

TOWNSEND PLACE

HIGHWAY 231-431

LOTS
FOR
SALE



CRUNKLETON
COMMERCIAL REAL ESTATE GROUP

FOR MORE INFORMATION:

James Proctor | Director of Land Services

☎ 256-384-7609 ✉ James@crunkletonassociates.com

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 - UNDER CONTRACT
LOT #7 - 0.68 AC

Price: Call for Pricing

ABOUT THE AREA



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



45%

OF POPULATION
HAS EARNED A
COLLEGE DEGREE

"Huntsville rockets
past Birmingham
in 2020 Census,
now **Alabama's
largest city**"

-AL.com, Aug 2021

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



PLACE TO LIVE
FOR FAMILIES

-U.S. News &
World Report



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



\$750 MILLION
DATA CENTER



\$140 MILLION
PLANT



\$98,437

AVERAGE HOUSEHOLD
INCOME

- U.S. Bureau of
Labor 2024

"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



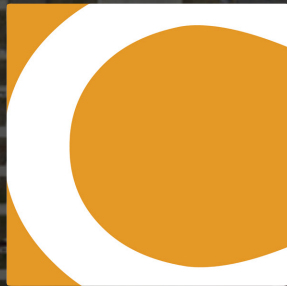
527,254

TOTAL POPULATION
2.35% 1-year growth

-US Census 2023



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