

## RETAIL OUTPARCELS FOR SALE

PLUS ADDITIONAL LAND THAT CAN BE ASSEMBLED



### LOCATION



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

### SIZE



8.1 Acres of Divisible Outparcels  
+ 6.1 Acres Available

### PRICE



Call For Pricing

### ABOUT THE PROPERTY

These high-visibility outparcels 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

### FOR MORE INFORMATION:

Anusha Alapati Davis

256-384-7608

Anusha@crunkletonassociates.com

David Wilson, MAI

256-682-9143

David@crunkletonassociates.com



**CRUNKLETON**  
COMMERCIAL REAL ESTATE GROUP



# CONCEPTUAL PARCELIZATION (OPEN TO ALTERNATIVE LOT SIZES)





# OUTPARCEL 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



### FOR MORE INFORMATION:

Anusha Alapati Davis

256-384-7608

Anusha@crunkletonassociates.com

David Wilson, MAI

256-682-9143

David@crunkletonassociates.com