

FOR LEASE



# CLIFT FARM

Madison, AL

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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	3 MILE	5 MILE
Population	4,219	42,684	93,623
Households	1,406	15,678	36,718
Average HH Income	\$136,177	\$119,064	\$107,395
Daytime Population	3,193	10,595	40,343

Year: 2017 | Source: Esri

## Traffic Counts

US Highway 72, W of Site	34,360 VPD
US Highway 72, E of Site	45,830 VPD
Wall Triana Highway, N of Site	16,870 VPD
Wall Triana Highway, S of Site	12,000 VPD

Year: 2016 | Source: ALDOT



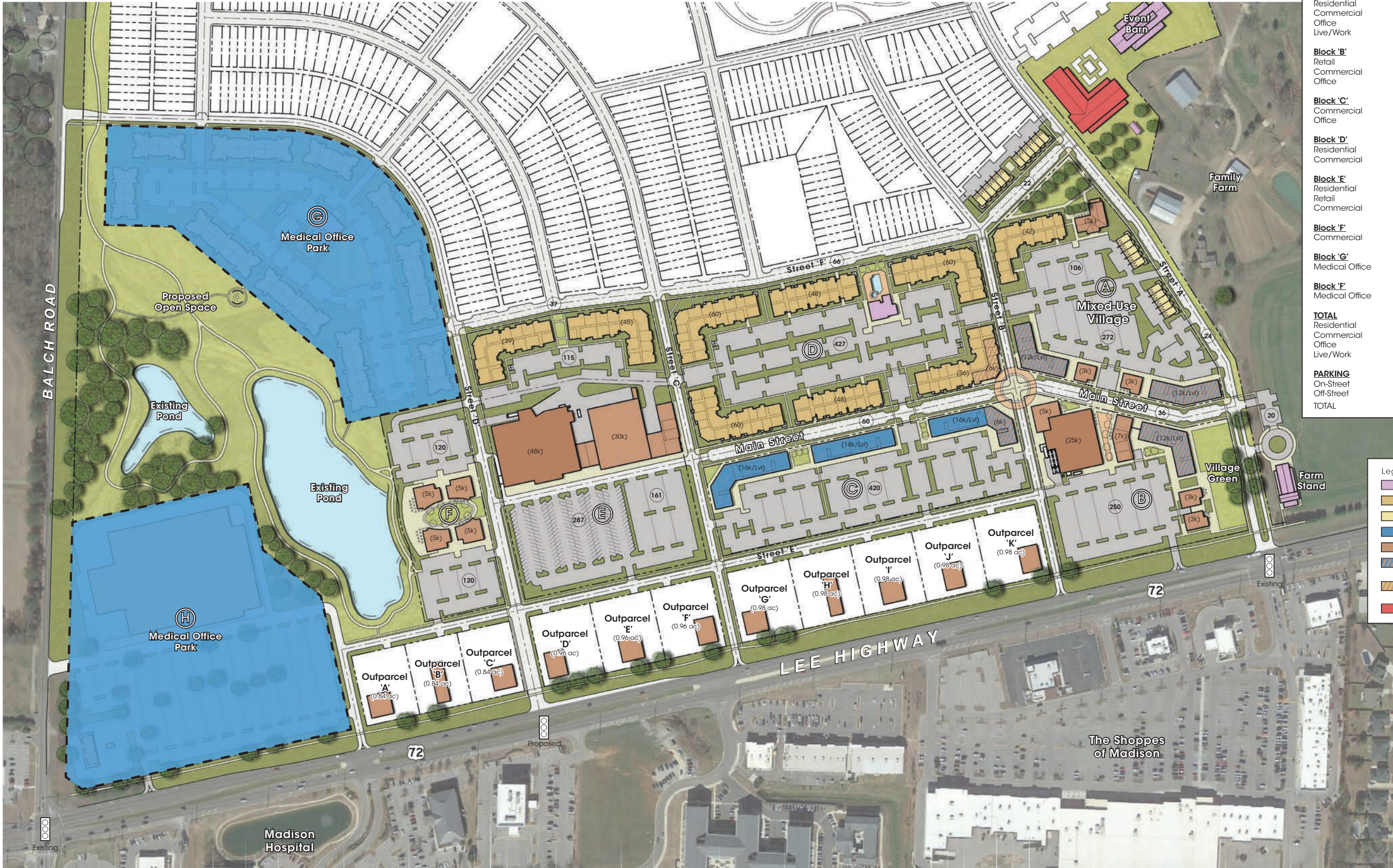
- Amenity
- Office (350,000 sqft +/-)
- Retail (400,000 sqft +/-)



DEVELOPMENT SUMMARY

<b>Block 'A'</b>	
Residential	42 Units
Commercial	35,000 SF
Office	36,000 SF
Live/Work	10 Units
<b>Block 'B'</b>	
Retail	25,000 SF
Commercial	30,000 SF
Office	12,000 SF
<b>Block 'C'</b>	
Commercial	6,000 SF
Office	86,000 SF
<b>Block 'D'</b>	
Residential	312 Units
Commercial	6,000 SF
<b>Block 'E'</b>	
Residential	84 Units
Retail	48,000 SF
Commercial	45,000 SF
<b>Block 'F'</b>	
Commercial	20,000 SF
<b>Block 'G'</b>	
Medical Office	
<b>Block 'H'</b>	
Medical Office	
<b>TOTAL</b>	
Residential	738 Units
Commercial	345,000 SF
Office	134,000 SF
Live/Work	10 Units
<b>PARKING</b>	
On-Street	245 Spaces
Off-Street	3,527 Spaces
<b>TOTAL</b>	3,772 Spaces

Legend
Civic
Residential
Live/Work
Office
Commercial
Office over Commercial
Residential over Commercial
Hotel





PUBLIX FRONT ELEVATION





RETAIL FRONT ELEVATION





RETAIL FRONT ELEVATION



# Executive Summary

Clift Farm | Madison, AL



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,236	24,106	53,161
2010 Population	4,122	38,142	82,421
2017 Population	4,219	42,684	93,623
2022 Population	4,554	45,497	100,721
2000-2010 Annual Rate	2.45%	4.70%	4.48%
2010-2017 Annual Rate	0.32%	1.56%	1.77%
2017-2022 Annual Rate	1.54%	1.28%	1.47%
2017 Male Population	49.2%	49.1%	49.1%
2017 Female Population	50.8%	50.9%	50.9%
2017 Median Age	40.9	38.3	37.0

In the identified area, the current year population is 93,623. In 2010, the Census count in the area was 82,421. The rate of change since 2010 was 1.77% annually. The five-year projection for the population in the area is 100,721 representing a change of 1.47% annually from 2017 to 2022. Currently, the population is 49.1% male and 50.9% female.

## Median Age

The median age in this area is 40.9, compared to U.S. median age of 38.2.

## Race and Ethnicity

2017 White Alone	74.4%	72.9%	69.4%
2017 Black Alone	14.2%	16.3%	20.3%
2017 American Indian/Alaska Native Alone	0.5%	0.6%	0.6%
2017 Asian Alone	7.3%	5.8%	5.1%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	0.8%	1.4%	1.4%
2017 Two or More Races	2.7%	2.9%	3.0%
2017 Hispanic Origin (Any Race)	4.2%	4.3%	4.2%

Persons of Hispanic origin represent 4.2% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 51.6 in the identified area, compared to 64.0 for the U.S. as a whole.

## Households

2000 Households	997	8,544	20,288
2010 Households	1,354	13,872	32,104
2017 Total Households	1,406	15,678	36,718
2022 Total Households	1,525	16,772	39,657
2000-2010 Annual Rate	3.11%	4.97%	4.70%
2010-2017 Annual Rate	0.52%	1.70%	1.87%
2017-2022 Annual Rate	1.64%	1.36%	1.55%
2017 Average Household Size	2.99	2.71	2.53

The household count in this area has changed from 32,104 in 2010 to 36,718 in the current year, a change of 1.87% annually. The five-year projection of households is 39,657, a change of 1.55% annually from the current year total. Average household size is currently 2.53, compared to 2.55 in the year 2010. The number of families in the current year is 25,372 in the specified area.

# Executive Summary

Clift Farm | Madison, AL



	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$112,779	\$100,778	\$85,569
2022 Median Household Income	\$114,012	\$104,826	\$93,641
2017-2022 Annual Rate	0.22%	0.79%	1.82%
<b>Average Household Income</b>			
2017 Average Household Income	\$136,177	\$119,064	\$107,395
2022 Average Household Income	\$146,854	\$131,733	\$119,834
2017-2022 Annual Rate	1.52%	2.04%	2.22%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$47,263	\$43,892	\$42,211
2022 Per Capita Income	\$51,260	\$48,728	\$47,254
2017-2022 Annual Rate	1.64%	2.11%	2.28%

## Households by Income

Current median household income is \$85,569 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$93,641 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$107,395 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$119,834 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$42,211 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$47,254 in five years, compared to \$34,828 for all U.S. households

## Housing

2000 Total Housing Units	1,027	9,043	21,899
2000 Owner Occupied Housing Units	950	7,215	15,173
2000 Renter Occupied Housing Units	48	1,329	5,115
2000 Vacant Housing Units	29	499	1,611
2010 Total Housing Units	1,401	14,681	34,299
2010 Owner Occupied Housing Units	1,225	11,507	23,120
2010 Renter Occupied Housing Units	129	2,365	8,984
2010 Vacant Housing Units	47	809	2,195
2017 Total Housing Units	1,479	16,694	39,509
2017 Owner Occupied Housing Units	1,244	12,505	25,351
2017 Renter Occupied Housing Units	162	3,173	11,367
2017 Vacant Housing Units	73	1,016	2,791
2022 Total Housing Units	1,610	17,934	42,854
2022 Owner Occupied Housing Units	1,347	13,358	27,291
2022 Renter Occupied Housing Units	178	3,414	12,366
2022 Vacant Housing Units	85	1,162	3,197

Currently, 64.2% of the 39,509 housing units in the area are owner occupied; 28.8%, renter occupied; and 7.1% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 34,299 housing units in the area - 67.4% owner occupied, 26.2% renter occupied, and 6.4% vacant. The annual rate of change in housing units since 2010 is 6.49%. Median home value in the area is \$223,783, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.78% annually to \$256,660.

## 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