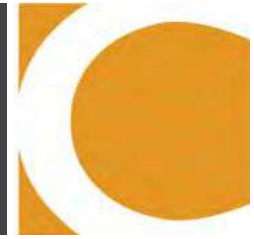


Watercress Center Outparcels - HUNTSVILLE, AL

AVAILABLE OUTPARCELS
FOR SALE, GROUND LEASE, BUILD-TO-SUIT



PROPERTY HIGHLIGHTS

- Outparcels are located next to Watercress Apartments, a development with 364 residential units.
- Also, near 40 cottage units, Highland Pointe Apartments, and a future development that will bring 104 additional cottage units nearby.
- Sites are available For Sale, Ground Lease, and Build-to-Suit.
- All outparcels are adjacent to the Watercress Shopping Center, a Kroger-anchored development with tenants like Starbucks, Buffalo Wild Wings, Four Leaves Asian Restaurant, Cuts by Us, and others.
- Located in an affluent retail corridor with an average yearly income of \$114k.
- High traffic counts on Highway 72--47,450 vehicles per day.
- Near several residential communities and subdivisions.
- All are easily accessible with great visibility.

ABOUT THE PROPERTY

These outparcels are available near Watercress Center apartments and the Shops at Watercress center. Join nearby businesses like Kroger, Starbucks, Buffalo Wild Wings, Texas Roadhouse, Holiday Inn Express, and many others. Located on busy Highway 72, the outparcels are situated in a high-traffic, growing retail corridor.

LOCATION

Highway 72 & Jeff Road
Huntsville, AL 35806
34.756963, -86.714063

AVAILABLE

Outparcel sizes and prices provided on following page.

FOR MORE INFORMATION CALL

Eric St. John, CCIM
256-384-7603

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256-384-7608



CRUNKLETON
COMMERCIAL REAL ESTATE GROUP

PROPERTY RETAIL MAP



DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
Population	39,788	110,475	266,223
Households	16,602	44,267	107,701
Avg Household Income	\$114,656	\$100,422	\$85,040
Avg Vehicles Per Day	47,450 ± On HWY 72		

OUTPARCELS

ZONED: C4

Highway Business

City of Huntsville

1

SIZE: 1.83 AC

PRICE: \$12/SF

2

SIZE: 1.2 AC

PRICE: \$21/SF

3

SIZE: 1.70 AC

SOLD

4

SIZE: 0.91 AC

PRICE: \$22/SF

5

SIZE: 2.14 AC

UNDER CONTRACT



PROPOSED SITE PLAN - LOT 4

