

5.5 Acre Mixed-Use Site on Slaughter Road Development Opportunity

1277 Slaughter Road | Huntsville, AL 35758

Land For Sale

Call for Pricing

Property Highlights

- ~5.5 acres available for sale
- Four contiguous parcels
- Frontage along Slaughter Road
- Zoned R2B by the City of Huntsville
- Potential for multifamily, residential, office, assisted living, hospitality, or mixed-use development
- Surrounded by established residential and multifamily communities
- Convenient access to Highway 72, Madison Boulevard, and I-565
- Near Cummings Research Park, Redstone Arsenal, and major Huntsville employment centers
- Located within the growing Huntsville–Madison market

~5.5
Acres

Slaughter Rd

NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

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Property Description

Rare opportunity to acquire ±5.5 acres of development land along Slaughter Road in one of the Huntsville–Madison area’s most active growth corridors. The property consists of four contiguous parcels within the City of Huntsville and offers convenient access to University Drive (US-72), Madison Boulevard, Interstate 565, and Cummings Research Park.

Zoned R2B by the City of Huntsville, the site is well-suited for a variety of potential uses, including multifamily residential, single-family attached housing, assisted living, office, hospitality, or a thoughtfully planned mixed-use development. Surrounded by established neighborhoods, multifamily communities, major employers, and expanding commercial development, the property benefits from a growing residential base and strong regional connectivity.

The location provides convenient access to Redstone Arsenal, NASA’s Marshall Space Flight Center, The University of Alabama in Huntsville, Bridge Street Town Centre, MidCity District, and Huntsville International Airport. Continued population growth and investment throughout the Huntsville–Madison market make this property an attractive opportunity for developers and investors.

Location Description

Located along Slaughter Road within the City of Huntsville, this property is positioned in a growing area surrounded by established residential communities, multifamily developments, and commercial activity. The site offers convenient access to Highway 72, Madison Boulevard, I-565, Cummings Research Park, Redstone Arsenal, and the broader Huntsville–Madison market.

Area Demographics

	1 Mile	3 Miles	5 Miles
Population	4,265	43,359	113,553
Households	1,861	19,225	46,735
Avg. HH Income	\$148,458	\$114,126	\$110,321



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Site Location



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Area Employers/Amenities



1277 SLAUGHTER ROAD

VPD: ~16,000



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About the Area

DEFENSE Impact



108,000
DIRECT/INDIRECT JOBS



\$30 BILLION
FEDERAL IMPACT



1 in 5 Jobs
DEFENSE RELATED



70
DIFFERENT
Federal Organizations

From defense to engineering, biotech, health care, advanced technology and automobile manufacturing, Huntsville's fast-growing region has written an astonishing success story of investment, expansion and job creation.



#3

*"Best Place
to Live in
the U.S."*



Future of Tech

*"...is in These Three
Cities, Including
Huntsville"*



Best Place

*"...to Live for America's
New Tech Hubs"*



#1

*"Best City for
STEM Workers
in America"*



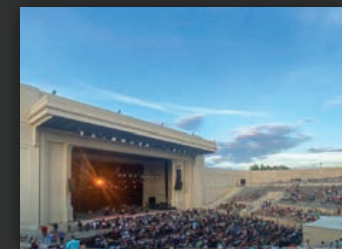
#11

*"Job market
in the nation"*

Military, telecommunications, biotechnology, space, diversified manufacturing and many emerging specialties provide challenging work in delightful surroundings. The area enjoys a favorable cost of living and quality of life. Mountains, lakes, woodlands and the Tennessee River accommodate numerous recreational activities. A temperate climate enhances the season for outdoor sports, including world-class golf, hiking, biking, and fishing. Major concerts, Broadway and symphony performances, extensive permanent art collections and traveling exhibitions contribute to a wonderful way of life. Huntsville is proven to be one of the strongest markets in the Southeast, with unprecedented stability and the lowest vacancy rate in the region during economic downturns, outperforming competing markets due to its diversified economy. The unique resilience of the market is driven by dynamic demand from the Redstone

Arsenal, NASA's Marshall Space Flight Center, and from like minded tenants looking to co-locate in the Cummings Research Park. In addition, the private sector market is thriving and stands on its own as well with a burgeoning tech and auto industry influence, among others.

- Aerospace companies employ nearly 38,000 people in Huntsville, Madison County and Alabama.
- Huntsville is the location of choice for the best and brightest engineers and scientists.
- Highest concentration of engineers and tech workers in the country.
- Huntsville offers these workers a high quality of life with a low cost of living, a dynamic education system, and a proactive business community offering the infrastructure necessary for business growth.



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