

# Swancott Rd. & I-565 - HUNTSVILLE, AL

LAND FOR SALE



## PROPERTY HIGHLIGHTS

- Three tracts of land ready for development.
- Located moments from the new Toyota-Mazda site.
- More than 50,400 vehicles per day on I-565.
- Less than 20 minutes from Downtown Huntsville, the city's core.
- Interchange at I-565 & Swancott Rd. is undergoing a major upgrade in order to accommodate higher anticipated traffic volumes.

## DEMOGRAPHICS

	5 Mile	10 Mile	20 Mile
Population	3,180	101,347	439,532
Households	1,169	39,477	176,403
Avg Household Income	\$85,012	\$86,264	\$78,863
Avg Vehicles Per Day	50,400 ± On I-565		

## ABOUT THE PROPERTY

The three tracts of land are located adjacent to I-565 at the Greenbrier Exit 3, and strategically situated within a 5-minute drive to either I-65 or the Huntsville International Airport. All tracts can be purchased separately. Property is within City of Huntsville with all utilities available.

## LOCATION

Swancott Rd. & I-565  
Huntsville, AL 35756  
34.638464, -86.846144

## LAND AVAILABLE

Tract 1: 20.39 AC  
Tract 2: 2.62 AC  
Tract 3: 6.04 AC

## ASKING PRICE

Tract 1 - \$6,500,000; Tract 2 & 3 - \$1,500,000

## FOR MORE INFORMATION CALL

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# PROPERTY MAP

