



DEVELOPMENT OPPORTUNITY!

ADJACENT DEVELOPMENT
240 townhome units, 329 multi-family units, 162 single-family units, and a convenience store.

SITE

FUTURE DEVELOPMENT

HWY 20 & County Line Rd. - Huntsville, AL

This 11.48 AC site is located on the northwest corner of I-565 and County Line Road and a great opportunity for developers to introduce new retail, hotel, and entertainment offerings to a fast-growing market. Near many large employers including Mazda-Toyota Manufacturing, Amazon, Nippon Express, and many others, the site features great access and high visibility. This is a rare and exciting opportunity to invest in an area experiencing growth throughout a variety of industries.

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ABOUT THE PROPERTY

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PROPERTY HIGHLIGHTS

- Property is an great opportunity for a developer to bring much-needed retail, hotel, convenience, and entertainment options to the market.
- Site is located less than 1.5 miles from Huntsville International Airport.
- Easy travel to Cummings Research Park and Redstone Arsenal via I-565.
- There is a planned development across Highway 20 and adjacent to the site that includes 240 townhome units, 329 multi-family units, 162 single-family units, and a convenience store.
- Within a short drive of the Town Madison development, home of Toyota Field and numerous retail/restaurant concepts.
- VPD = 64,647 on I-565; VPD = 26,500 on Co. Line Rd.
- Estimated annual income of more than \$126,000 within a 1-mile radius.
- Situated in a growing retail corridor on County Line Road with excellent visibility and accessibility.



ABOUT THE AREA

This development site is situated along I-565 within the Huntsville metro area. It is situated on a main thoroughfare with easy access to both the City of Madison's community as well as Huntsville's downtown, business, and medical districts. It's in an area that is booming with development including projects like Town Madison and Clift Farm.

Its cross street, County Line Road, has a master plan that indicates several new developments planned, currently under construction, and recently completed. It is known as a key growth corridor with more businesses being added at an unprecedented rate.

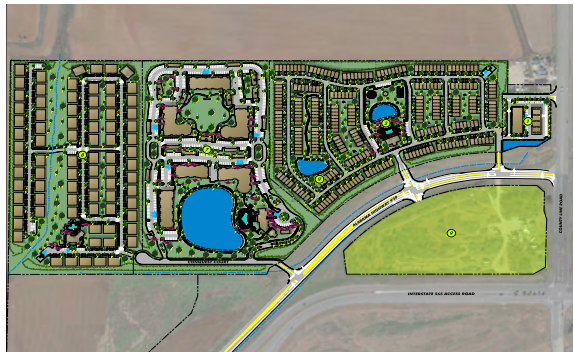
This site sits at the center of it all and will share traffic with all that surrounds it.

2023 DEMOGRAPHICS

	5 Mile	10 Mile	15 Mile
Population	55,768	167,354	414,693
Households	22,813	67,302	169,506
Avg Household Income	\$126,398	\$111,418	\$96,548
Avg Vehicles Per Day	26,500	± On Co. Line Rd.	

2023 DRIVE-TIME DEMOGRAPHICS

	5 Min	10 Min	15 Min
Population	3,961	48,306	146,860
Households	1,605	19,258	62,090
Avg Household Income	\$128,148	\$135,033	\$108,646



ADJACENT DEVELOPMENT

There is a planned development across Highway 20 and adjacent to the site (Name: TBD) that includes 240 town-home units, 329 multi-family units, 162 single-family units, and a convenience store. This site will directly feed into the traffic at the subject site.

TOWN MADISON & TOYOTA FIELD

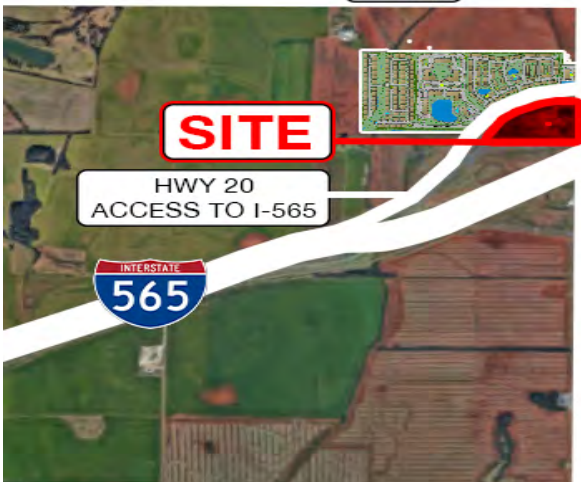
Town Madison has become a thriving hub for businesses, offering a variety of retail, dining, and entertainment experiences. Anchoring the Town Madison development is the impressive Toyota Field, a state-of-the-art stadium that serves as the home of the Rocket City Trash Pandas, a Minor League Baseball team. The stadium hosts thrilling games and a vibrant atmosphere, drawing both locals and visitors.

HUNTSVILLE INTERNATIONAL AIRPORT

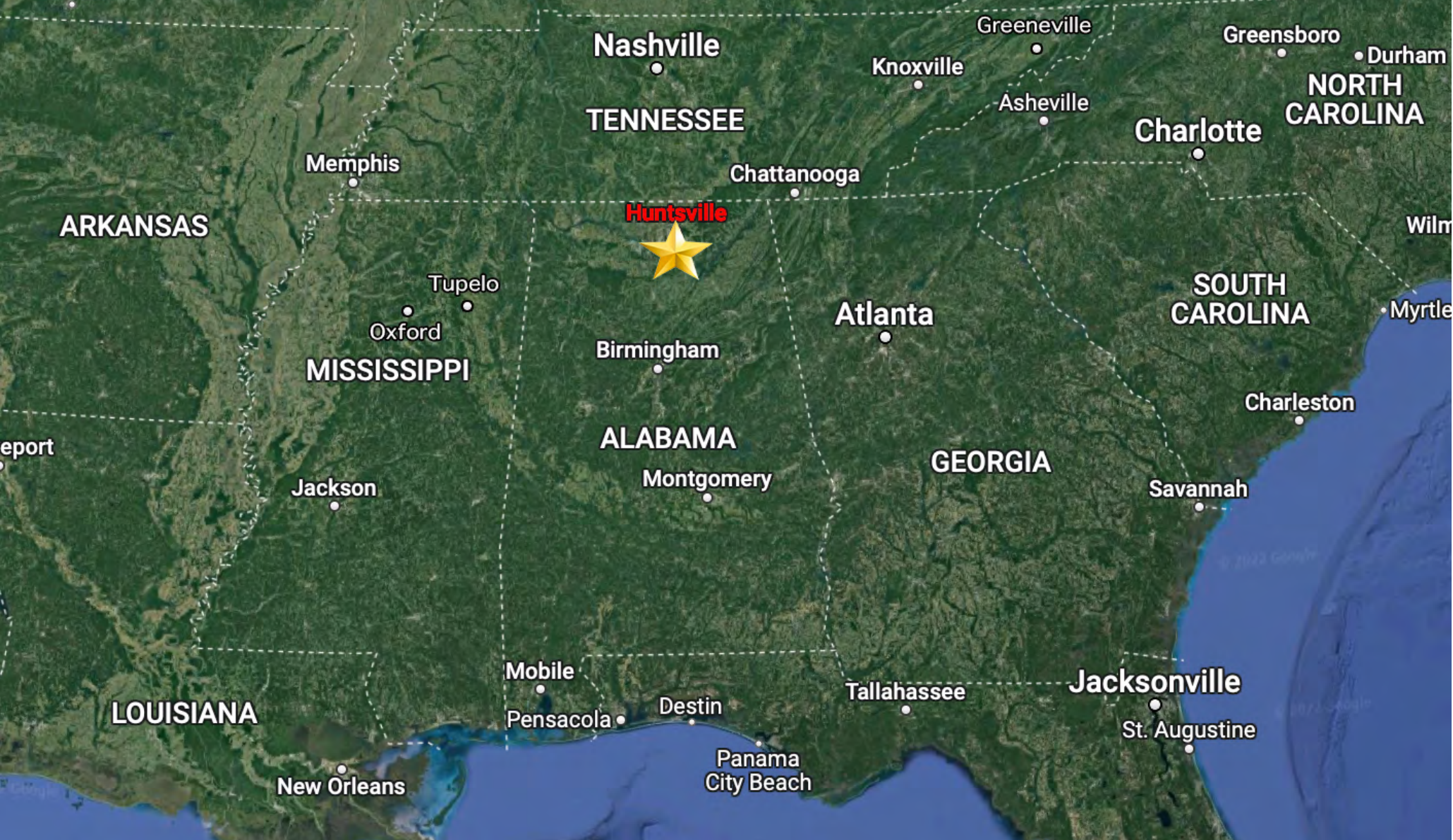
Huntsville International Airport is a vital transportation hub that serves a significant number of passengers each year. With its strategic location and excellent facilities, the airport accommodates a large volume of travelers. On average, it serves over one million passengers annually, connecting them to various domestic and international destinations.

DOWNTOWN MADISON

Madison is known as "Huntsville's Bedroom Community". The city of Huntsville was recently named the U.S. News & World Report's #1 Best Place to Live in 2022-2023 in the United States. Today, Madison is one of the fastest-growing city's in the Southeast with one of the highest per capita incomes and a nationally recognized school system.



AREA MAP



Huntsville, AL- SITE

Birmingham, AL - 1 Hr. 30 Min

Chattanooga, TN - 1 Hr. 30 Min.

Nashville, TN - 1 Hrs. 30 Min.

Atlanta - 2 Hrs. 35 Min.

ABOUT HUNTSVILLE



HUNTSVILLE, AL
#1 BEST PLACE TO LIVE 2022-2023



\$1.6 BILLION PLANT
4,000 NEW JOBS



\$140 MILLION PLANT



SPEEDS UP TO
1GB PER SECOND



\$750 MILLION
DATA CENTER



\$50 MILLION
EXPANSION
4,000 NEW JOBS



LARGEST CITY IN ALABAMA

In 2021, Huntsville overtook Birmingham as the largest city in Alabama with an estimated population of 215,006.

VERY LOW UNEMPLOYMENT RATES

At 1.6 percent, Huntsville's unemployment rate is tied for the lowest of any city in the country.

HOME TO MAJOR BUSINESSES

Mazda-Toyota selected Huntsville for its landmark automotive manufacturing facility and invested \$1.6 billion toward the project with equal funding contributions.

HIGHLY EDUCATED POPULATION

Huntsville has one of the highest percentages of people with college degrees in the U.S. – more than one out of every three adults has one.

HIGH-PERFORMING RESTAURANTS

Several well-known restaurants have their top-performing locations in Huntsville.

ALWAYS INNOVATING

#1 Tech Employment Growth in U.S. - 309%.



CRUNKLETON

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