

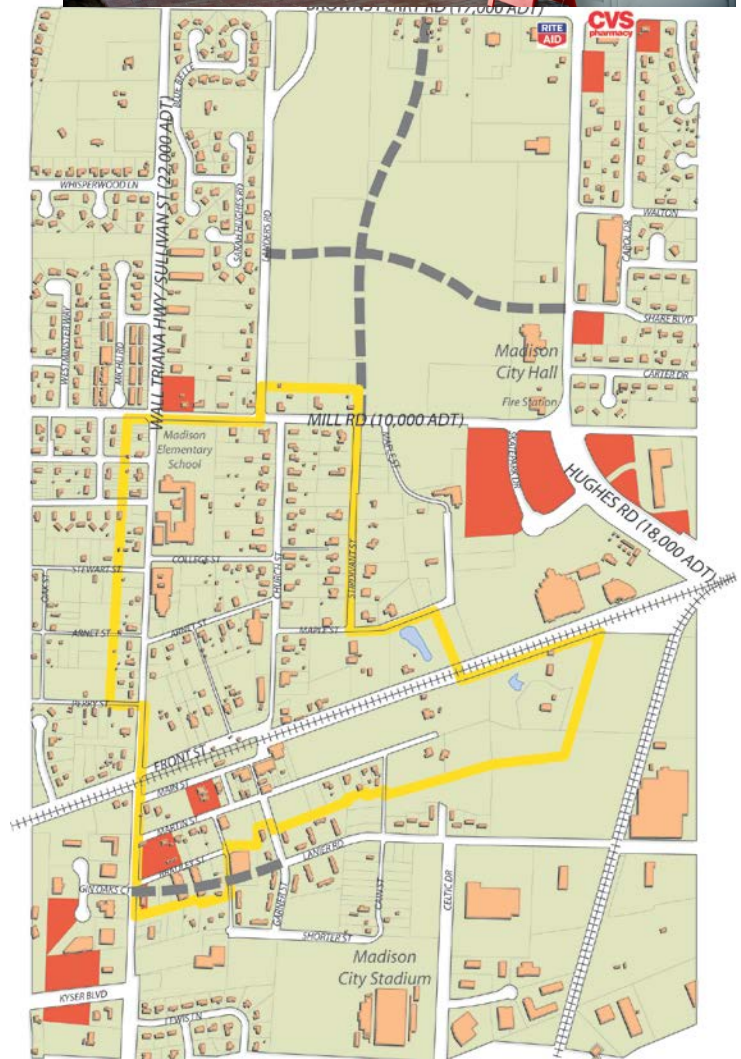
HISTORIC MADISON STATION & BEYOND

Madison is a suburban city serving over 50,000 consumers and growing. Madison Station, the original name of this rail stop, now includes an historic district surrounding Main Street at Wall Triana Highway, as well as adjacent growing business areas north and east along Hughes and Browns Ferry Roads, as well as south toward the Madison City Stadium and beyond to Madison Boulevard.

Historic homes – grand to quaint – line the nearby streets and new single family homes can be found at Madison Cottages. Neighborhoods provide traditional living in a charming setting, walkable to events and businesses in Madison Station. This traditional “Main Street” attracts lunch and dinner-goers to Main Street Café and Old Black Bear Brewery. Artful shops and convenient services can be found within this historic district and beyond.

Beyond historic downtown, several nearby shops are conveniently located on Hughes Road, providing a full range of shopping, dining and recreational options. Also nearby is the new state-of-the-art Hogan Family YMCA, as well as City Hall, Police Station, and Fire Station No. 1.

With more room for investment, growth and (re)development, it is an exciting time to be a part of Madison Station. Within Madison the 2016 estimated average household income is \$85,191, with 48.5% of those households with income greater than \$75,000.



Demographics & Income	1-mile radius	3-miles radius	5-mile radius
Population	11,406	34,922	49,398
Male Population	5,801	17,192	24,423
Female Population	5,605	17,730	24,975
Median Age	45	44	44
Housing Units	5,348	11,370	20,818
Average HH Income	\$41,379	\$68,673	\$69,421

Source: Xceligent

Madison offers small town advantages within a growing metropolitan region – come and plant your roots!

- Opportunity Properties
- - - Potential Streets | Connectivity
- Historic District Boundary

MADISON STATION EVENTS & ATTRACTIONS

Travel Time From Downtown Madison Station	
Distance to area transportation/attractions	
Location	Distance Miles/Minutes
International Airport	4.5 mi / 8 min
I-565	1.3 mi / 2.5 min
Route 72	4.3 mi / 8 min
Cummings Research Park	5 mi / 12 min
Redstone Arsenal	4 mi to gate / 8 min
Space & Rocket Center	9 mi / 13 min
Downtown Huntsville	12.5 mi / 14 min

RECREATION & COMMUNITY FACILITIES

Madison Municipal Complex

Along the west side of Hughes Road, just north of Mill Street, is Madison’s Municipal Complex that includes City Hall, the Madison Police Station, Court, and Fire Station #1.

Madison City Schools

Within this key development area of Downtown Madison Station is Madison Elementary School (one of 7 in town) serving grades K-6 located at the southeast corner of Wall Triana Highway and Mill Road. The Madison City School Central Office is located along Celtic Drive, south of historic Madison Station. Immediately north of it is the district’s stadium which hosts high school football, soccer, and Rocket City United – the local National Premier Soccer League team.

Churches & Other Facilities

Several churches have worship places within the Madison Station area. Also facilities located in this core area include the Northern Alabama Gas District Office, Insanity Skate Park and Miniature Golf, and senior housing, among others. Two parks are within this area – Stewart Park at the elementary school and Home Place Park south of Main Street.

DOWNTOWN MADISON STATION BUSINESSES

Company Name	Business Type
Animal Trax	Pet Store
Old Black Bear Brewery	Restaurant
Noble Passage	Interior Design and Retail
16 Main	Artist Studio
J’s on Main Street Salon	Beauty Salon
Jacklyn’s Keepsakes	Gift Shop
Madison Antiques	Gift Shop
Main Street Café	Restaurant
Pure Barre	Fitness Studio

DOWNTOWN MADISON STATION 2017

INVESTMENT OPPORTUNITIES – MADISON STATION

The City, its leaders, property and business owners, and residents share a goal to revitalize the “downtown” or original settlement area of Madison – once a rail stop called *Madison Station*. The City desires and is seeking private parties to invest, develop and bring new business to this area.

The primary goal of the Madison Station redevelopment project is to jump-start reinvestment & revitalization in Madison’s downtown area. Other goals include:

- attract a coffee shop to downtown (with Wi-Fi);
- attract at least one additional restaurant (serving breakfast &/dinner) to compliment the two existing restaurants;
- locate the Madison Chamber of Commerce office along Main Street;
- elevate the appearance of Main Street with appropriate historic preservation blended with modern/progressive new amenities, buildings & technologies;
- retain existing businesses, continue to foster the mixed-use work/live environment & build on the professional office environment trend;
- foster other destination businesses, events, & environments within the downtown core; &
- foster interest by & regulate to encourage unique small businesses that contribute to the 24-hour mixed use district.

Event	Dates/Schedule
Run Through the Roses	June
Concerts in the Park Series	Thurs Evenings in Summer
Madison Street Festival	1 st Saturday of October
Madison Tree Lighting Ceremony	December
Christmas Parade	2 nd Saturday in December

Old Black Bear holds many special events and concerts throughout the year and are listed on their website oldblackbear.com.

FOR MORE INFORMATION ABOUT THE CITY OF MADISON CONTACT:

ECONOMIC DEVELOPMENT COORDINATOR

Mary Beth Broeren

MaryBeth.Broeren@madisonal.gov

256-772-2885

100 Hughes Road | Madison, AL 35758