

HIGHWAY 53 DEVELOPMENT OUTPARCELS

EIGHT PAD SITES FOR SALE · HUNTSVILLE, AL MSA



ADDRESS

Hwy 53 · Madison County, AL

PARCEL SIZE

8 Pads · ±8.75 AC

COORDINATES

34.83112, -86.69991

TRAFFIC COUNT

31,190 VPD (ALDOT)



Eight pads. Sold individually —

Hwy 53 frontage in north Madison County's fastest-growing residential corridor, with a 1,942-lot platted pipeline behind it.

MEDIAN HHI · 3-MI

\$134,791

154 index vs. national avg

DAY-1 CAPTIVE HHs

400–475

Existing rooftops + 94 DR Horton

RESIDENTIAL PIPELINE

1,942 lots

14 active subdivisions

POPULATION · 7-MI

131,090

\$118K median HHI · 5-mi

SALE · PER PAD

\$800K – \$1.6M

GROUND LEASE · PER PAD

\$80K – \$160K / yr

BUILD-TO-SUIT · NNN

\$26 – \$38 / SF

PAD INVENTORY

PAD #	SIZE	RECOMMENDED USE	NOTES
1	±1.34 ac	Corner Pad · Premier QSR	North corner · highest visibility · signalized opportunity
2	±1.00 ac	QSR Drive-Thru	Frontage pad · ideal for premier drive-thru QSR
3	±1.00 ac	Coffee / Bakery	Drive-thru coffee pad · captures morning daypart
4	±1.00 ac	Casual Dining	Larger building footprint · sit-down restaurant
5	±1.00 ac	Secondary QSR	Burger / chicken / specialty QSR
6	±1.00 ac	Auto Service	Quick lube / oil change / express auto
7	±1.00 ac	Service / Healthcare	Urgent care · vet · orthodontics · finserv
8	±1.40 ac	Corner Pad · Fuel / C-Store	South corner · combine with gas station pad for c-store

CONTACT

Keith Hill

Associate Broker
keith@billpoolerealty.com
256.808.7170



Bill Poole Realty

Commercial Real Estate · Est. 1973
2430 L&N Dr Ste A · Huntsville, AL 35801



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