

20.93 ACRES FOR SALE

DIVISIBLE IN VARIOUS SIZES & CONFIGURATIONS



NEW RETAIL NODE | MERIDIANVILLE, AL



LOCATION

Hwy 231-431 at Countess Road
(Northeast quadrant)
Huntsville, AL 35759



IDEAL USES

Major Retail/Commercial
with Outparcel Potential



PRICE

\$3,750,000 | (\$4.11/SF)

ABOUT THE PROPERTY

This prime site sits along a 4-lane highway in an area emerging as a major retail hub. Road construction is expected to be completed before 2026, with a new Food City and additional large-scale retail planned. The C-4 (Highway Business) zoning allows for a mix of uses including retail, restaurant, hotel, office, and multifamily. A small R-2 zoned corner is ideal for approximately 16 townhomes.

PROPERTY HIGHLIGHTS:

- Strategically located near the new Northern Bypass and Hwy 231/431 intersection
- One of Huntsville's most rapidly growing areas
- 22 subdivisions underway within 4 miles
- Site is level, at street grade, and fully served by utilities
- Median cut on Highway 231-431 allows 4-way access
- 35,800 ADT traffic count

FOR MORE INFORMATION:

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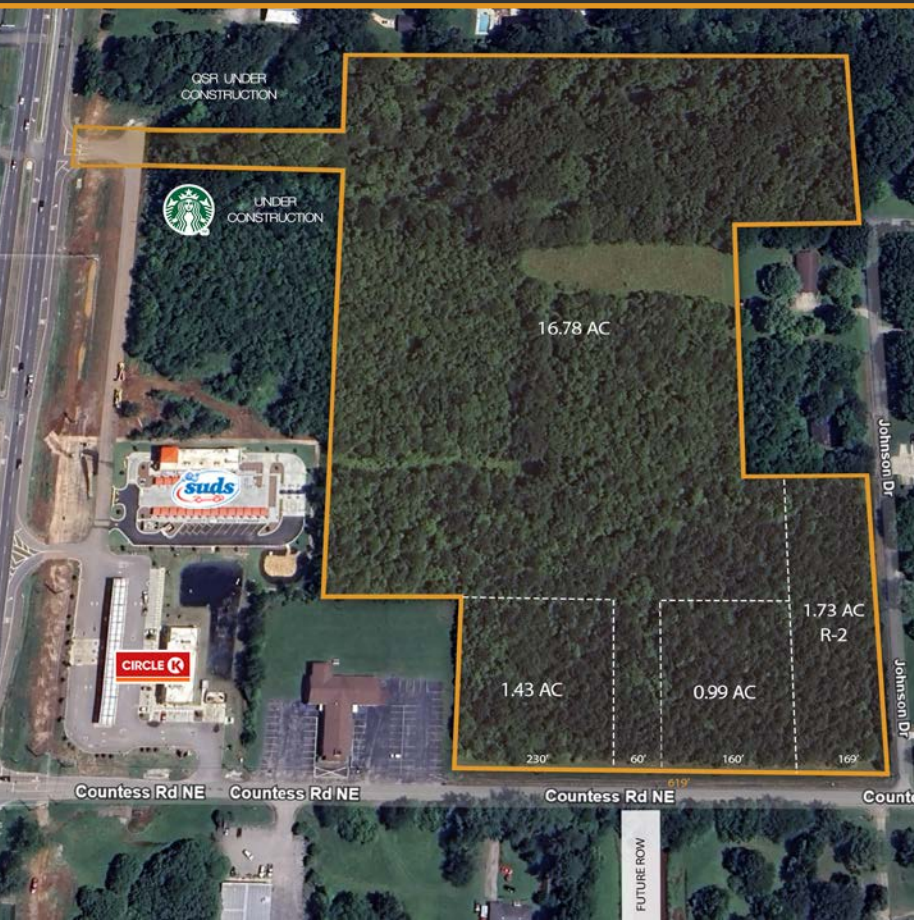
ROAD CONSTRUCTION MAP



Graphic shows the plans for the Northern Bypass intersection currently under construction.

PARCELIZATION OPTION

NOTE: White dashed lines indicate a conceptual subdivision, based on broker's opinion of possible division.



DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
Population	1,029	15,861	48,539
Households	383	6,180	17,524
Avg HH Income	\$140,085	\$128,154	\$111,427
Avg Vehicles Per Day	35,800 ± on HWY 231		

DRIVE TIMES

	Distance	Drive-time
Huntsville Executive Airport	4 Miles	5 Minutes
Tennessee State Line	9 Miles	13 Minutes
Downtown Huntsville	9 Miles	12 Minutes
Redstone Arsenal	12 Miles	20 Minutes

AREA MAP



MADISON COUNTY
Executive Flight Center

Proposed 131 lot subdivision

Proposed Multifamily

GREENLAWN SUBDIVISION

 UNDER CONSTRUCTION

20.93 AC Lot

Northern Bypass UNDER CONSTRUCTION

Future Development

FOOD CITY
 NOW OPEN!

WADE MOUNTAIN NATURE PRESERVE

THE ONE STOP FIRE SHOP
 ESTD 1881
SOUTHERN HEARTH & GRILLS

Bennett Nurseries

Kroger

Bojangles

WINCHESTER ROAD

CVS pharmacy

ALABAMA A&M UNIVERSITY

Dynetics
 A Leidos Company
TriRx
 PHARMACEUTICAL SERVICES