%	5.0%	3.2%
2022 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%	0.5%
2022 Estimated Other Races	6.2%	6.3%	7.3%	7.3%
2022 Estimated Hispanic	4.5%	4.8%	6.4%	6.3%
<b>Income</b>				
2022 Estimated Average Household Income	\$106,989	\$101,971	\$82,261	\$81,887
2022 Estimated Median Household Income	\$99,513	\$96,102	\$77,253	\$73,620
2022 Estimated Per Capita Income	\$40,785	\$39,879	\$33,211	\$33,242
<b>Education (Age 25+)</b>				
2022 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.6%	2.8%	3.4%
2022 Estimated Some High School (Grade Level 9 to 11)	2.3%	3.8%	5.7%	6.3%
2022 Estimated High School Graduate	13.0%	15.7%	19.3%	23.7%
2022 Estimated Some College	16.5%	17.6%	19.8%	19.9%
2022 Estimated Associates Degree Only	9.7%	7.7%	8.2%	8.2%
2022 Estimated Bachelors Degree Only	29.5%	31.3%	26.6%	23.8%
2022 Estimated Graduate Degree	27.7%	22.2%	17.6%	14.7%
<b>Business</b>				
2022 Estimated Total Businesses	278	3,011	8,740	21,489
2022 Estimated Total Employees	4,245	34,210	128,258	280,879
2022 Estimated Employee Population per Business	15.3	11.4	14.7	13.1
2022 Estimated Residential Population per Business	19.1	37.5	27.6	29.3



## An Area of Growth

Clift Farm is located along US Highway 72 between Wall Triana Highway and Balch Road in the Heart of Madison.

Madison has become the fastest growing city in the state. In 30 years, its population has increased from 4,000 to more than 42,000 and it is still growing. Madison has a beautiful network of greenways and nature trails, as well as several recreation areas.

The growth of Madison has drawn the attention of more than 1,000 businesses now operating within its city limits. The expanding city is a destination for important work, relaxing lifestyle options and unlimited leisure. Close proximity to Research Park, Redstone Arsenal and Huntsville International Airport, Madison attracts big business.

- Toyota Motor Corp and Mazda Motor Corp selected Huntsville MSA for a new joint assembly plant, investing \$1.6 billion and creating 4,000 direct new jobs and an additional 5,520 jobs with suppliers. Production begins in 2021 and will add \$8.6 billion in new payroll.
- BOCAR Group brings 300+ new jobs with a \$115 million investment.
- Aerojet Rocketdyne's Rocket Shop brings 800 new jobs.
- Blue Origin's \$200 million rocket engine factory brings 400 high-paying jobs to 46 acres in Cummings Research Park.



Image: Toyota-Mazda



Image: Aerojet Rocketdyne



Image: Governor's Office, Hal Yeager