



LAND FOR SALE - 3.79 ACRES

AVAILABLE ALL OR PART



LOCATION



East side of Memorial Parkway,
south of Mountain Gap Road
Huntsville, Alabama 35803

ZONING



Light Industry

SIZE



Flexible Sizing Available

PRICE



Call For Pricing

ABOUT THE PROPERTY

This infill site sits in one of Huntsville's fastest-growing submarkets. Located 1.25 miles from the 800-acre Hays Farm development, the area features a new Publix-anchored center, planned office space, 647 new apartment units, hundreds of single-family homes, and a 9-acre city park. Just south, another 493 apartment units are nearing completion alongside new retail like Starbucks and Whataburger. South Huntsville is seeing rapid growth, and available land is becoming scarce.

PROPERTY HIGHLIGHTS:

- High visibility with median cut access
- 46,769 ADT traffic count
- Level, no floodplain, all utilities at site
- Ideal for restaurant or retail
- Rear area ideal for showroom or flex/office/industrial



FOR MORE INFORMATION:

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AREA MAP & DEMOGRAPHICS



DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
Population	7,956	37,424	64,312
Households	3,557	15,938	27,229
Avg HH Income	\$132,558	\$140,422	\$144,717
Median HH Income	\$98,144	\$106,711	\$104,842

DRIVE TIMES

	Distance	Drive-time
The Market at Hays Farm	1.25 Miles	5 Minutes
John Hunt Park	5.5 Miles	7 Minutes
Downtown Huntsville	8 Miles	15 Minutes
Redstone Arsenal	2 Miles	4 Minutes