

LAND FOR SALE

AIRPORT ROAD | HUNTSVILLE, AL 35802



Jones Valley



SIZE

20.24 Gross Acres
(5.7 - 11.7 AC Developable)



ZONING

R2B



PRICE

\$2,250,000

IDEAL USES

- Multifamily (Apartments or Condominiums)
- Townhome development, "For Sale" or rental product
- Single family luxury estate lots
- Assisted Living Facility
- Medical office or Hotel

ABOUT THE PROPERTY

- Rare, developable land in affluent heart of Southeast Huntsville
- Walkable to Publix, numerous restaurants/retail and medical
- Within 600 yards of Crestwood Hospital
- One of Huntsville's most affluent areas, and its 2nd largest concentration of medical uses
- Elevated site with superb west-facing sunset views
- Multiple access points, with over 800 feet of frontage on major thoroughfare



CRUNKLETON
COMMERCIAL REAL ESTATE GROUP

FOR MORE INFORMATION:

Wesley Crunkleton, Principal

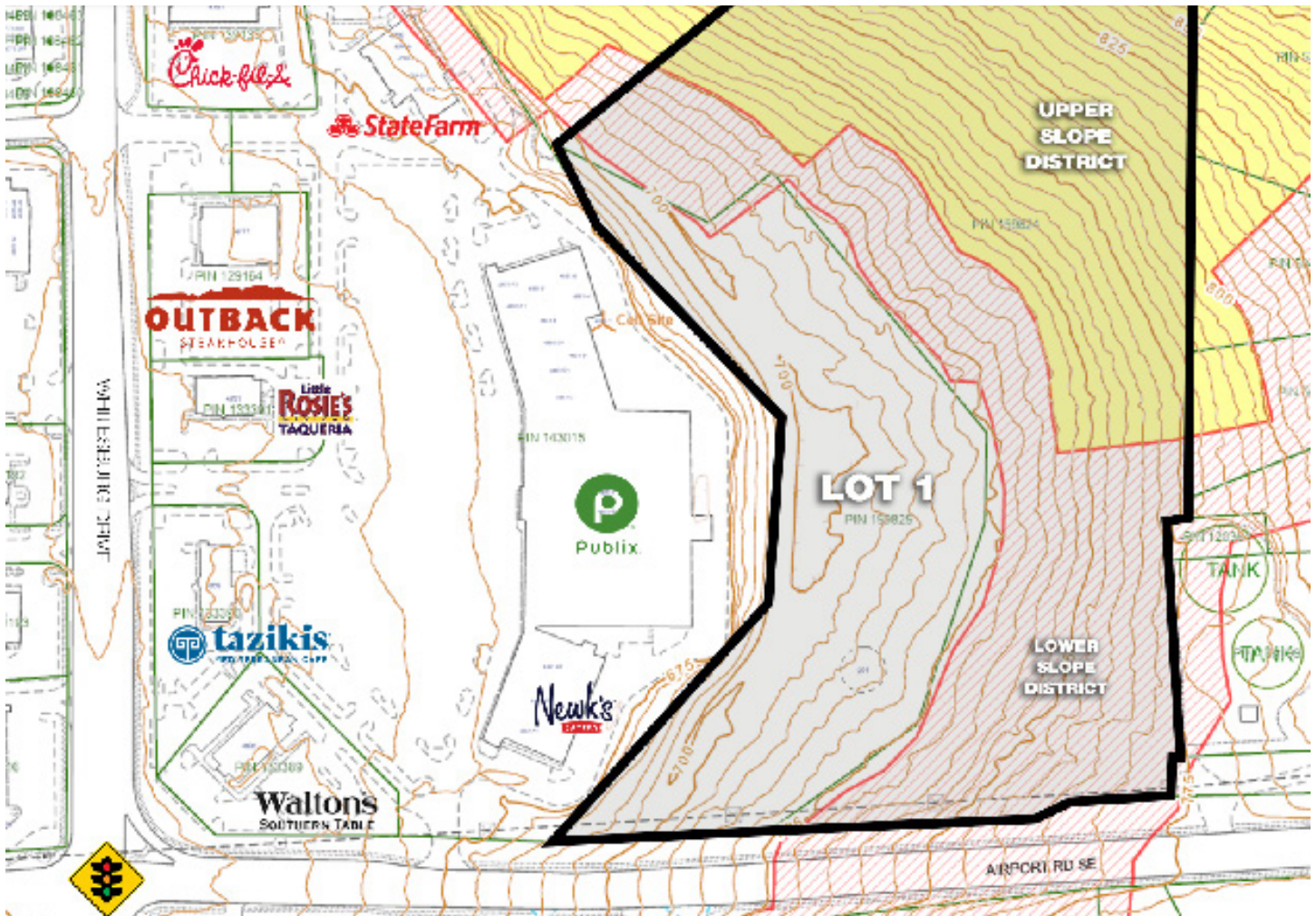
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ZONING / SLOPE DEVELOPMENT DISTRICT

The property is zoned Residence 2-B, which permits residential, assisted living, multifamily, office, and hotel use. Portions of the site are within the Slope Development District (SDD), a special overlay district intended to preserve the natural landscape and limit development density. These areas are classified by the intensity of their slope with Lower Slope being less steep than the Upper Slope. Development restrictions are less severe in the Lower Slope District versus the very restrictive Upper Slope District.

LAND AREA SUMMARY				
Parcel	Acres	Slope Development District (SDD) Status	Airport Road Frontage	Developability
LOT 1	5.69 AC	Outside SDD	286.13 feet	Fully Developable
LOT 2- Area A	5.98 AC	Mostly lower slope	547.5 feet	Heavily Restricted
LOT 2- Area B	8.57 AC	Upper slope	None	Plat-restricted to open space
TOTAL	20.24		833.36 feet	



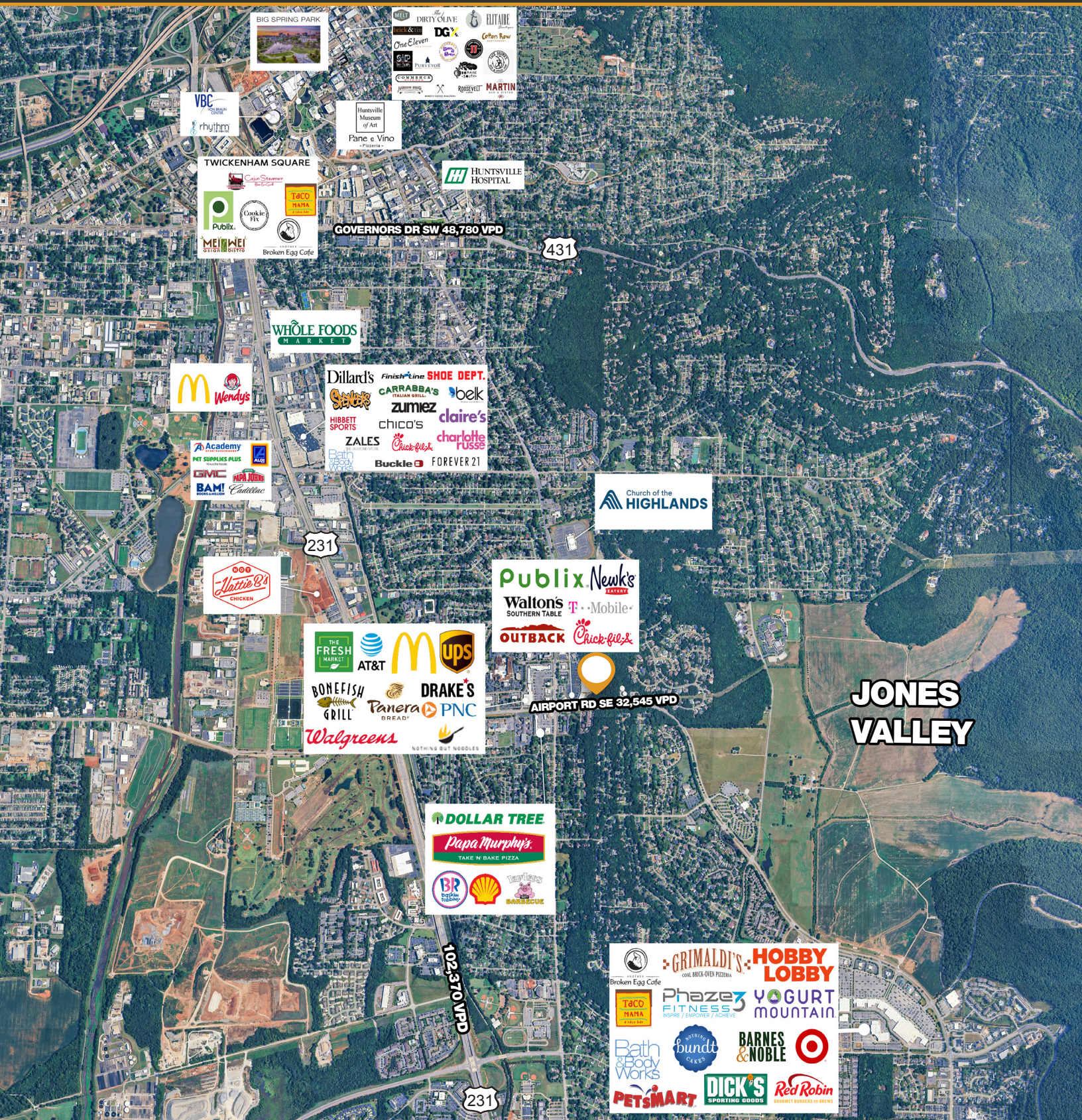
MULTIPLE ACCESS POINTS

In addition to its extensive frontage on Airport Road, one of Huntsville's most desirable thoroughfares, the site has pedestrian sidewalk access at its northern end that exists between the Publix-anchored retail center and an office building. Alternative northern vehicular access route could potentially be gained across an adjoining owner's property that would connect to Seven Cedars Drive, which connects to Whitesburg Drive.



DEMOGRAPHICS	1-Mile	3-Miles	5-Miles
Population	6,234	46,513	103,155
Households	2,828	21,283	46,262
Avg HH Income	\$142,929	\$114,487	\$101,472
Median HH Income	\$87,399	\$70,803	\$63,882

AREA MAP



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