

# Offering Memorandum

25.29+/- Acres - County Line Road

Madison, Alabama (Huntsville MSA)



PREPARED BY

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25.29+/- Acres – County Line Road

## Confidential Memorandum

November, 2025

**THIS IS A CONFIDENTIAL MEMORANDUM** intended solely for your own limited use in considering whether to pursue negotiations to purchase 25.20+/- Acres on County Line Road described herein (“The Property”) located in Madison, Alabama.

This confidential memorandum contains select information pertaining to the business and affairs of the Owner, and has been prepared by Chase Commercial Realty, Inc. Although this confidential memorandum has been reviewed by the proposed Owner, it does not purport to be all-inclusive or contain all of the information which a lender may desire. Chase Commercial Realty nor any of its officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents and no legal liability is assumed or to be implied with respect thereto.

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If you do not wish to pursue this transaction, kindly return this confidential memorandum to Chase Commercial Realty, Incorporated.

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**Addenda**

- Property Flyer
- Leases (Under Separate Cover)
- Additional property pictures (upon request)
- NAI Chase Commercial Leasing and Management Brochure

# 25.29+/- Acres - County Line Road

## Executive Summary



# Executive Summary

**NAI Chase Commercial**  
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# 25.29+/- Acres – County Line Road

## Executive Summary

### Specifications

<b>Land Size:</b>	25.29+/- Acres
<b>Pacel No.:</b>	16-04-18-0-000-013.00
<b>Use Type:</b>	Commercial, Industrial, Retail, Residential
<b>Access:</b>	County Line Road
<b>Zoning:</b>	B3
<b>Traffic Counts (VPD):</b>	26,500
<b>Lot Frontage:</b>	853.00 Ft
<b>Lot Depth:</b>	1,290.00 Ft
<b>Price:</b>	Call for Pricing

### Property Description

OWNER WILL CONSIDER ALL REASONABLE OFFERS

The subject property contains approximately 25.29 AC of vacant land (according to the Tax Assessor's records). A portion of the property contains approximately 9.5+ AC of wetlands - may be available for wetland credits and/or wetland incentives. (Consult your accountant and attorney for details on taking advantage of these wetland topics.) Land has recently been rezoned to B3.

### Area Description

The County Line Road area is a key development area and serves as a border between the established development of Madison and Madison County and the enormous growth potential in the west. County Line is a major north-south corridor connecting I-565 to US Hwy 72. Nearby points of interest include the \$1.6B Toyota Mazda plant, the new Polaris development, GE Aviation and more.

# 25.29+/- Acres – County Line Road

## Executive Summary

### Investment Highlights

Traffic Light Intersection

Prime Growth Area

Convenient to Major  
Transportation Corridors



Good Visibility

Minutes from Major Employers,  
including the new \$1.6B Toyota Mazda Plant



Great Development Site  
for Commercial, Retail



25.29<sup>+/-</sup> Acres – County Line Road

## Market Overview

# Market Overview

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# 25.29<sup>+/-</sup> Acres – County Line Road

## Market Overview

### Vicinity Map



### Demographics

Households & Income	1 Mile	3 Miles	5 Miles
Housing Units	561	7,101	24,334
Median Income	83,375	69,886	83,375
Household Income < 100k	314	4,811	14,171
Median Income	154	1,823	7,327
Household Income < 100k	9	289	1,627

Population	1 Mile	3 Miles	5 Miles
1 Mile	1,135	16,702	59,094
3 Mile	600	8,534	29,934
5 Mile	535	8,168	29,160



# 25.29<sup>+/-</sup> Acres – County Line Road

## Market Overview

### Site Map



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# 25.29<sup>+/-</sup> Acres – County Line Road

## Conceptual Site Plan – 1



# 25.29<sup>+/-</sup> Acres – County Line Road

## Conceptual Site Plan – 2



25.29<sup>+/-</sup> Acres – County Line Road

Conceptual Site Plan – 3



# 25.29+/- Acres - County Line Road

## Area Amenities



# 25.29+/- Acres – County Line Road

## Area Employers



**COUNTY LINE ROAD**  
25.29+/- ACRES

DECATUR



565 VPD: ~72,830

Wall Triana Hwy

County Line Rd

VPD: ~26,500

Madison Blvd



MADISON

HUNTSVILLE

Zeirdt Road

Martin Road

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For more information and to see other available properties, check out this listing at [chasecommercial.com](http://chasecommercial.com) or scan the QR code.



# 25.29+/- Acres – County Line Road

## About the Huntsville Area

Military, telecommunications, biotechnology, space, diversified manufacturing and many emerging specialties provide challenging work in delightful surroundings. The area enjoys a favorable cost of living and quality of life. Mountains, lakes, woodlands and the Tennessee River accommodate numerous recreational activities. A temperate climate enhances the season for outdoor sports, including world-class golf, hiking, biking, and fishing. Major concerts, Broadway and symphony performances, extensive permanent art collections and traveling exhibitions contribute to a wonderful way of life.



### Economic Impacts



“#3 Best Place to Live in the U.S.”



“Future of Tech is in These Three Cities, Including Huntsville”



“Best Place to Live for America’s New Tech Hubs”



“#1 Best City for STEM Workers in America”



“Job market is #11 in the nation”

### Economic Impacts



CUMMINGS RESEARCH PARK HUNTSVILLE, ALABAMA

As the second largest research and technology park in the U.S. and the fourth largest in the world, the 3,843-acre CRP campus just north of Redstone Arsenal is home to nearly 300 companies, 27,000+ employees, and 12,500+ students. Anchored by Fortune 1000 giants Boeing (2,900 employed), SAIC (2,746), Northrop Grumman (1,100), and Lockheed Martin (764) the park is populated with a vibrant mix of local and international high-tech companies. U.S. space and defense agencies, a thriving business incubator, and competitive higher-education institutions.



With over \$50 billion in annual contracts, Redstone Arsenal is a major federal research, development, test, and engineering center located on a 38,125-acre, secure U.S. Army complex in southwest Huntsville. No longer just a U.S. Army base, but a diverse Federal Campus, Redstone is home to over 70 different federal organizations and contractor operations. Redstone Arsenal has a total economic impact of \$30 billion annual, accounting for a large portion of Alabama’s Gross Domestic Product.

### Growth Potential

**50,000+**

Projected Population Growth 2021 - 2025

**30,000+**

Projected Employment Growth 2021 - 2025

## Project Team

### Bhagyeshha Darji



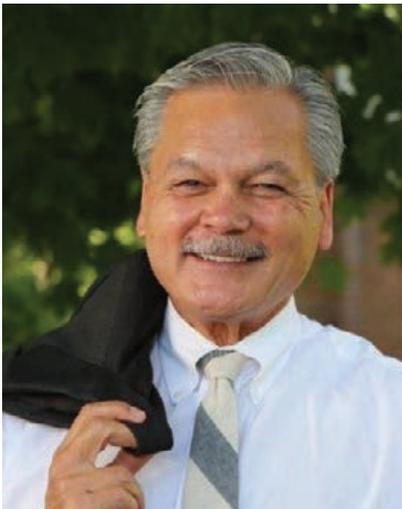
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#### Biography

Bhagyeshha Darji is a dynamic professional at NAI Chase Commercial, where she has made significant strides since joining in 2017. Initially an integral part of the accounting and finance department, Bhagyeshha has since leveraged her sharp financial acumen by transitioning into the brokerage sector. As of 2022, she's a licensed expert, focusing on investment sales, leasing, and general brokerage services. An alumna of the University of Alabama in Birmingham, she holds a Bachelor of Science in Accounting and excels in navigating complex tax situations and financial strategies, making her an outstanding asset in commercial and investment real estate sales. Bhagyeshha currently serves on the board of NALCOM (North Alabama Commercial Real Estate Association).

## Project Team

### Douglas McCullough



Douglas McCullough  
**Director of Brokerage**  
Freedom Real Estate & Capital, LLC  
[dmc@ccim.net](mailto:dmc@ccim.net)  
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#### Specialties

Investment Analysis and sales, Office/Corporate Service Tenant Representation, Agent Recruiting

#### Education

University of Alabama – Tuscaloosa; Business Management & Marketing  
Athens State University – Athens, BB – Management of Technology

#### Background & Experience

Doug attended the University of Alabama 1969 through 1972 studying Business Management and Marketing. He graduated from Athens State University in May 2001 with a Bachelor's degree in Management of Technology.

Throughout his career, he's been responsible for tenant and landlord representation, office, industrial and retail leasing, brokerage and investment sales and property management.

#### Professional Affiliations

CCIM Applicant  
NAI Leadership Board (since 2013)  
NALCOM – North Alabama Commercial – 2016 President

#### Partial Client List

Agilent Technologies	JACO Electronics
All American Semiconductor	KAYA & Assoc.
American Express	KMC Telecom
Centillum Communications	Lanier Worldwide
Charles Schwab Investments	Mantech
Classrooms Direct	Northrop Grumman
Cornerstone Solutions	RedHat
Correctional Medical Services	Rockwell Collins
Edward Jones Investments	SONA International
Foster Wheeler Corporation	Source Medical
Hewlett-Packard	Strayer University
Household Beneficial Finance	Tecelote Research
IBM	USRA
JACO Electronics	Wells Fargo Home Mortgage

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## Leasing & Management

### Corporate Overview

## NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

*We are North and Central Alabama's representative for NAI - one of the world's largest commercial real estate organization*



- \$40 Billion Transaction Volume
- 8,000 Real Estate Professionals
- 375 Offices
- 47 U.S. States and D.C.
- 55 Countries with Coverage Throughout:
  - Asia Pacific
  - Canada
  - Europe
  - Latin America and the Caribbean
  - United States

**NAI Chase Commercial** is recognized as one of the top full service commercial real estate companies in Alabama, with offices in both Birmingham and Huntsville, Alabama. The firm has been operating in Alabama and the Tennessee Valley since it's founding in 1985. Services include Office, Industrial and Retail Leasing and Sales, Commercial Development, Property Management, Investment Brokerage and Construction/Renovation. NAI Chase Commercial also has a notable history in representing national tenants and managing institutional properties locally as well as throughout the region.

**NAI Chase Commercial** recognizes that the Southern tradition of courtesy and service is one of the most attractive and valuable assets of the South. Our goal is to combine that tradition with a full-service real estate company that can meet a broad scope of real estate requirements for our clients and customers.

**NAI Chase Commercial's** territory covers North Alabama (Huntsville-Decatur MSA, and Athens, Alabama) and Central Alabama (Birmingham, MSA and including Cullman and Tuscaloosa, Alabama).



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