



COMMERCIAL REAL ESTATE

RESEARCH PARK BOULEVARD LAND PROPERTY BRIEF



- DESCRIPTION:** LAND WITH HIGH VISIBILITY AND GREAT TRAFFIC COUNT. FRONTAGE ON RESEARCH PARK BLVD.
- LOCATION:** NORTH ON RESEARCH PARK BLVD. ON YOUR RIGHT JUST BEFORE THE MADISON SQUARE MOVIE THEATRE.
- LAND SIZE:** 2.66 ACRES (+/-) \$399,000
0.74 ACRE (+/-) \$111,000
- ZONING:** RP – RESEARCH PARK DISTRICT – OPPORTUNITY ZONE
- SURVEY:** SEE REVERSE SIDE
- TRAFFIC COUNT:** 61,000 (+/-) VEHICLES PER DAY
- CONTACT:** RUSS RUSSELL, CCIM, SIOR, ALC, CEA ♦ 256-536-7777

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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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RESEARCH PARK BOULEVARD LAND

ALABAMA HIGHWAY 255
RESEARCH PARK BOULEVARD

P.O.B.

THIS POINT IS LOCATED S 89°12'52" E 326.20'
FROM THE CENTER OF SECTION 31, TOWNSHIP 3
SOUTH, RANGE 1 WEST, MADISON COUNTY,
ALABAMA

MIDCITY SUBDIVISION PHASE I
DOC. NO. 2017-69290
LOT 2

S 89°12'52" E 389.90'

S 89°15'13" E 391.48' PLAT
S 89°12'32" E 391.53'

5/8" REBAR

3.01 ACRES±

N 01°43'05" E 333.42'

S 00°47'15" W 333.59'

UNIT 2
RP CONDOMINIUM PLAT
DOC. NO. 2010-122260

5/8" REBAR

P.O.B.

N 89°09'26" W 203.82'

N 89°12'46" W 191.49'

1/2" CAPPED
REBAR

0.74 ACRES±

S 59°59'1" W 155.57±±0 N

S 01°00'41" W 164.77'

N 89°11'09" W 187.15'

UNIT 2
RP CONDOMINIUM PLAT
DOC. NO. 2010-122260

S 11°07'28" E 56.36'
S 11°10'22" E 56.34' PLAT

