



**Capstone
Commercial**

1429 Capshaw Road

MADISON, ALABAMA 35757 | ±41.59 ACRES

PHILLIP DRUMMOND

COMMERCIAL DIRECTOR

256.656.2343

phillip049@knology.net



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PROPERTY DESCRIPTION

This ±41.59 acre tract offers one of the strongest remaining development opportunities in the fast-growing Madison / Huntsville corridor. Located just west of the Clift Farm master-planned development, the property sits directly in a high-demand growth path surrounded by new commercial, residential, and mixed-use activity. The land is currently situated in unincorporated Madison County, providing flexibility for a buyer to pursue annexation into the City of Huntsville if desired. This optionality allows a developer to align zoning and entitlements with the highest and best use.

Given surrounding development patterns, traffic growth, and demographic trends—including higher density residential and commercial momentum, proximity to major retail anchors, medical facilities such as Madison Hospital, and new Class A housing—the site is well positioned for mixed-use commercial, multifamily, single-family residential, or estate-lot residential concepts.

With frontage along Capshaw Road and excellent access to Highway 72, the property offers visibility, connectivity, and long-term appreciation potential. This is a rare opportunity to acquire a large, contiguous tract in one of North Alabama's most desirable and rapidly developing submarkets.

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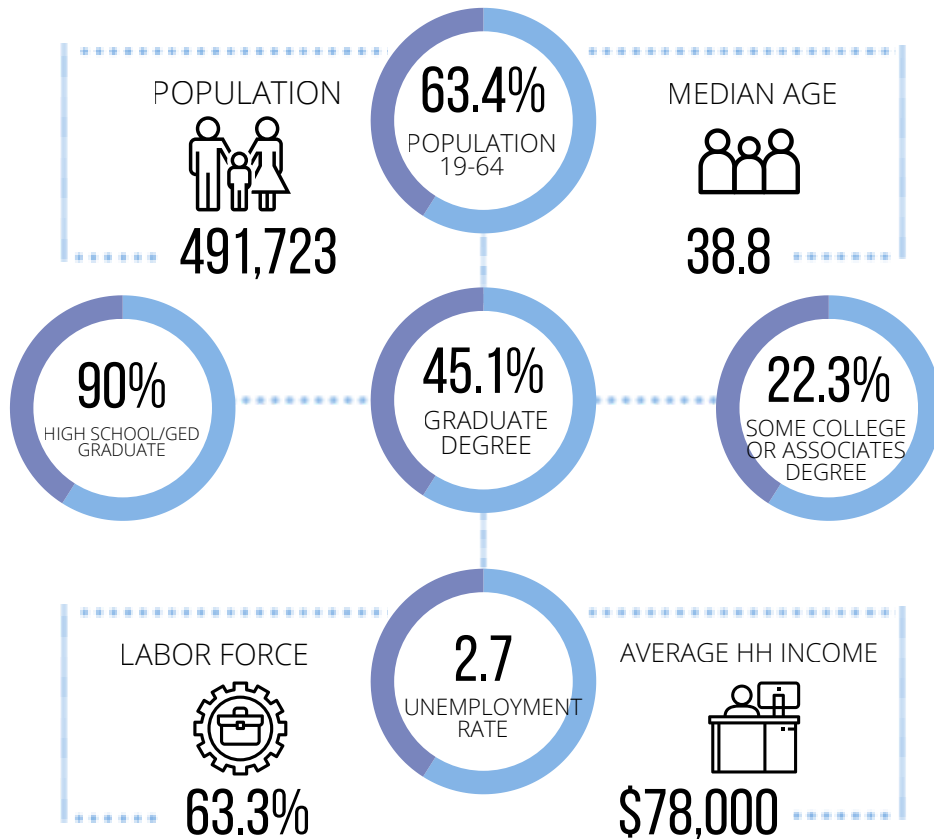
Location Highlights

- ± 41.59 Acres positioned for mixed-use, multi-family, or residential development
- Located just west of Clift Farm, a major master-planned community
- Madison County location with option for Huntsville annexation
- Strong surrounding demographics and rapid population growth
- Minutes from Madison Hospital, retail anchors, and Class A housing
- Frontage on Capshaw Road with excellent access to Highway 72
- Ideal for commercial frontage with residential depth
- Rare large tract in a premier growth corridor



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HUNTSVILLE AREA DEMOGRAPHICS

Huntsville has emerged as one of the fastest-growing and most economically resilient cities in the Southeast. As Alabama's largest city, Huntsville continues to attract residents, employers, and capital investment through its diverse economy, highly educated workforce, and nationally recognized quality of life. The city's estimated population has grown to more than 249,000, with the Huntsville metropolitan area exceeding 550,000 residents.

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Clift Farm: Nearby Development

Located just minutes from Clift Farm, 1429 Capshaw Road is strategically positioned to benefit from one of Madison County's most significant mixed-use developments. As Clift Farm continues to expand with new residential neighborhoods, retail, restaurants, healthcare, and office space, demand for nearby commercial and residential land continues to grow, making the property well-positioned for future investment and development.

Why This Location Matters

Growing Consumer Base

Thousands of existing and planned homes within and around Clift Farm continue to increase the area's population, creating sustained demand for retail, service businesses, healthcare, and future development opportunities near the subject property.

Established Commercial Activity

The success of Clift Farm has attracted national retailers, restaurants, and employers, transforming the Highway 72 corridor into one of Madison County's strongest commercial markets. 1429 Capshaw Road benefits from its proximity to this established activity while offering additional development potential.

Regional Accessibility

Located just north of Highway 72, the property provides convenient access to Clift Farm, downtown Madison, Research Park, Redstone Arsenal, Athens, and Huntsville International Airport, placing it within a highly connected and rapidly expanding area.

Positioned in the Path of Growth

As development continues to move west and north from the Highway 72 corridor, properties like 1429 Capshaw Road become increasingly attractive for residential, commercial, mixed-use, or investment opportunities.

The property's location near Clift Farm places it within one of North Alabama's fastest-growing development corridors, where continued residential expansion, commercial investment, and infrastructure improvements support long-term land value and future development potential.

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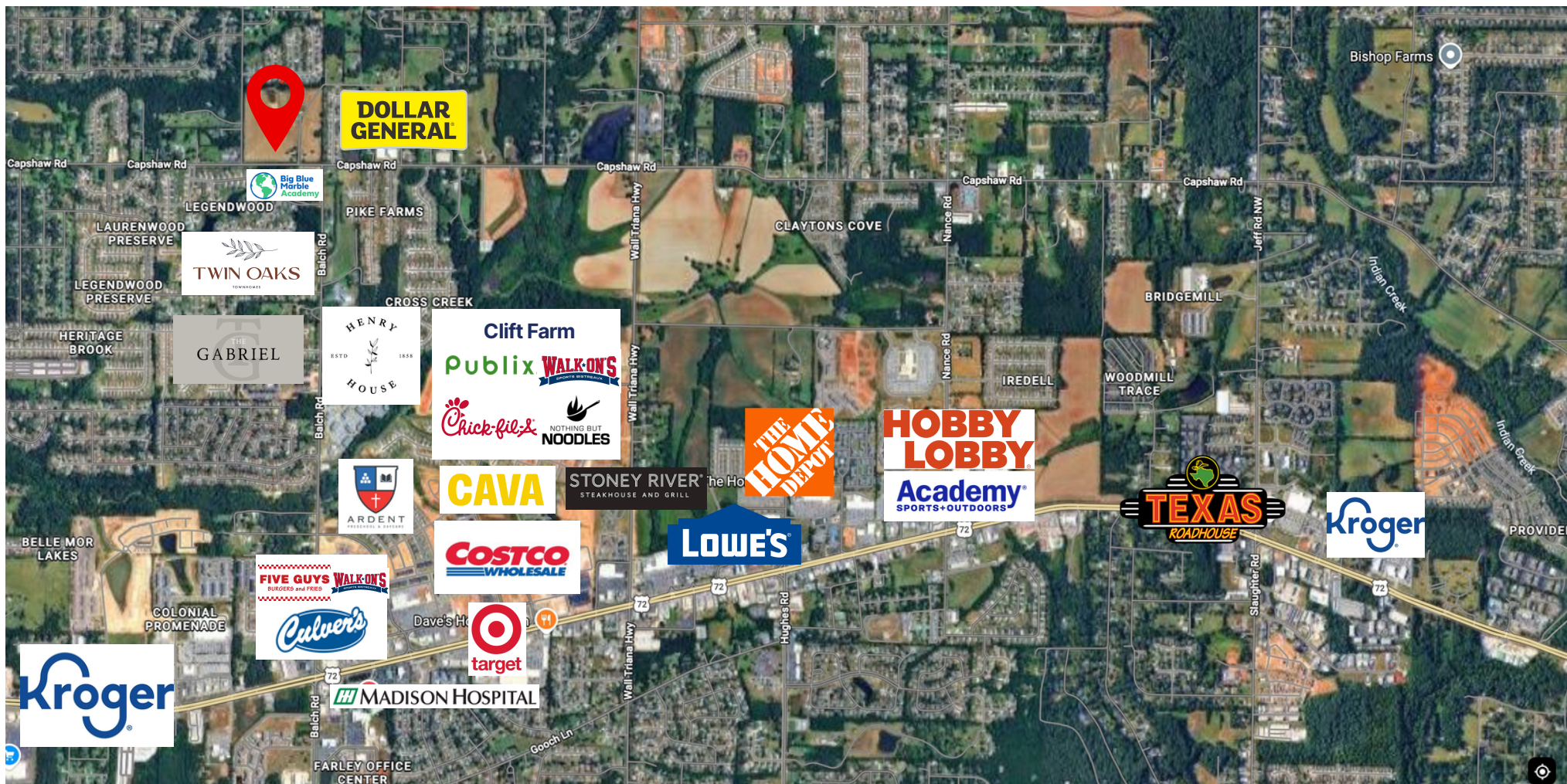
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