

LAND FOR SALE

DIVISIBLE IN VARIOUS SIZES & CONFIGURATIONS

HIGHWAY 231/431 | MERIDIANVILLE, AL



LOCATION



West side of US Hwy 231/431
North of Patterson Lane
Madison County, AL 35759

SIZE



6.1 Acres Available (All or Part) +
8.1 Acres of Divisible Outparcels

PRICE



Call For Pricing

ABOUT THE PROPERTY

These high-visibility sites are strategically positioned across the highway from a Publix-anchored retail center and adjoining the luxury 266-unit LEO at Flint Crossing development. Located in the heart of Meridianville's most prominent commercial corridor, the sites offer easy access and excellent frontage along a high-traffic area with over 30,000 VPD.

PROPERTY HIGHLIGHTS:

- Multiple access points
- All utilities available at site including sanitary sewer
- Majority of land is virtually pad-ready
- No zoning or floodplain
- All parcels can be subdivided as needed



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CONCEPTUAL PARCELIZATION (OPEN TO ALTERNATIVE LOT SIZES)



AERIAL PHOTOS



AREA MAP



DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
Population	3,261	13,523	28,086
Households	1,235	5,090	10,751
Avg HH Income	\$133,070	\$121,539	\$112,651
Avg Vehicles Per Day	34,656± on HWY 431		

DRIVE TIMES

	Distance	Drive-time
Huntsville Executive Airport	4 Miles	7 Minutes
Tennessee State Line	9 Miles	13 Minutes
Downtown Huntsville	10 Miles	18 Minutes
Redstone Arsenal	15 Miles	25 Minutes



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