

An aerial photograph of a suburban area. A large, dark, rectangular area in the center-left is highlighted with a semi-transparent black box. To the right of this area, a vertical road runs through the image, marked with highway shields for 231 and 431. Various residential streets and neighborhoods are visible, including areas labeled 'Brighton', 'Whispering Willows', 'Twin Rivers', and 'Kriston'. The text 'Townsend Place AT HIGHWAY 231-431' is overlaid in large white font across the bottom half of the image.

Townsend Place

AT HIGHWAY 231-431

ABOUT THE PROPERTY

This prime location next to and connected with the Wal-Mart Super Center is situated along U.S. Highway 231/431 near Charity Lane in Hazel Green, Alabama. As a fast-growing bedroom community to Huntsville, Alabama, and Fayetteville, Tennessee, it presents a rare opportunity to develop retail concepts on outlots or larger tracts along the frontage connector road joining Wal-Mart. This is a rapidly developing commercial corridor and this location is exceptional. The adjacent 325 acres is currently under construction for residential housing.



THE LOCATION

Adjacent to 14595 Highway 231-431

Hazel Green AL 35750

34.946479, -86.578374

ABOUT THE AREA

- Located in Hazel Green AL, a rapidly growing residential community, prime for further retail development.
- Property features high traffic counts on busy Hwy 231-431.
- Located adjacent to Hazel Green's primary retail shopping and dining destination, which is anchored by Wal-Mart.
- Current retail tenants along this retail corridor include: Wal-Mart, Hibbett Sports, Dollar Tree, Pet Depot, Burger King, Arby's, Zaxby's, Papa Murphy's, Dollar General, Taco Bell, Great Clips, AT&T, Foodland, Subway, H&Block, RiteAid, and more!
- Perfect land well-suited for retail in a fast-growing community.





PROPERTY DETAILS

ZONING:

This property located in Madison County has not been zoned, so your specific zoning need can be properly addressed for your specific use.

FRONTAGE AREA:

The retail land along Highway 231-432 has approximately 1,770 feet± of frontage area.

CURRENT 2019 DEMOGRAPHICS

10 Mile

Population	60,344
Households	22,857
Avg Household Income	\$76,783
Avg Vehicles Per Day	21,450 ± On Hwy 231-431

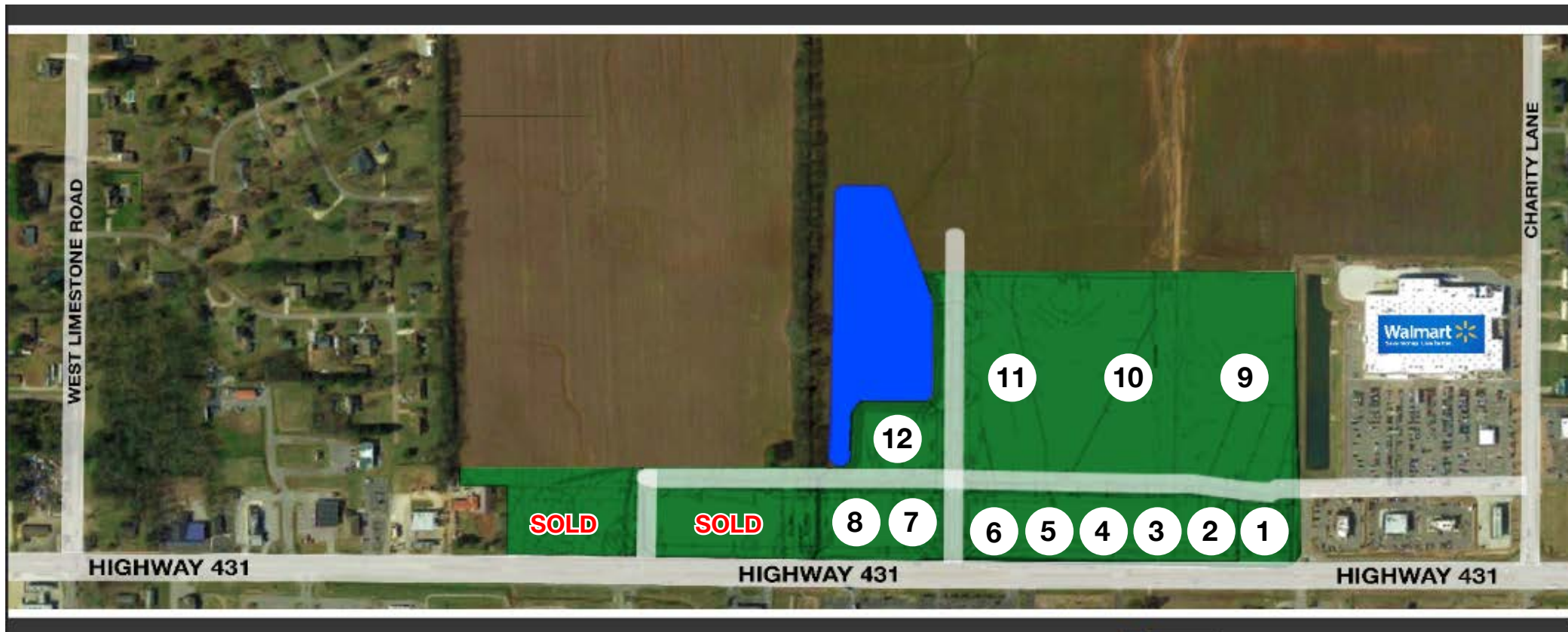
PROJECTED 2024 DEMOGRAPHICS

10 Mile

Population	63,149
Households	23,959
Avg Household Income	\$89,656

PROPERTY SITE MAP

Commercial sites will have all utilities available, ready for construction with a common water detention lake for the entire tract to maximize lot utilization. Outlots along U.S. Highway are mostly 250 feet deep and widths can vary to meet your exact requirements. Call for pricing.



THE GREATER HUNTSVILLE TRADE AREA



HUNTSVILLE, ALABAMA

For more than 200 years, beautiful Huntsville, Alabama, nestled in the foothills of the Appalachian Mountains has attracted tourists, transfers, retirees and young professionals seeking opportunities of big city with small town hospitality. Home to NASA's Marshall Space Flight Center, state-of-the-art medical facilities and the second largest research park in the United States, Huntsville has been nicknamed "The Rocket City".

DEMOGRAPHICS

- Average household income: \$77,690 (15 mile radius)
- Population: 353,037 (15 mile radius)
- Households: 141,901 (15 mile radius)
- 4th highest average salary of any MSA in the Southeast
- Highest concentration of engineering degrees in the Nation
- MSA = Limestone & Madison Counties

COLLEGE & UNIVERSITIES

Home to the University of Alabama in Huntsville, Alabama A&M University & Calhoun Community College, Huntsville has a student population of over 18,000 students.

BUSINESS & INDUSTRY

- Huntsville is one of the Top 30 fastest growing major metro's in the country (US Census, March 2014)
- Huntsville is among the top 10 Most promising U.S. Tech Hubs to watch in 2014 (Techie.com, January 2014)
- Huntsville named one of the Best Places to Live (Livability, October 2013)
- Huntsville 4th for Growth Potential (Business Facilities, August 2013)
- CNN Money ranks Madison County No. 7 in the country of a great place to live and find a job (August 2013)
- Huntsville named one of Forbes Top 20 Leading Metros for Business (Forbes, July 2011)

REDSTONE ARSENAL

Redstone Arsenal and NASA have over 7 million SF of office and research facility with 32,000 daytime employees and a budget of over \$100 billion. Agencies include: U.S. Army Materiel Command, Aviation & Missile Command and Space & Missile Defense Command as well as NASA Marshall Space Flight Center. Through BRAC (Base Realignment and Closure) over 5,000 new jobs have moved to Huntsville.

CUMMINGS RESEARCH PARK

Encompassing 3,843 acres housing over 285 companies and more than 25,000 employees and a payroll of over \$1.4 billion per year, Cummings Research Park (CRP) is the 2nd largest research park in the U.S. and the 4th largest in the world.



CRUNKLETON

COMMERCIAL REAL ESTATE GROUP

256.536.8809 • 300 Pratt Avenue NE, Huntsville, AL 35801

RICHARD CRUNKLETON, CCIM