

Hwy 53 & Blake Bottom Rd.
Huntsville, AL 35806
34.787429, -86.663720



NORTH VALLEY - NEW DEVELOPMENT!

North Valley is a new mixed-use development located on Highway 53 in Huntsville, Alabama, that will offer a suburban haven with easy access to the city's many urban conveniences. Its prime location means its situated near multiple restaurant options, shopping centers, grocery stores, and more. The site features approximately 20 AC of commercial development opportunities and 800 multifamily units.

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PROPOSED RETAIL LAYOUT

North Valley's 20 acres of commercial land presents an exciting prospect for big box retailers, hotels, restaurants, convenience stores, and entertainment establishments to make an impact in an up-and-coming area of the Rocket City.

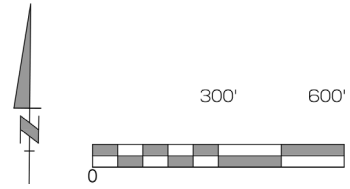


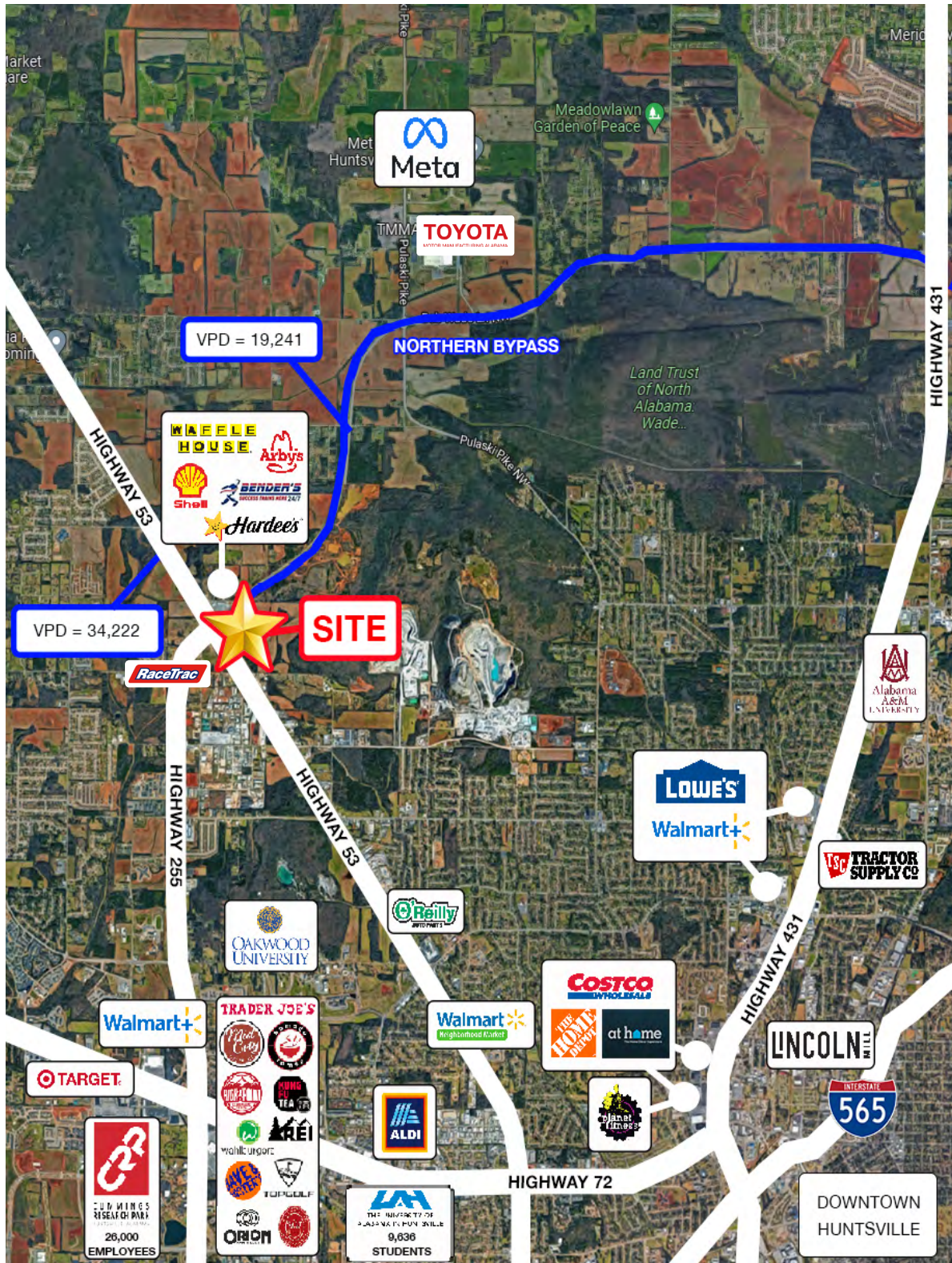
SITE PLAN - FULL WITH PROPOSED RETAIL LAYOUT



LOW DENSITY MULTI-FAMILY █
 HIGH DENSITY MULTI-FAMILY █
 APPROXIMATELY 750 UNITS

AVAILABLE █
 LOT 1 - 1.33 AC
 LOT 2 - 1.15 AC
 LOT 3 - 1.15 AC
 LOT 4 - 13.35 AC
 LOT 5 - 2.62 AC
 BIG BOX - 120,000 SF
 ADDITIONAL - 23,500 SF
 SMALL SHOP RETAIL - 19,500 SF





ABOUT THE DEVELOPMENT

North Valley is a new mixed-use development located on Highway 53 in Huntsville, Alabama, that will offer a suburban haven with easy access to the city's many urban conveniences. Its prime location means its situated near multiple restaurant options, shopping centers, grocery stores, and more. It's also only a short drive from downtown Huntsville, the MidCity district, the Village of Providence, and other vibrant hot spots for dining, entertainment, and events. Residents are mere moments away from experiencing all the city has to offer along with the comfort of coming home to a more relaxed community.

PROPERTY HIGHLIGHTS

- Additionally, the site is situated in Huntsville's "Education Corridor", home to prestigious universities and institutions including Alabama A&M, Oakwood University, and The University of Alabama in Huntsville that serve a combined 16,740 students annually.
- Travel to work is easy with access to two of Huntsville's major business, government, and technology hubs via Research Park Boulevard and Highway 53: Cummings Research Park (CRP) and Redstone Arsenal.
- Near the North Huntsville Industrial Park, which houses Toyota Motor Manufacturing.
- Furthermore, the site is close to the soon-to-be-finished Northern Bypass, an exceptional feature that will connect Highway 53 to Hwy 72 near Gurley.
- North Valley appeals to nature enthusiasts as well, due to its proximity to the scenic Wade Mountain Nature Preserve. Residents will have easy access to 12 miles of scenic hiking, biking, and horseback riding trails.
- Approximately 800 on-site multifamily units that translate into built-in foot traffic for commercial users.

ADDRESS

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HUNTSVILLE - ALABAMA'S LARGEST CITY

In 2021, Huntsville overtook Birmingham to become the largest city in Alabama.

EASY TRAVEL TO MAJOR AREAS

- North Huntsville Industrial Park - 3 MIN
- Cummings Research Park - 5 MIN
- MidCity District - 5 MIN
- Redstone Arsenal - 10 MIN

DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	29,227	94,620	292,576
Households	12,423	39,348	119,387
Avg Household Income	\$96,318	\$85,228	\$108,210

DEMOGRAPHICS - DRIVE TIME

	5 Min	10 Min	15 Min
Population	14,687	97,878	212,699
Households	6,170	41,227	87,275
Avg Household Income	\$103,036	\$83,373	\$90,190

SOME NEARBY BUSINESSES



NORTH VALLEY'S "BEACON PLACE"

The first phase of North Valley will focus on the development of low-density multifamily units called Beacon Place. The developers of the project, IMS Development, have created similar projects in other markets. Images of Beacon Place Tuscaloosa are shown below.





HIGHWAY 72
TO MADISON



CLIFT FARM

NORTH
VALLEY
HUNTSVILLE

SITE

MIDCITY



WEST
HUNTSVILLE



LINCOLN
MILL DISTRICT



DOWNTOWN
HUNTSVILLE



MEDICAL
DISTRICT



MEMORIAL
PARKWAY



JONES
VALLEY

DOWNTOWN
MADISON



CUMMINGS
RESEARCH
PARK



REDSTONE
ARSENAL

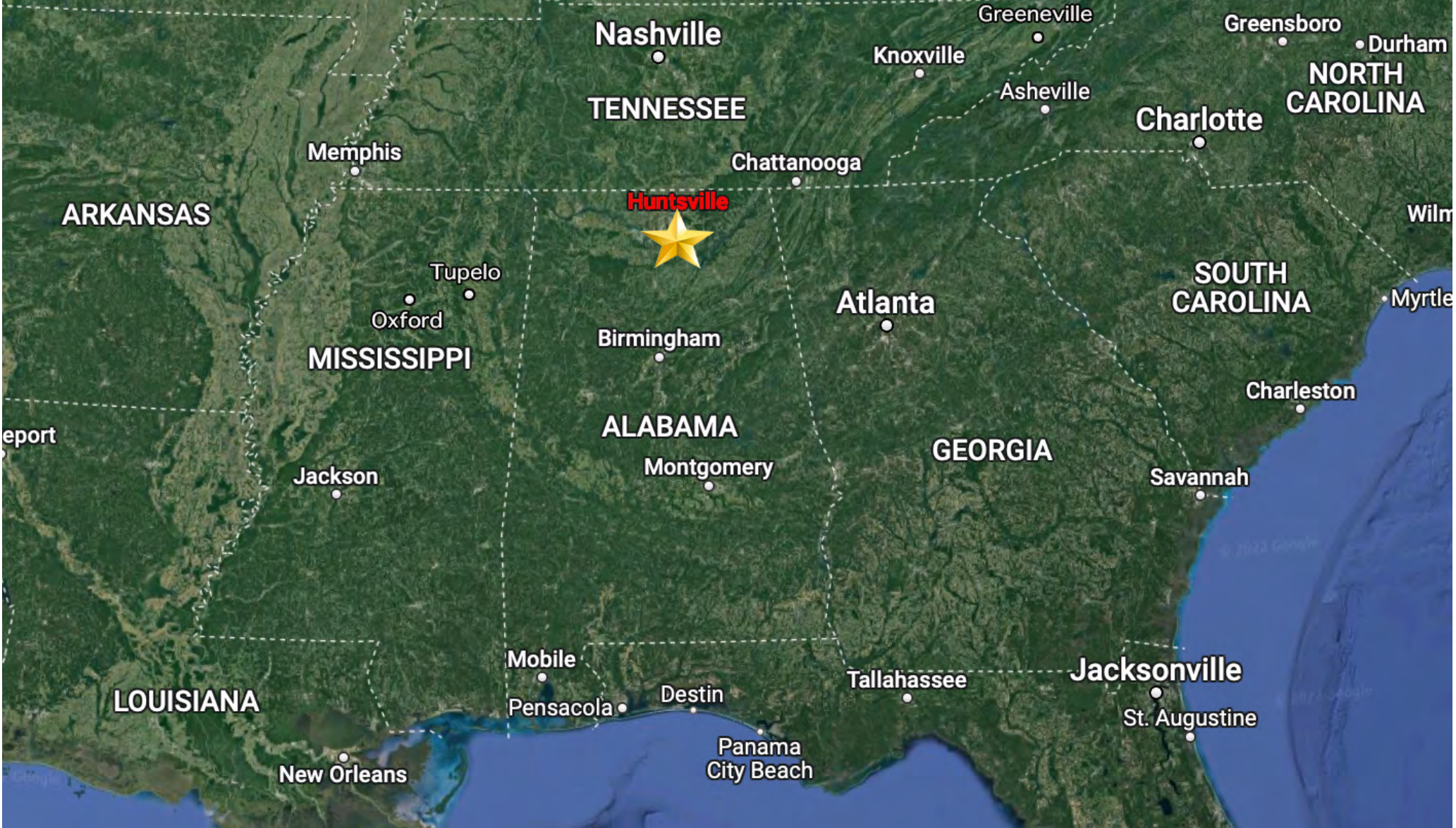
SOUTH
HUNTSVILLE



TOWN
MADISON



HUNTSVILLE MAP



Huntsville, AL- SITE

Birmingham, AL - 1 Hr. 30 Min

Chattanooga, TN - 1 Hr. 30 Min.

Nashville, TN - 1 Hrs. 30 Min.

Atlanta - 3 Hrs. 15 Min.

DRIVE-TIME MARKET MAP



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NORTH
VALLEY
ESTD 2023
HUNTSVILLE