

Land for Sale – Approved Mixed Use Development Opportunity

Taylor Court Circle | Owens Cross Roads, AL 35763

±9.86 Acres – Fully Entitled
\$4,200,000

Property Highlights

- ±9.86 Acres
- Zoned C-4 Commercial
- Fully Approved Mixed-Use Planned Community
- Entitled for 392 Apartment Homes
- Approved for 22,610 SF Retail & Commercial Space
- Site Plan Approval Complete
- All Due Diligence Reports Available
- Survey, Soil, Traffic, Engineering & Title Reports Included
- City of Huntsville Support for Infrastructure Improvements
- Located in the High-Growth Huntsville MSA
- Minutes from Hampton Cove, Redstone Arsenal & Downtown Huntsville

~9.86 Acres

NAL Chase Commercial

Commercial Real Estate Services, Worldwide.

P.O. Box 18153, Huntsville, AL 35804
www.chasecommercial.com

Erik Amason

amasone@chasecommercial.com

C 703 405-9880

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Executive Summary

Taylor Court Circle represents one of the most compelling multi-family and mixed-use development opportunities currently available within the Huntsville Metropolitan Statistical Area.

The 9.86-acre site is fully entitled and approved for a master-planned mixed-use community consisting of:

- **392 Apartment Homes**
- **22,610 SF Commercial & Retail Space**
- **Resident Amenities**
- **Integrated Mixed-Use Environment**

Unlike many development sites requiring years of entitlement work, this property offers a substantially de-risked development path through completed planning approvals and extensive due diligence documentation.

Available reports include:

- **Survey**
- **Geotech**
- **Soil Report**
- **Approved Site Plan**
- **Phase 1**
- **Drainage Report**
- **Traffic Study**

The City of Huntsville Urban Development Department has demonstrated a commitment to supporting the project through infrastructure coordination, roadway improvements, utility enhancements, and technological upgrades.

As Huntsville continues to rank among the fastest-growing metropolitan areas in the United States, demand for multi-family housing and neighborhood-serving retail remains exceptionally strong. This offering provides investors and developers with an opportunity to capitalize on sustained population growth, employment expansion, and regional economic momentum.

Property Summary Table

Item	Description
Address:	1 Taylor Court Circle
City:	Owens Cross Roads, AL
Site Size:	9.86 Acres
Zoning:	C4 Commercial
Multi-family Approval:	392 Units
Commercial Approval:	22,610 SF
Entitlement Status:	Fully Approved
Price:	\$4,200,000



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Property Description

The property consists of approximately 9.86 acres strategically positioned within the rapidly expanding southeastern Huntsville growth corridor.

The approved development plan creates a walkable mixed-use environment designed to serve both residents and surrounding communities through a combination of multifamily housing, commercial uses, and community amenities.

The entitlement process has already been completed, allowing a future developer to move directly into construction planning and execution.

Area Demographics

	1 Mile	3 Miles	5 Miles
Population	3,003	16,126	33,506
Households	1,201	6,735	13,823
Avg. HH Income	\$73,095	\$61,085	\$59,545

Location Description

Located in Owens Cross Roads, the property benefits from immediate access to:

- *Hampton Cove*
- *Redstone Arsenal*
- *Jones Valley*
- *Downtown Huntsville*

The site sits within one of the most desirable residential corridors in North Alabama and serves a growing population of professionals employed throughout the Huntsville technology, aerospace, defense, manufacturing, and healthcare sectors.

Nearby transportation corridors include:

- *Highway 431*
- *Memorial Parkway*
- *Governors Drive*
- *Interstate 565*

This location provides exceptional connectivity to major employment centers while maintaining proximity to established residential communities and retail services.



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Site Plan



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Site Plan & Development Program

Multi-Family

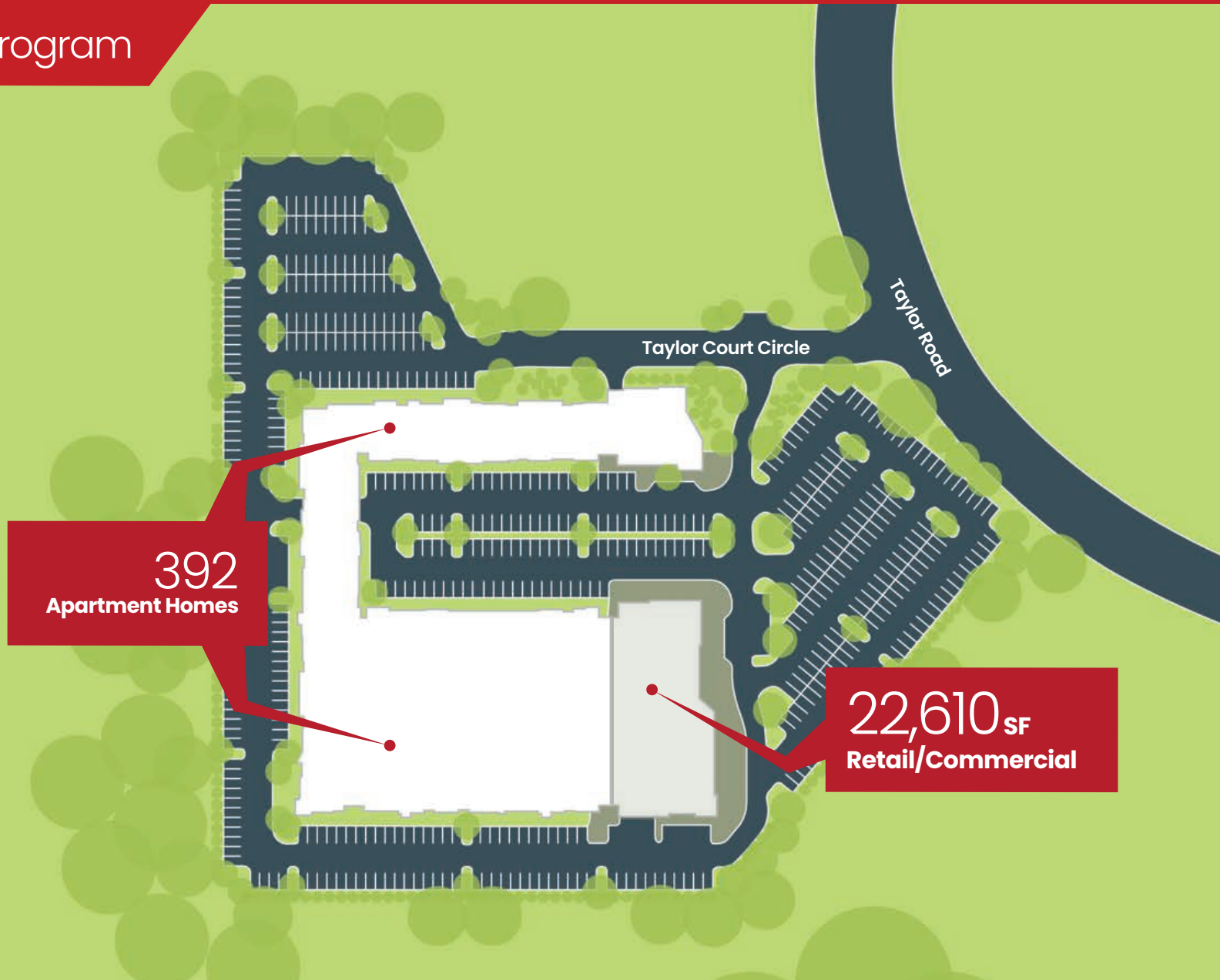
- 392 Apartment Homes
- Market-rate community
- Amenity package approved

Commercial/Retail

- 22,610 SF Retail/Commercial
- Restaurant Opportunities
- Service Retail
- Medical Office
- Professional Office
- Neighborhood Retail

Development Advantages

- Entitlements Complete
- Due Diligence Complete
- Utility Coordination Underway
- Infrastructure Support Available



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Area Amenities



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Major Employers



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About the Huntsville MSA

A Nationally Recognized Market for Growth, Innovation & Quality of Life

National Accolades & Recognition



#1

“Best Place to Live in America.”

Ranks among the nation's leading cities for employment opportunities, supported by one of the highest concentrations of STEM professionals in the country



LIVABILITY™

#1

“Best Place to Live in the US”

Livability's 2026 Top 100 Best Places to Live ranking



“Top US Job Market”

Ranks among the nation's leading cities for employment opportunities, supported by one of the highest concentrations of STEM professionals in the country



Known as "Rocket City," Huntsville is a nationally recognized hub for aerospace, defense, advanced manufacturing, cybersecurity, and technology innovation



Huntsville continues to attract residents and employers due to its combination of strong economic growth, affordability, and exceptional quality of life

Market Overview

The Huntsville Metropolitan Statistical Area (MSA), encompassing Madison and Limestone Counties, is one of the fastest-growing and most dynamic economies in the Southeast. Driven by a highly educated workforce and anchored by Redstone Arsenal, NASA's Marshall Space Flight Center, Cummings Research Park, and a robust defense and technology sector, the region has evolved into a national center for innovation, engineering, and advanced manufacturing. Consistent population growth, strong in-migration, and ongoing corporate investment continue to fuel demand across the residential, office, industrial, and retail sectors. (Axios)

Huntsville boasts one of the strongest employment bases in the country, with major employers including NASA, the U.S. Army's Redstone Arsenal, Boeing, Lockheed Martin, Northrop Grumman, Blue Origin, Raytheon, Mazda Toyota Manufacturing, Huntsville Hospital Health System, and the University of Alabama in Huntsville.

The region's economy is diversified across aerospace, defense, technology, healthcare, higher education, and advanced manufacturing, providing stability and long-term growth prospects. Approximately one-quarter of the local workforce is employed in STEM-related fields, significantly above the national average. (Axios)

Beyond its economic strengths, Huntsville offers an exceptional quality of life that continues to attract both businesses and residents. The area features a cost of living below the national average, affordable housing relative to peer technology markets, highly rated schools, extensive outdoor recreation opportunities, a growing arts and entertainment scene, and convenient access to Nashville, Birmingham, and Chattanooga. With a vibrant downtown, award-winning parks, cultural amenities, and a median commute time significantly below most major metropolitan areas, Huntsville provides a unique balance of career opportunity and lifestyle appeal. (Southern Living)



Major Employers

NASA Marshall Space Flight Center | Redstone Arsenal
Boeing | Lockheed Martin | Northrop Grumman
Blue Origin | Raytheon Technologies | Mazda Toyota Manufacturing | Huntsville Hospital Health System
University of Alabama in Huntsville (UAH)
ADTRAN | Dynetics (Leidos)

Key Industries

Aerospace | Defense | Advanced Manufacturing
Cybersecurity | Technology | Engineering | Healthcare
Life Sciences | Logistics & Distribution

Huntsville MSA Snapshot

- Alabama's largest city and one of the fastest-growing metros in the Southeast. (Axios)
- Home to Cummings Research Park, one of the largest research parks in the United States.
- National leader in aerospace, defense, engineering, and STEM employment. (Axios)
- Consistently recognized for affordability, quality of life, and economic opportunity. (Huntsville Business Journal)

The Huntsville MSA continues to distinguish itself as one of the premier markets in the United States for business investment, workforce talent, and long-term economic growth.