

3601 CCI DR | HUNTSVILLE, AL

LAND FOR SALE



5.47 AC

LOCATION



3601 CCI Drive
Huntsville, AL 35805
34.727075, -86.620609



AVAILABLE

5.47 AC



PRICE

Call For Pricing

ABOUT THE PROPERTY

This 5.47-acre development site is strategically located at the entrance to the Clearview Cancer Institute and the Huntsville VA Outpatient Clinic, offering exceptional visibility and accessibility. Positioned just off Holmes Ave with convenient access to I-565, Downtown Huntsville, and major employment centers, the property is well suited for medical, office, retail, or service-oriented development.

PROPERTY HIGHLIGHTS:

- Located at the entrance to Clearview Cancer Institute and the Huntsville VA Outpatient Clinic
- Convenient access to I-565, Downtown Huntsville, and The University of Alabama in Huntsville
- Surrounded by established retail, restaurants, and medical services

DEMOGRAPHICS

	3 Mile	5 Mile	7 Mile
Population	68,900	124,600	176,400
Households	29,900	54,000	75,800
Avg Household Income	\$68,700	\$82,900	\$96,100
Avg Vehicles Per Day	10,800 ± On Holmes Ave		



CRUNKLETON
COMMERCIAL REAL ESTATE GROUP

FOR MORE INFORMATION:

James Proctor | Director of Land Services

📞 256-384-7609 ✉️ James@crunkletonassociates.com

PROPERTY MAP



5.47 AC

VA | OUTPATIENT
CLINIC

CCI
CLEARVIEW
CANCER INSTITUTE
Hope. And the Science of Healing.



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A: 300 Pratt Ave NE Huntsville AL 35801 P: 256-536-8809 W: crunkletonassociates.com