

An aerial photograph of a rural landscape. The image shows a mix of open fields, dense tree lines, and some scattered buildings or structures. A road or path runs diagonally across the lower right portion of the image. The overall tone is dark and moody, with the text overlaid in a bright, clean font.

BYERS FAMILY LAND

ON MOORES MILL

ABOUT THE PROPERTY

The Byers Family Land is located in Huntsville, Alabama, and includes five lots of land that range from 0.70 Acres to 12.23 Acres (total 18.56 AC). Situated on the highly trafficked intersection of Moores Mill Road and Winchester Road, this property is nearby well-known retail businesses including Burger King, CVS Pharmacy, Kroger, Advanced Auto Parts, Mapco, and more. Lot 1 is Sold and Lot 3 is currently Under Contract.



THE LOCATION

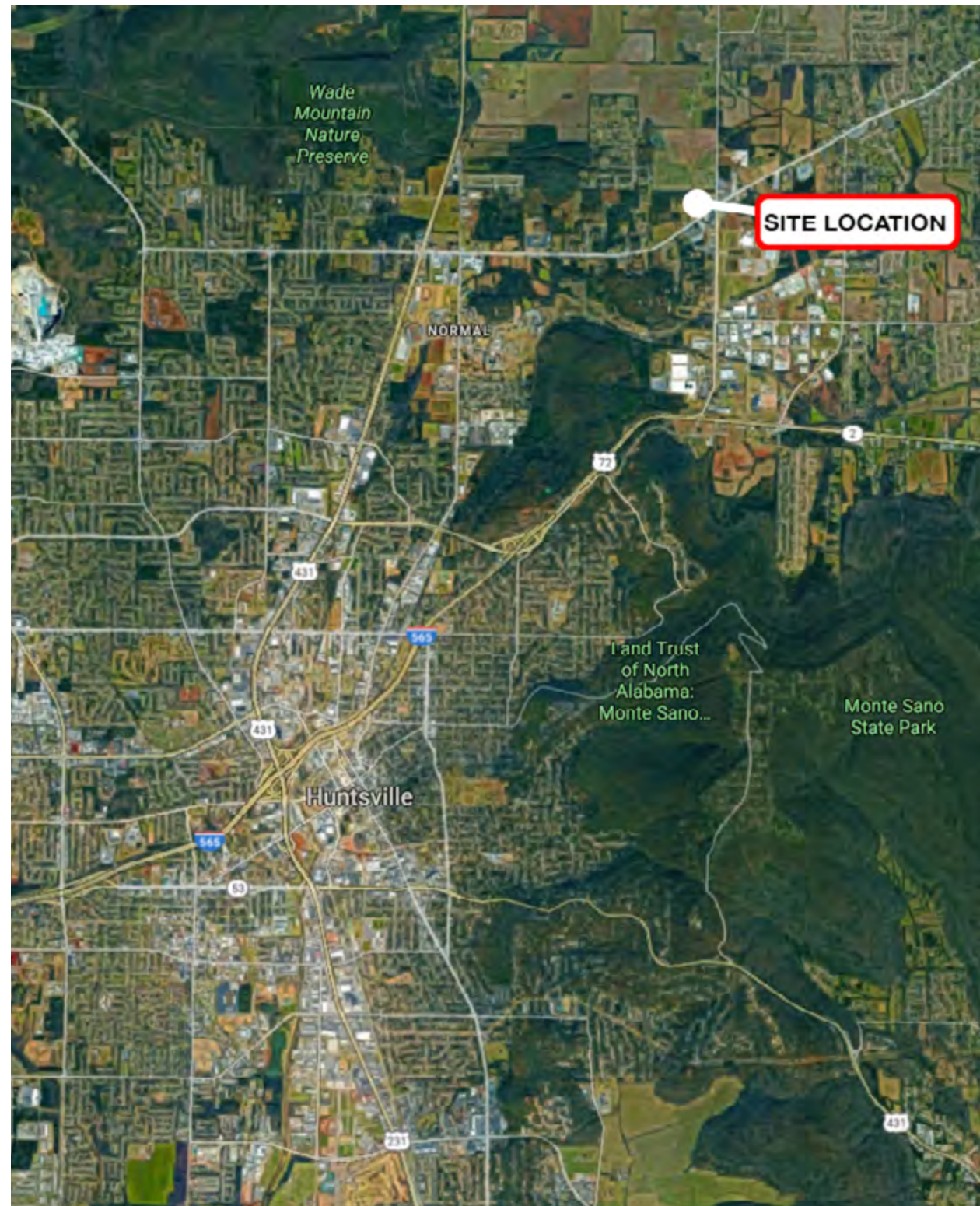
6001-6005 Moores Mill Rd.

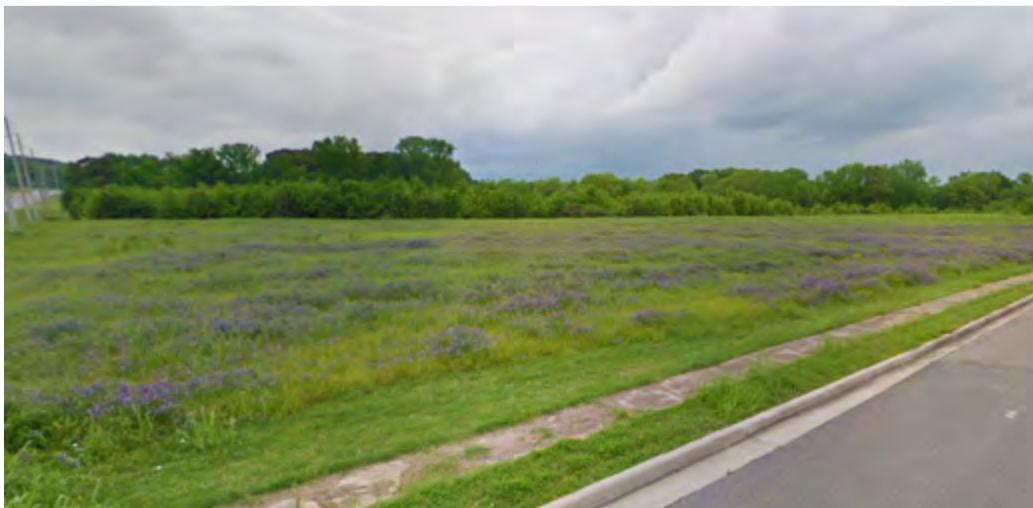
Huntsville, AL 35811

34.7982862, -86.5369951

ABOUT THE AREA

- Byers Family Land is located off the busy intersection of Moores Mill Road and Winchester Road NE with 986.37 feet of available frontage.
- Nearby businesses include Advanced Auto Parts, Burger King, CVS Pharmacy, Kroger, Mapco, and more.
- Land is zoned C4 and/or C1.
- Lots can be divided.
- Nearby household growth is at 0.91% compared to 0.46% for the state of Alabama.
- Adjacent Advanced Auto has above average sales at their location.
- Site is situated in an affluent community with average household income of more than \$72K per year, within a 5-mile radius.
- Please call for pricing information.





PROPERTY DETAILS

ZONING:

Zone C4/Zone C1

CURRENT 2019 DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	19,004	63,616	205,908
Households	6,818	25,528	85,255
Avg Household Income	\$80,062	\$73,009	\$78,131
Avg Vehicles Per Day	19,100 ± On Winchester Rd.		

PROJECTED 2024 DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	19,897	66,155	216,168
Households	7,185	26,590	89,853
Avg Household Income	\$91,913	\$84,484	\$88,861

PROPERTY SITE MAP

AVAILABLE LAND

LOT 1	SOLD
LOT 2	3.09 AC
LOT 3	Under Contract
LOT 4	1.01 AC
LOT 5	1.53 AC



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: \$76,941 (MSA)
- Population: 451,749 (MSA)
- Households: 180,308 (MSA)
- 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.



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