



# TRAILHEAD

Trailhead is a mixed-use community near Downtown Huntsville located directly off busy Highway 72 E and Moores Mill Road. This site will include apartments, dining, retail, fitness, grocery, walking trails, entertainment, and beautiful residential homes making it one of the premiere destinations in the area. Featuring high traffic counts and easy access, Trailhead's history, beauty, and foot traffic makes it an ideal site for businesses.



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## TRAILHEAD AT A GLANCE

- Trailhead is a new community currently in development near **Downtown Huntsville** along high-traffic Highway 72.
- The site will include retail, restaurants, offices, entertainment, grocery, a lodge, hotel, and outdoor activities/nature trails.
- The development will feature **over 2,000 single-family homes, townhomes, condos, and luxury apartments**, which are currently open, planned, or under construction.
- Site will also have a **senior independent living** component.
- “The Lodge” within the development will offer **luxury lofts and space for retail users** like restaurants, boutiques, and much more.
- Nature-driven community with **access to 155 acres of mountain nature preserve**, outdoor trails, space for activities, and an on-site **Nature Discovery Center**.
- Trailhead has historic roots and maintains a nineteenth-century springhouse, carefully preserved in the heart of the community.

**LOCATION: 34.769493, -86.537257**

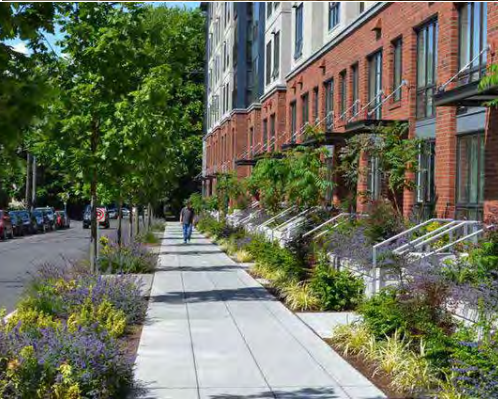
### DEMOGRAPHICS - DRIVE TIME

	5 Min	10 Min	15 Min
Population	6,377	32,184	122,235
Households	2,563	13,514	49,974
Avg. Income	\$91,630	\$80,877	\$77,212
Median Age	39.2	39.2	36.8

- Downtown Huntsville - 6 mins
- Chase Industrial Park - 1 min
- Von Braun Civic Center - 8 mins
- Monte Sano State Park - 8 mins
- Redstone Arsenal - 15 mins



**Close to  
EVERYTHING!**



# AVAILABLE LOTS

Hwy 72 Frontage Lots & Interior Lots Available

## CONCEPTUAL MASTER PLAN

- A Restaurant Village
- B Hotel
- C Retail Village
- D Office Park
- E Grocery
- F Townhomes/Live-Work
- G Multi-family Development
- H Linear Park and Trail
- I Single-family Residential (For-Sale)
- J Townhomes Single Story
- K Single-family Residential Cottages
- L Independent Living
- M Nature Discovery Center
- N Condominiums - Mixed-Use
- O Medical Offices
- P Montessori School

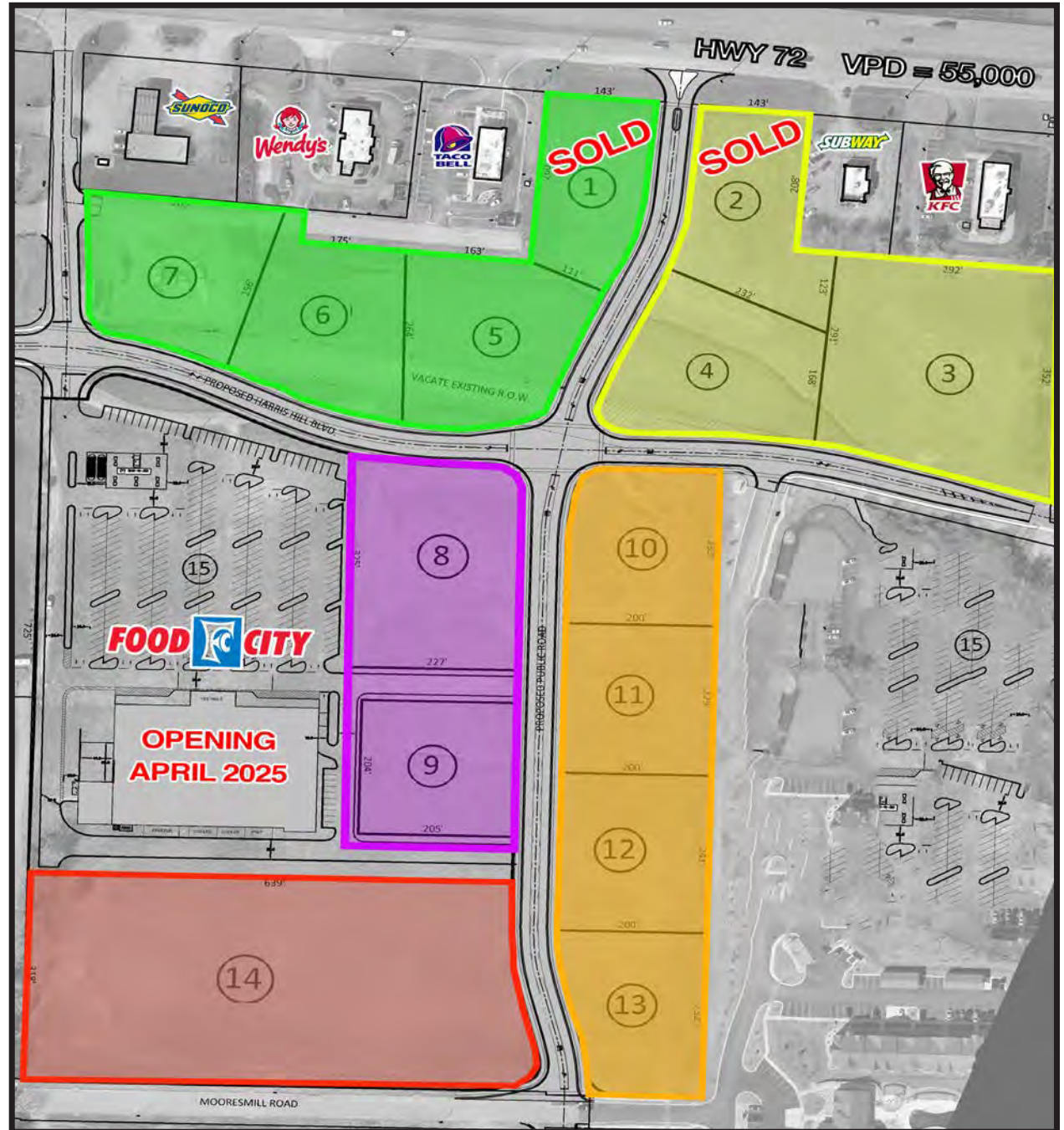
VPD = 55,000



- These outparcels are situated directly off of busy Highway 72 E, which has an estimated traffic count of 55,000 vehicles per day.
- Site has several points of ingress/egress for easy access to Highway 72.
- Site is within close distance to Chase Industrial Park, home to more than 35 domestic and international companies.
- Outparcels have potential for retail, restaurant, office, medical office, and grocery users.
- Access to signalized intersections at both Hwy 72/Moores Mill Rd. and Hwy 72/Shields Rd.

# AVAILABLE LOTS

AVAILABILITY		
LOT Color Coded	AREA	PRICE
1	SOLD	-
2	SOLD	-
3	96,890 SF (2.22 AC)	\$15/SF
4	55,665 SF (1.28 AC)	\$18/SF
5	55,898 SF (1.28 AC)	\$18/SF
6	51,231 SF (1.18 AC)	\$17/SF
7	51,266 SF (1.18 AC)	\$18/SF
8	70,626 SF (1.62 AC)	\$17/SF
9	41,925 SF (0.96 AC)	\$17/SF
10	45,954 SF (1.05 AC)	\$15/SF
11	45,734 SF (1.05 AC)	\$15/SF
12	48,136 SF (1.11 AC)	\$15/SF
13	43,969 SF (1.01 AC)	\$15/SF
14	208,158 SF (4.78 AC)	-
<b>TOTAL</b>	815,452 SF (18.73 AC)	-







# CRUNKLETON

COMMERCIAL REAL ESTATE GROUP

## WANT TO SEE MORE?

Contact us today to learn more about this opportunity and others!  
We will help you find the perfect location for your business.

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