

TOWNSEND PLACE

HIGHWAY 231-431

LOTS
FOR
SALE



Future Site of 150 New
Multifamily Units
15 AC Lot

Future Retail Center

FOR SALE

DENTAL

FOR SALE

MAVIS

SOLD

SOLD



CRUNKLETON
COMMERCIAL REAL ESTATE GROUP

FOR MORE INFORMATION:

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Crunkleton Commercial Real Estate
300 Pratt Avenue NE
Huntsville, Alabama 35801

PROPERTY DETAILS



Located directly next to and connected to the Walmart Supercenter, this premier site along U.S. Highway 231/431 offers an exceptional opportunity for retail development in one of North Alabama's fastest-growing corridors. Hazel Green is a thriving bedroom community serving Huntsville, AL, and Fayetteville, TN, with increasing demand for retail and commercial services.

This highly visible site features:

- **Strategic Location** – Positioned along a major highway with strong daily traffic counts.
- **Flexible Development Options** – Outlots and larger tracts available along the Walmart connector road.
- **High-Growth Market** – Adjacent 325-acre residential development under construction.
- **Shovel-Ready Infrastructure** – All utilities in place with a shared water detention lake to maximize lot usability.

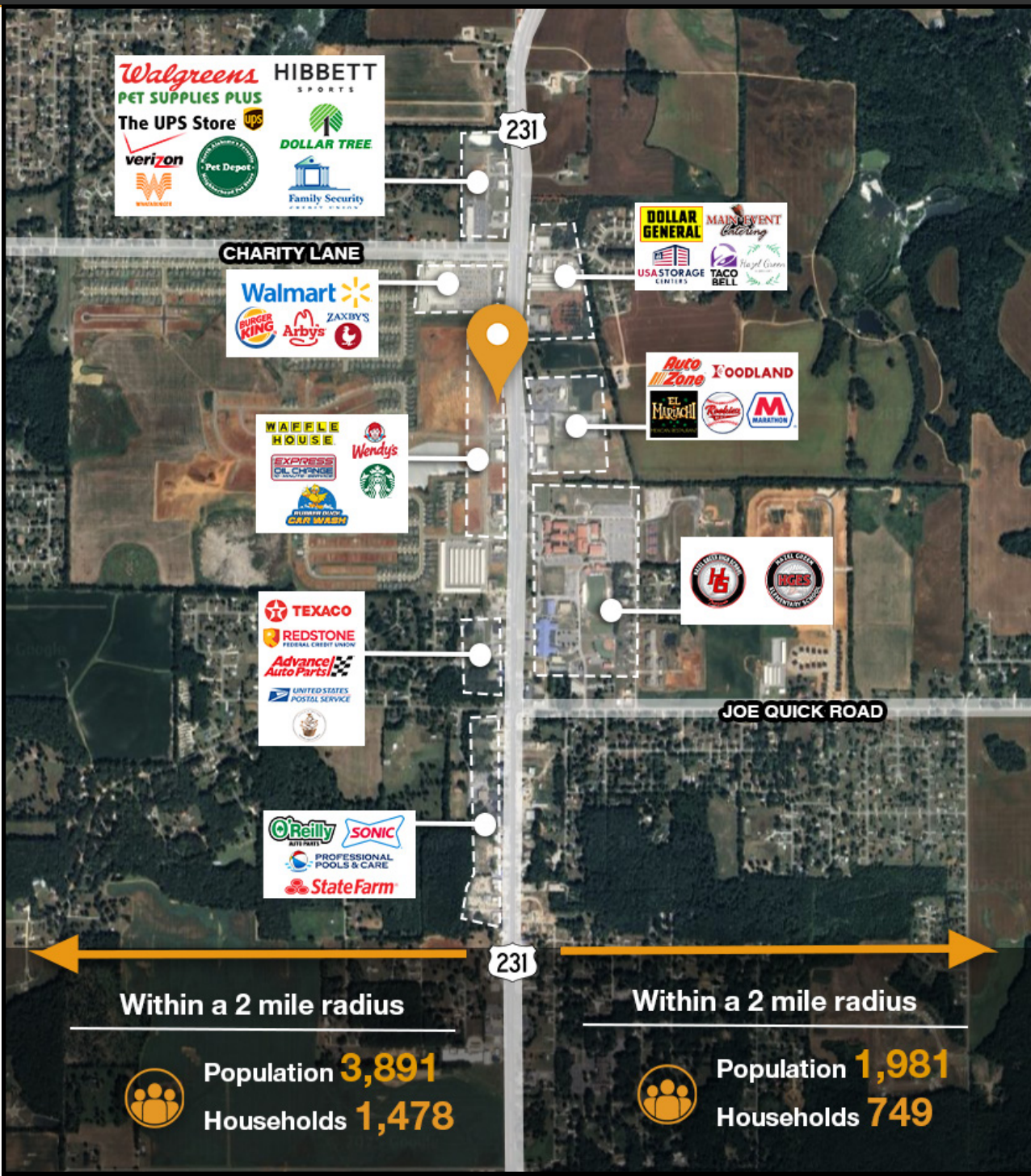
PROPERTY HIGHLIGHTS

Address: Adjacent to 14595 Highway 231-431
Hazel Green, AL 35750
34.946479, -86.578374

Available: **Madison County - No Zoning**
LOT #2 - 1.66 AC
LOT #3 - 3.00 AC
LOT #4 - 1.60 AC
LOT #5 - 1.50 AC
LOT #6 - 0.74 AC
LOT #7 - 0.68 AC

Price: Call for Pricing

ABOUT THE AREA



Within a 2 mile radius



Population **3,891**
Households **1,478**

Within a 2 mile radius



Population **1,981**
Households **749**

Hazel Green is a rapidly expanding residential community positioned along U.S. Highway 231/431, making it a prime location for retail growth and investment.

Key Highlights:

- **High-Traffic Location** – Situated on a major highway with strong daily traffic counts, ensuring excellent visibility for businesses.
- **Established Retail Presence** – Home to national and regional retailers such as Walmart, Hibbett Sports, Dollar Tree, Pet Depot, Burger King, Arby's, Zaxby's, Taco Bell, Great Clips, and more.
- **Growing Residential Base** – The community continues to expand with new residential developments, driving demand for additional retail and services.
- **Convenient & Accessible** – Positioned near Hazel Green's primary shopping and dining district, making it a natural choice for commercial expansion.

With continued development and a thriving localeconomy, Hazel Green offers an excellent environment for businesses looking to grow.

DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
Population	1,551	19,277	70,223
Households	597	7,450	27,163
Avg HH Income	\$103,742	\$120,210	\$123,500
Avg Vehicles Per Day	34,656 ± on HWY 231-431		

WHY HUNTSVILLE METROPOLITAN AREA?

NASHVILLE
1.5 Hrs | 110 mi

HUNTSVILLE

Strategic access to major markets in the Southeast

BIRMINGHAM
1 Hr | 100 mi

ATLANTA
3 Hrs | 180 mi



"Huntsville rockets past Birmingham in 2020 Census, now **Alabama's largest city**"
-AL.com, Aug 2021

45% OF POPULATION HAS EARNED A COLLEGE DEGREE



Growth has left retail gaps—prime opportunities for new businesses to tap into unmet consumer demand and **thrive**.



STRONG LOCAL SUPPORT



POWERED BY AEROSPACE DEFENSE AND TECH

Offering a prosperous customer base with strong spending power.



#1 TECH EMPLOYMENT GROWTH IN THE U.S. (309%)
-CompTIA 2023



VOTED #1 PLACE TO LIVE FOR FAMILIES
-U.S. News & World Report




527,254 TOTAL POPULATION
2.35% 1-year growth
-US Census 2023




"Huntsville's population is **the most diverse in Alabama** reflecting a microcosm of the nation's changing demographics and a city that's becoming a **hub for innovation and growth**."
-The Washington Post 2024

\$98,437 AVERAGE HOUSEHOLD INCOME
-U.S. Bureau of Labor 2024



OVER 48% EMPLOYED POPULATION
-U.S. Bureau of Labor 2024



MAZDA TOYOTA MANUFACTURING -\$1.6 BILLION PLANT 4,000 NEW JOBS

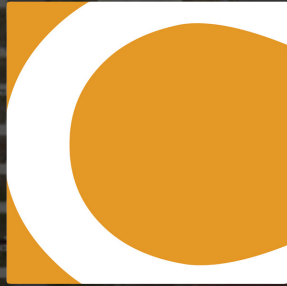
U.S. Department of Defense -\$50 MILLION EXPANSION EMPLOYEES OVER 40,000

Home to Major Employers

f \$750 MILLION DATA CENTER

POLARIS \$140 MILLION PLANT





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