

# HIGH MOUNTAIN BLVD. - LAND

Three tracts of land located off Highway 72 in east Huntsville, AL.

### **CONTACT:**

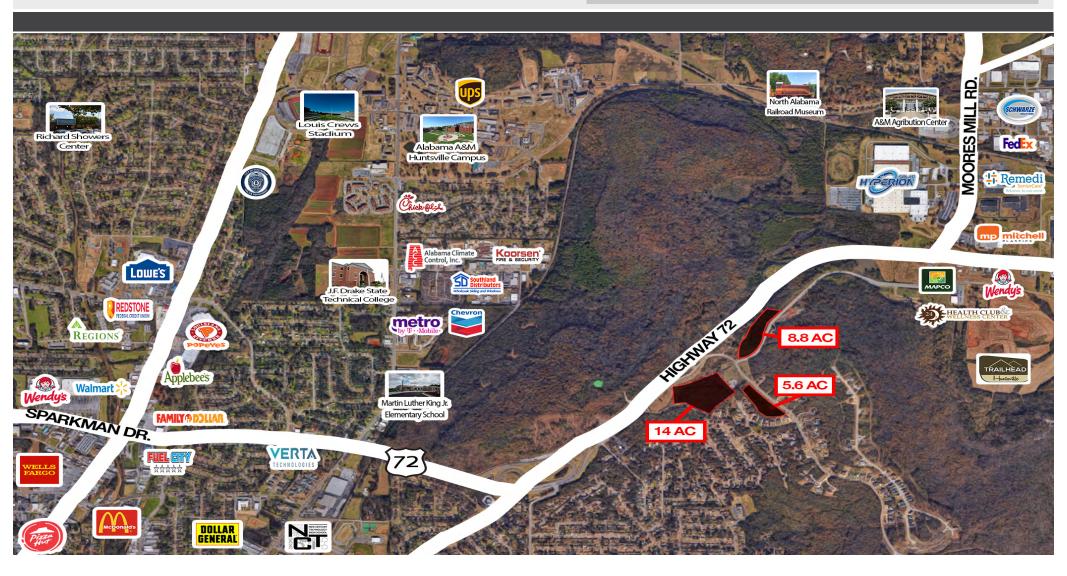
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### ABOUT THE PROPERTY

These three tracts are located to the east of Downtown Huntsville near the up-and-coming Trailhead development that includes 250 new construction homes and 656 units, 241,300 SF of food and fares, a hotel, 179,00 SF of office space, and loads of greenspace for outdoor activites. The site is easily accessible from Highway 72 and is a short drive to downtown and I-565.

### 2023 DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	2,170	34,949	90,404
Households	1,052	14,527	37,545
Avg Household Income	\$112,756	\$94,895	\$96,367
Avg Vehicles Per Day	60,812 ± On Hwy 72		



## TRACT 1

HIGH MOUNTAIN BLVD. NE

Huntsville AL 35811 34.763893, -86.549183

**PRICE** 

Call for pricing information.

**ZONING** 

R2 - Residence 2 District

### **ABOUT**

Perfect for high-end townhouses; plans are available.



## TRACT 2

### HARRIS HILL BLVD.

Huntsville AL 35811 34.768705, -86.550578

### **PRICE**

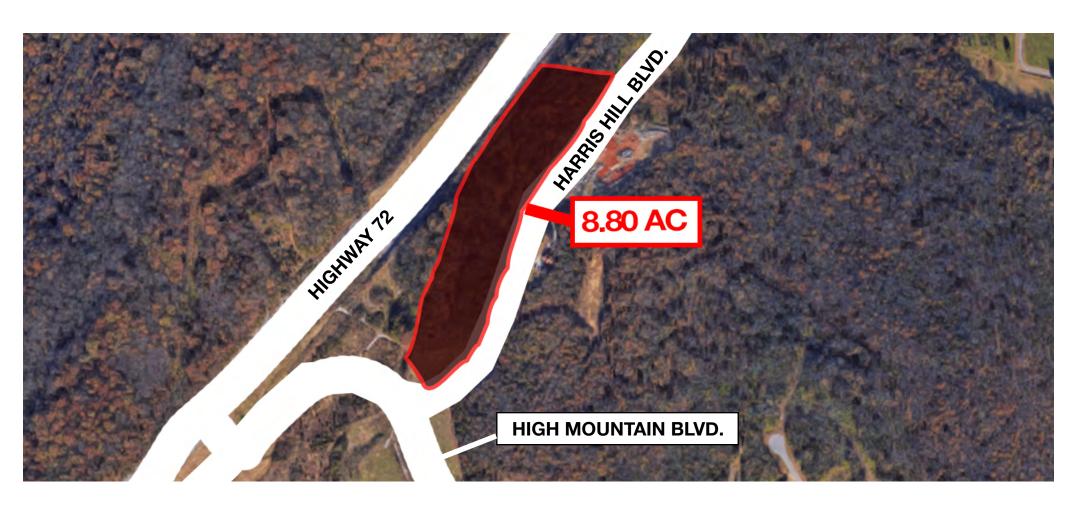
Call for pricing information.

### **ZONING**

C4 - Highway Business

### **ABOUT**

Ideal for neighborhood convenience and service retail uses.



## TRACT 3

### EPWORTH DR. & HIGH MOUNTAIN BLVD.

Huntsville AL 35811 34.765127, -86.552938

### **PRICE**

Call for pricing information.

### **ZONING**

C4 - Highway Business

### **ABOUT**

Will be smaller as reduced by the final footprint of the Holiness Church on the site; its uses are residential.







\$1.6 BILLION PLANT 4,000 NEW JOBS



\$140 MILLION PLANT



SPEEDS UP TO 2GB PER SECOND



OVER \$1.5 BILLION DATA CENTER



### LARGEST CITY IN ALABAMA

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

#### **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

#### **HIGH-PERFORMING RESTAURANTS**

Several well-known restaurants have their top-performing locations

### **ALWAYS INNOVATING**

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

