BLAKE PROPERTY

79 ACRES ON HIGHWAY 53

ABOUT THE PROPERTY

The Blake Property on Hwy 53 includes two tracts of land (31 AC & 48 AC) located in a growing, under-serviced, residential community between Research Park Blvd. and Douglas Road.

Zoned C4 for Highway Business, this property is perfectly situated to capture business from the thousands of employees commuting from Harvest, AL, into Huntsville, AL, each day for work. The land is prime for development.

TRACT LAYOUT

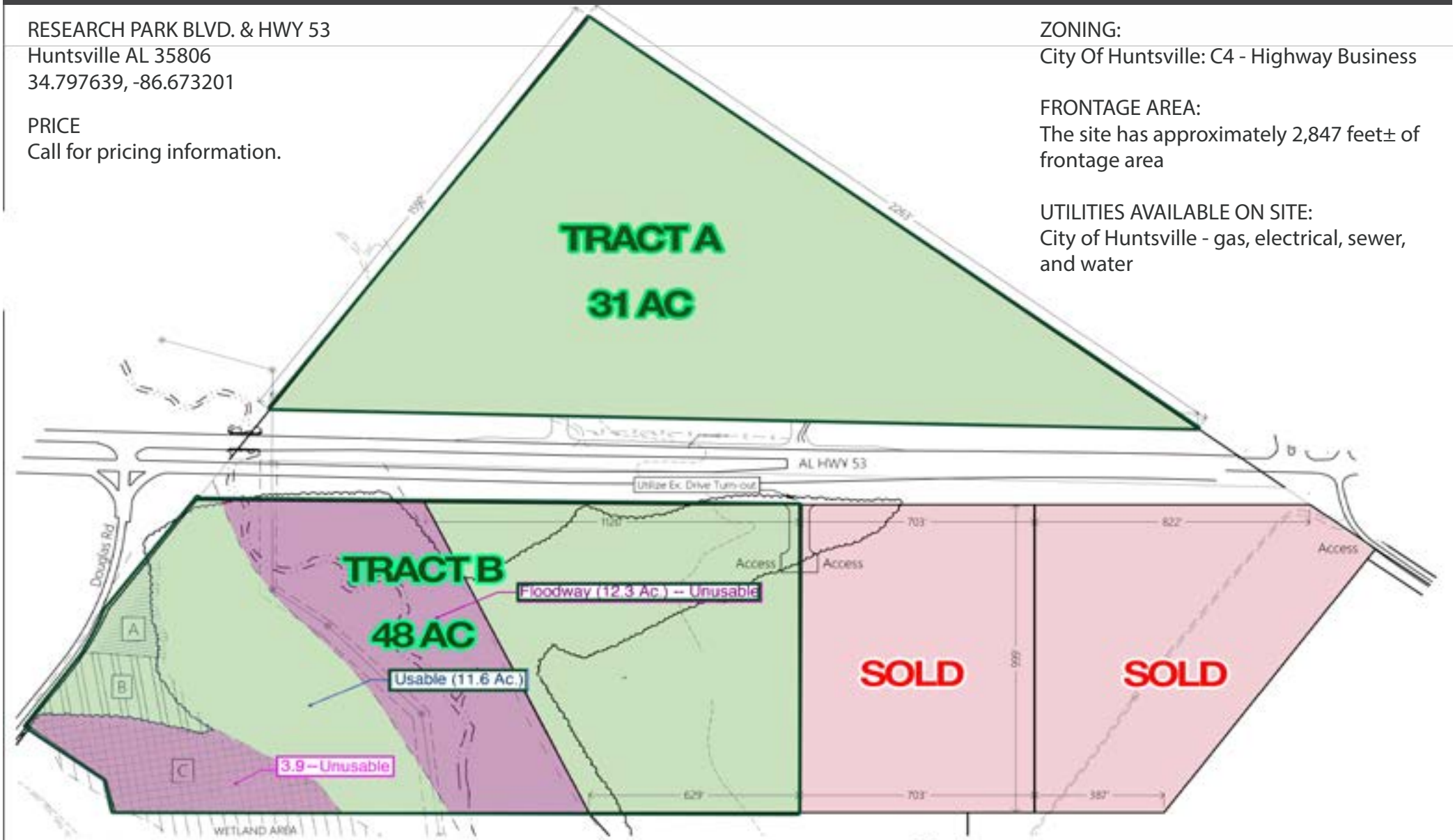
RESEARCH PARK BLVD. & HWY 53
Huntsville AL 35806
34.797639, -86.673201

PRICE
Call for pricing information.

ZONING:
City Of Huntsville: C4 - Highway Business

FRONTAGE AREA:
The site has approximately 2,847 feet± of frontage area

UTILITIES AVAILABLE ON SITE:
City of Huntsville - gas, electrical, sewer, and water



Wetland Notes:

A. Former wetland area, filled and ready for development

B. Former wetland area, cleared with limited filling; Able to fill and develop

C. Wetland area in Conservation Easement; Undevelopable

ABOUT THE AREA

- Perfectly situated on the main thoroughfare utilized by the thousands of employees residing in Harvest, AL and commuting into Huntsville for work each day.
- Located in a growing, under-serviced residential area, prime for retail development.
- Property features high traffic counts on Hwy 53 in addition to excellent visibility from busy Research Park Blvd.
- Existing retail tenants in the area currently includes: ABC Beverages, Las Trojas Mexican Cantina, Hwy 53 Urgent Health Care, Edward Jones, Benders Fitness & Tanning, Top 10 Nails, ALFA Insurance, Exit Realty, Country Cleaners, Shell Gas, Raceway Gas, Hardees, Waffle House and more.

2022 DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	18,313	79,960	283,942
Households	7,429	33,260	114,629
Avg Household Income	$123,144	$94,205	$96,922
Avg Vehicles Per Day	31,088 ± On Hwy 53		

PROJECTED 2027 DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	19,742	83,963	296,725
Households	8,038	35,219	120,487
Avg Household Income	$138,152	$108,990	$112,829

HUNTSVILLE, AL
#1 BEST PLACE TO LIVE 2022-2023

mazda TOYOTA

$1.6 BILLION PLANT
4,000 NEW JOBS

POLARIS

$140 MILLION PLANT

Google Fiber

SPEEDS UP TO
2GB PER SECOND

Meta

OVER $1.5 BILLION
DATA CENTER

LARGEST CITY IN ALABAMA
In 2021, Huntsville overtook Birmingham as the largest city in Alabama with an esitmated popularion of 215,006.

HOME TO MAJOR BUSINESSES
Mazda-Toyota selected Huntsville for its landmark automotive manufacturing facility and invested $1.6 billion toward the project with equal funding contributions.

HIGHLY EDUCATED POPULATION
Huntsville has one of the highest percentages of people with college degrees in the U.S. – more

HIGH-PERFORMING RESTAURANTS
Several well-known restaurants have their top-performing locations

ALWAYS INNOVATING
#1 Tech Employment
Growth in U.S. - 309%.

CRUNKLETON

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