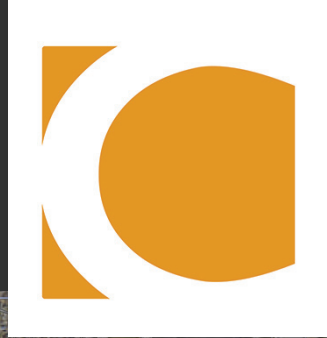


LAND FOR SALE

87.38 ACRES | DIVISIBLE

Mixed-use Potential: Industrial with portions suitable for Retail and/or Multifamily



LOCATION



West side of County Line Road,
0.8 miles north of Interstate 565
City of Huntsville, Limestone
County, Alabama 35756



ZONING

CIP | Commercial Industrial Park



PRICE

Call for Pricing

ABOUT THE PROPERTY

- 660+ feet of frontage on County Line Road
- Direct access to Old Highway 20 (road to Mazda-Toyota)
- Exceptional visibility and access
- Mostly cleared with gently sloping topography
- Retail outparcel potential along frontage (2-3 outparcels)
- Fantastic mixed-use subdivision potential



CRUNKLETON
COMMERCIAL REAL ESTATE GROUP

FOR MORE INFORMATION:

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MIXED USE POTENTIAL

The property could be purchased as a whole, or portions of the site could be purchased independently, with size and shape of any parcel to be determined by buyer's requirements and approval by seller. A conceptual subdivision of the property is shown herein, but represents just one of many possible configurations that could be considered.

POTENTIAL DIVISION OF PROPERTY | FLOODPLAIN & BOUNDARY

The white dashed lines below reflect "conceptual" lines to help visualize one possible scenario for division.



INDUSTRIAL

- All or part of property would be ideal for industrial use or subdivision for various industrial uses
- Ideal for distribution or storage warehouse, manufacturing or flex office/warehouse
- Exceptional access to I-565, Huntsville International Airport and I-65
- Two minutes from Mazda-Toyota plant (1.75 miles)
- Located in Huntsville's most dynamic growth pocket for industrial development

MULTIFAMILY

- Adjacent to new 316-unit Class A multifamily community
- Three other new Class A multifamily properties in lease-up within 1 mile
- Exceptional access to major employment centers
- Creek and wooded area create great natural buffer or amenity area

RETAIL

- Extensive frontage with excellent outparcel potential
- High visibility and exceptional access
- 24,705 cars per day (2023 ADT) on 5-lane County Line Road
- Major retail node planned for County Line Road just south of property

AREA MAP



Southpoint Industrial Park

- Gulfstream
- ALDEZ
- LASER NEEDS
- BOCAR GROUP
- XHDT
- POLARIS
- WILSON LUMBER

South Limestone Co-Op

- scout PEST CONTROL
- TECVOX
- GXO
- TRUCKS & TRAILERS
- iStorage

- TARGET Distribution Center
- POLARIS
- B&G EQUIPMENT AND SUPPLY

- ECOWIN EQUIPMENT COMPANY, INC.
- DURACOAT
- STIS GROUP
- VELOCITY
- CINTAS READY FOR THE WORKDAY
- Southern Tire Mart
- Terrell
- B.C.R.

MAZDA TOYOTA MANUFACTURING

- FedEx
- GE Aerospace
- WARRIOR
- World Window
- LEGACY
- SVE SOUTHEASTERN FREIGHT LINES
- UniFirst

- amazon fulfillment
- HUNTSVILLE WEST
- REDSTONE FEDERAL CREDIT UNION
- FASTENAL
- VUTEQ
- VULCAN

- AVERITT
- BONEAL Aerospace
- NEXTRAN
- SOUTHLAND

Huntsville & Rocket City Logistics Center

- SNIDER FLEET SOLUTIONS
- THE MANOR

- fulfillment by amazon
- BUFFALO ROCK

- HUNTSVILLE INTERNATIONAL AIRPORT
- BOEING

- TRANE Supply
- LG
- JACOBSON COMPANIES
- CDI
- ARA

- SCS WORK
- ALABAMA CONCRETE INC.

- AMERICAN WALLZONE
- FLC
- FedEx
- AEROBOTIX
- EQUIPMENT SERVICES
- BIMBO
- TERMINIX
- WHITE CAP

- NAVISTAR
- TW METALS
- JIT SERVICES
- POLARIS
- UPS

- MAG
- The Armstrong Company
- US 1
- Dynetics
- EDGE
- EOS
- Futaba
- UVINI

- Walmart

- Kroger
- Publix

- BASF
- SES
- Builders FirstSource
- KENNY PIPE & SUPPLY
- PALCO
- KOHLER

- TOWN MADISON
- BJ'S
- CHIPOTLE
- J. ALEXANDER'S RESTAURANT
- DULUTH TRADING
- SUPER CHIX
- Woe's Original
- FIVE GUYS
- OUTBACK
- TRASH PANDA'S
- And More

