

# TOWNSEND PLACE

HIGHWAY 231-431

LOTS  
FOR  
SALE



**CRUNKLETON**  
COMMERCIAL REAL ESTATE GROUP

FOR MORE INFORMATION:

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Crunkleton Commercial Real Estate  
300 Pratt Avenue NE  
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# PROPERTY DETAILS



Located directly next to and connected to the Walmart Supercenter, this premier site along U.S. Highway 231/431 offers an exceptional opportunity for retail development in one of North Alabama's fastest-growing corridors. Hazel Green is a thriving bedroom community serving Huntsville, AL, and Fayetteville, TN, with increasing demand for retail and commercial services.

*This highly visible site features:*

- **Strategic Location** – Positioned along a major highway with strong daily traffic counts.
- **Flexible Development Options** – Outlots and larger tracts available along the Walmart connector road.
- **High-Growth Market** – Adjacent 325-acre residential development under construction.
- **Shovel-Ready Infrastructure** – All utilities in place with a shared water detention lake to maximize lot usability.

## PROPERTY HIGHLIGHTS

**Address:** Adjacent to 14595 Hwy 231-431  
Hazel Green, AL 35750  
34.946479, -86.578374

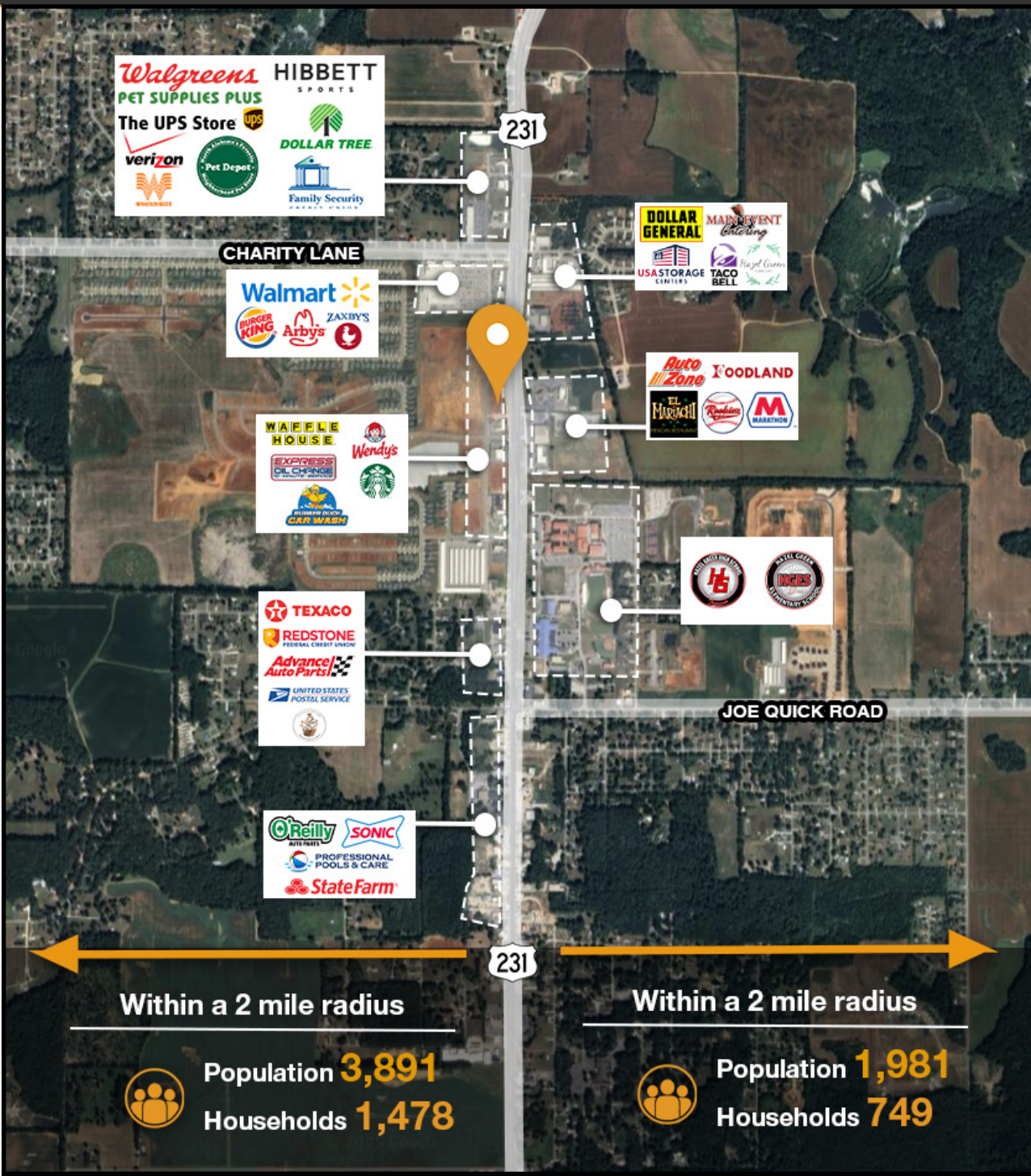
### Property Information

**Size:** MADISON COUNTY- NO ZONING  
LOT #1- 3.10 AC  
LOT #2- 1.66 AC  
LOT #3- 3.00 AC  
LOT #4- 1.60 AC  
LOT #5- 1.50 AC

**Price:** CALL FOR PRICING



# ABOUT THE AREA



Hazel Green is a rapidly expanding residential community positioned along U.S. Highway 231/431, making it a prime location for retail growth and investment.

### Key Highlights:

- **High-Traffic Location** – Situated on a major highway with strong daily traffic counts, ensuring excellent visibility for businesses.
- **Established Retail Presence** – Home to national and regional retailers such as Walmart, Hibbett Sports, Dollar Tree, Pet Depot, Burger King, Arby's, Zaxby's, Taco Bell, Great Clips, and more.
- **Growing Residential Base** – The community continues to expand with new residential developments, driving demand for additional retail and services.
- **Convenient & Accessible** – Positioned near Hazel Green's primary shopping and dining district, making it a natural choice for commercial expansion.

With continued development and a thriving localeconomy, Hazel Green offers an excellent environment for businesses looking to grow.

### DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
Population	1,551	19,277	70,223
Households	597	7,450	27,163
Avg HH Income	\$103,742	\$120,210	\$123,500
Avg Vehicles Per Day	34,656 ± on HWY 231-431		



# WHY HUNTSVILLE METROPOLITAN AREA?

**NASHVILLE**  
1.5 Hrs | 110 mi

**HUNTSVILLE**

Strategic access to major markets in the Southeast

**BIRMINGHAM**  
1 Hr | 100 mi

**ATLANTA**  
3 Hrs | 180 mi



"Huntsville rockets past Birmingham in 2020 Census, now **Alabama's largest city**"  
-AL.com, Aug 2021

**45%** OF POPULATION HAS EARNED A COLLEGE DEGREE



Growth has left retail gaps—prime opportunities for new businesses to tap into unmet consumer demand and **thrive.**



**STRONG LOCAL SUPPORT**



**POWERED BY AEROSPACE DEFENSE AND TECH**

Offering a prosperous customer base with strong spending power.



**#1** TECH EMPLOYMENT GROWTH IN THE U.S. (309%)  
-CompTIA 2023



**VOTED #1** PLACE TO LIVE FOR FAMILIES  
-U.S. News & World Report




**527,254** TOTAL POPULATION  
2.35% 1-year growth  
-US Census 2023




"Huntsville's population is **the most diverse in Alabama** reflecting a microcosm of the nation's changing demographics and a city that's becoming a **hub for innovation and growth.**"  
-The Washington Post 2024

**\$98,437** AVERAGE HOUSEHOLD INCOME  
-U.S. Bureau of Labor 2024



**OVER 48%** EMPLOYED POPULATION  
-U.S. Bureau of Labor 2024



**MAZDA TOYOTA** MANUFACTURING -\$1.6 BILLION PLANT 4,000 NEW JOBS

**U.S. Department of Defense** -\$50 MILLION EXPANSION EMPLOYEES OVER 40,000

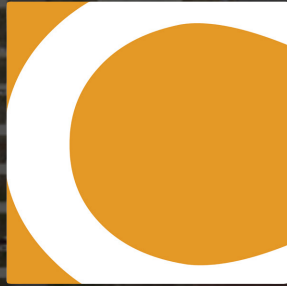
**Home to Major Employers**

**f** \$750 MILLION DATA CENTER

**POLARIS** \$140 MILLION PLANT







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