



# HAWKS RIDGE

Prime Residential Development Land  
with Flexible Investment Opportunities

**HUNTSVILLE, AL | HIGHER DENSITY R2A ZONING**  
**64 ACRES TOTAL | 36 ACRES + 18 ACRES + 9 ACRES INDIVIDUALLY**

[www.LandForSaleInHuntsville.com](http://www.LandForSaleInHuntsville.com)



PRESENTED BY

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INTOWN PARTNERS **kw**HUNTSVILLE  
REAL ESTATE GROUP KELLERWILLIAMS, REALTY



# DETAILS | 64+/- ACRES

Property Type: Land | Subtype: Residential

Acreage: 64 +/- Acres

Zoning: High Density R2A

Single-Family Detached Homes, Churches,  
Townhomes, Duplexes, Apartment Complexes  
Build To Rent

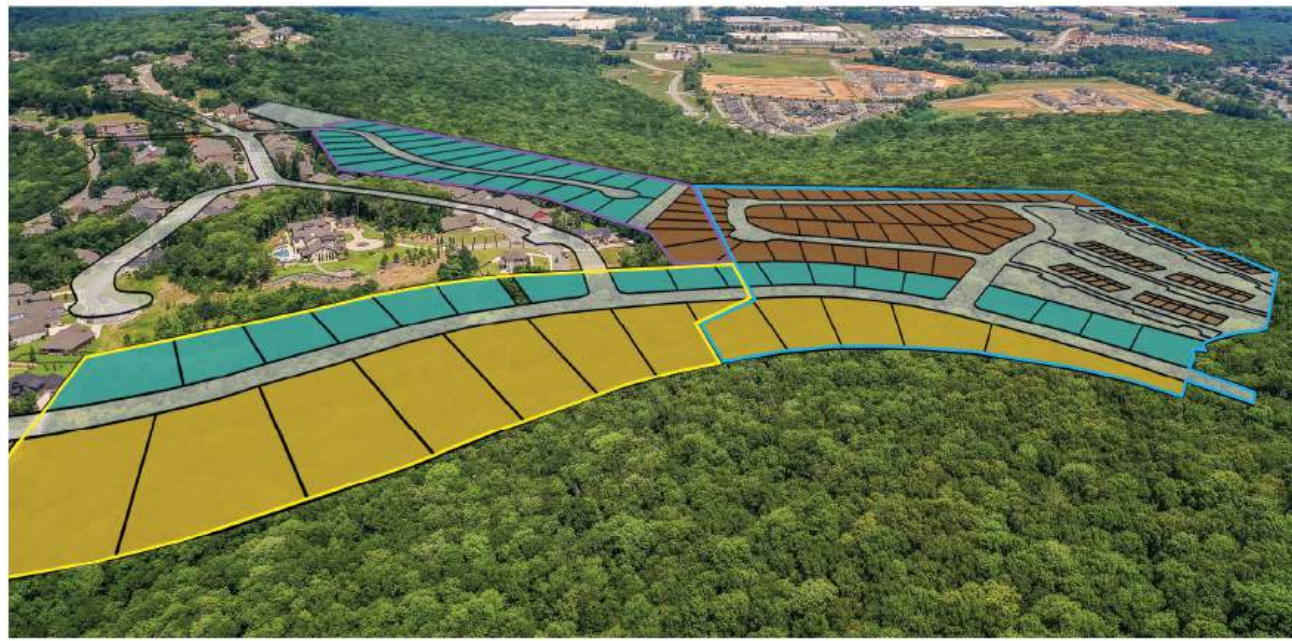
Lot Mix Examples: Up to 246 Single-Family Lots, Up to 359  
Townhome Lots, or a Combination of 299 Units

**Parcels: 9 total**

- 1 – 13-04-20-0-003-003.076
- 2 – 13-05-21-0-000-003.000
- 3 – 13-05-21-0-000-002.000
- 4 – 13-08-28-0-000-014.000
- 5 – 13-09-29-1-000-001.001
- 6 – 13-08-28-0-000-013.000
- 7 – 13-09-29-1-000-001.000
- 8 – 13-09-29-1-000-037.000
- 9 – 13-08-28-0-000-019.000

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THE PROPERTY](#)

[360° TOUR OF ACREAGE](#)  
[VIDEO TOUR OF ACREAGE](#)





# DETAILS | 36 ACRES

Property Type: Land | Subtype: Residential

Acreage: 36 Acres

Zoning: High Density R2A

Single-Family Detached Homes, Churches,  
Townhomes, Duplexes, Apartment Complexes  
Build To Rent

Largest available offering that is completely surrounded by protected Land Trust of North Alabama controlled land. Prime location to develop multifamily, townhomes, expanded amenities, or standard lots.

**Parcels: 5 total**

- 1 – 13-05-21-0-000-003.000 – 2.6 acres
- 2 – 13-05-21-0-000-002.000 – 17 acres
- 3 – 13-08-28-0-000-013.000 – 11 acres
- 4 – 13-08-28-0-000-019.000 – 3.6 acres
- 5 – 13-08-28-0-000-014.000 – 1.3 acres

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[VIDEO TOUR OF ACREAGE](#)





# DETAILS | 19 ACRES

Property Type: Land | Subtype: Residential

Acreage: 19 Acres

Zoning: High Density R2A

Single-Family Detached Homes, Churches,  
Townhomes, Duplexes, Apartment Complexes  
Build To Rent

Northern strip with sweeping views and direct existing access from Red Tail Lane. Ideal opportunity for estate lot development, standard homes, or townhomes.

**Parcels: 1 total**

1 – 13-04-20-0-003-003.076

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[VIDEO TOUR OF ACREAGE](#)





# DETAILS | 9 ACRES

Property Type: Land | Subtype: Residential

Acreage: 8.6 Acres

Zoning: High Density R2A

Single-Family Detached Homes, Churches,  
Townhomes, Duplexes, Apartment Complexes  
Build To Rent

Southern strip with excellent potential for a single residential home with privacy or estate/standard lot development.

**Parcels: 3 total**

- 1 – 13-09-29-1-000-001.001 - 4.4 acres
- 2 – 13-09-29-1-000-001.000 - 1.2 acres
- 3 – 13-09-29-1-000-037.000 - 3 acres

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[VIDEO TOUR OF ACREAGE](#)





# OPPORTUNITY OVERVIEW

This is one of the final opportunities to develop a significant tract of residential land within minutes of downtown Huntsville, Alabama—a booming national economic powerhouse. The ±64 acres of prime, residential development land is located off I-565/Highway 72, in the heart of the established and prestigious Hawks Ridge community.

Now offered in **three distinct parcels**—or as a full 64-acre acquisition at a bundled discount—this flexible listing structure opens the door to a wider range of developers and investors. Whether building out a master-planned community or acquiring a smaller footprint in a sought-after area, this opportunity delivers scale, access, and strong market fundamentals.

The acreage spans **nine parcels** and is zoned **R2A**, allowing for a variety of residential uses including single-family homes, townhomes, duplexes, churches, and two-story multifamily buildings. For additional permitted uses and restrictions, refer to **Article 14 of the Huntsville Zoning Ordinance**.

Conceptual site plans show the land can accommodate a variety of lot configurations, including:

- **246 single-family lots**
- **359 townhome lots**
- Or a **hybrid plan** with just under 300 units

There are three residential road access points, and utilities (public water, sewer, electricity) are available at the street. Existing homes within Hawks Ridge range in value from \$500,000 to over \$2 million, presenting a strong case for future development with broad appeal and premium resale potential.





# LAND SALE COMPARABLES

THE AVERAGE SALES PRICE PER ACRE SINCE 2019 WITHIN THE EXISTING HAWKS RIDGE SUBDIVISION WAS \$321,228.



4018 HAWKS WAY, HUNTSVILLE, AL 35811  
0.65 ACRES | SOLD DECEMBER 2022  
\$200,000 | \$307,692.31/ACRE



LOT 27 HIGH MOUNTAIN RD., HUNTSVILLE, AL 35811  
0.44 ACRES | SOLD OCTOBER 2023  
\$145,000 | \$329,545/ACRE



2815 TALON CIRCLE, HUNTSVILLE, AL 35811  
0.15 ACRES | SOLD APRIL 2024  
\$130,000 | \$866,667/ACRE



4001 HAWKS WAY, HUNTSVILLE, AL 35811  
0.41 ACRES | SOLD FEBRUARY 2023  
\$120,000 | \$292,682.93/ACRE



LOT 114 HAWKS WAY, HUNTSVILLE, AL 35811  
0.25 ACRES | SOLD SEPTEMBER 2024  
\$125,000 | \$500,000/ACRE



2809 TALON CIRCLE, HUNTSVILLE, AL 35811  
0.24 ACRES | SOLD APRIL 2024  
\$115,000 | \$479,167 / ACRE



# HOME SALE COMPARABLES



3972 NE HAWKS WAY, HUNTSVILLE, AL 35801  
SOLD JUNE 2024 | \$525,000 | \$210.59/SF



4043 HAWKS WAY, HUNTSVILLE, AL 35811  
SOLD DECEMBER 2024 | \$829,000 | \$241.76/SF



2833 HIGH MOUNTAIN ROAD, HUNTSVILLE, AL 35811  
SOLD JUNE 2025 | \$1,025,000 | \$228.49/SF



4070 HIGH MOUNTAIN ROAD, HUNTSVILLE, AL 35811  
SOLD DECEMBER 2024 | \$2,175,000 | \$357.79/SF



# R2A ZONING OVERVIEW

The Residence 2-A (R2A) District is one of Huntsville's most versatile residential zoning classifications, providing developers with a broad range of building opportunities. R2A zoning accommodates single-family, two-family, and multi-family dwellings, along with flexible formats such as zero-lot line homes, semi-detached units, and single-family attached dwellings.

## Key Development Features

### Multi-Family Options

- Minimum lot size: 8,000 SF for the first two units, plus 3,000 SF for each additional dwelling
- Height up to 2 stories / 30 feet
- Maximum 35% lot coverage

### Two-Family & Single-Family Dwellings

- Governed by established density standards in R2 districts, ensuring cohesive residential design while allowing more compact housing format

### Frontage & Yard Requirements

- Front yard setbacks: 50 feet from major arterials, 30 feet from other streets
- Rear yard: 35 feet minimum
- Side yards: 8-10 feet depending on building height

### Parking

- Off-street and bicycle parking required per citywide standards, ensuring accessibility and compliance with modern mobility needs.

### Design Standards

- Non-residential structures over 1,000 SF cannot use metal siding or cladding, protecting long-term property values and architectural integrity.

## Why This Matters

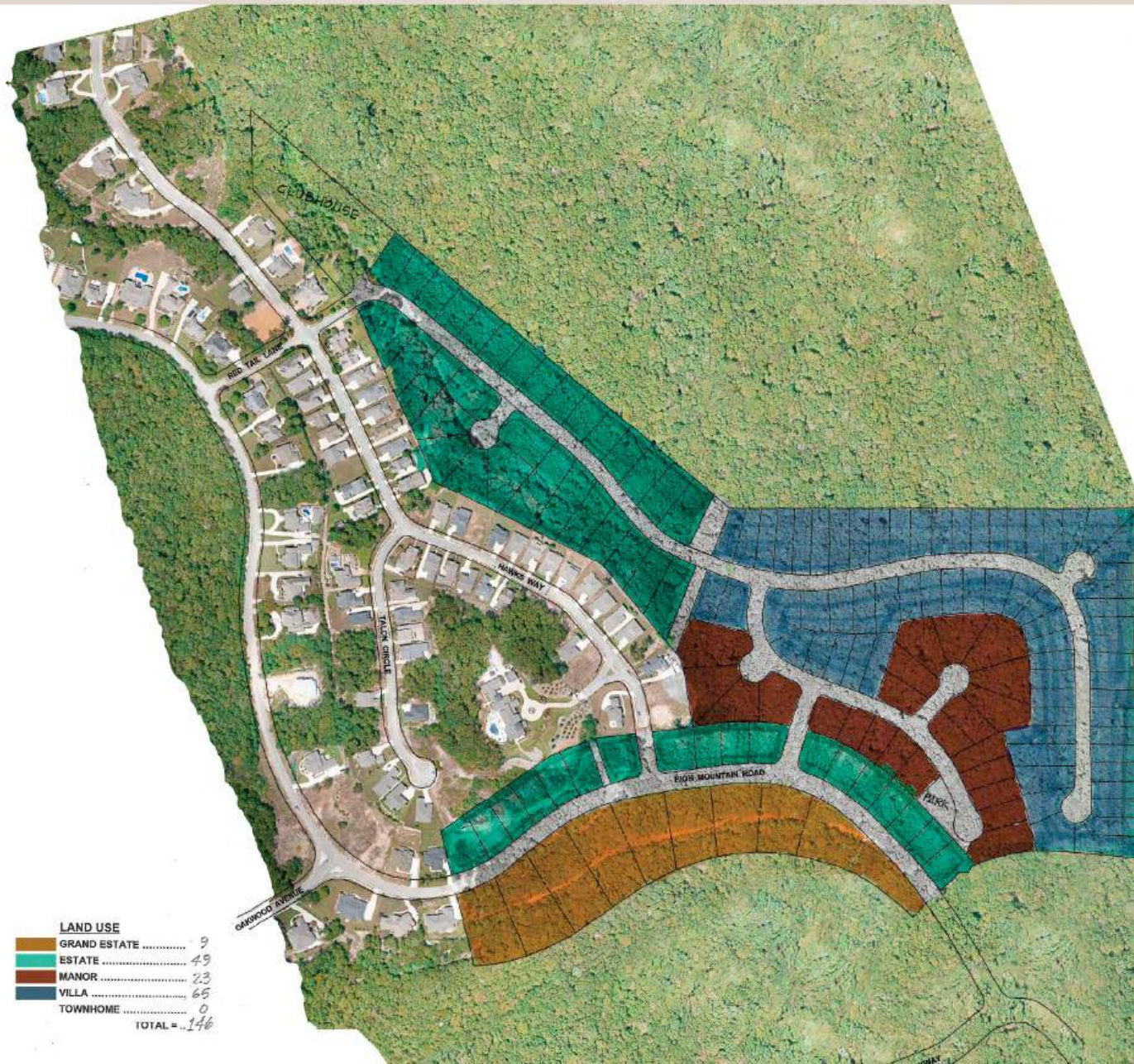
R2A zoning offers flexibility across housing types, making it ideal for mixed-density neighborhoods that balance detached homes, townhomes, and multi-family residences. With clear density allowances and setback requirements, developers can maximize land value while staying aligned with Huntsville's commitment to high-quality, sustainable growth.





# HAWKS RIDGE

## CONCEPT ONE





# HAWKS RIDGE

## CONCEPT TWO





# HAWKS RIDGE

## CONCEPT THREE





# HAWKS RIDGE

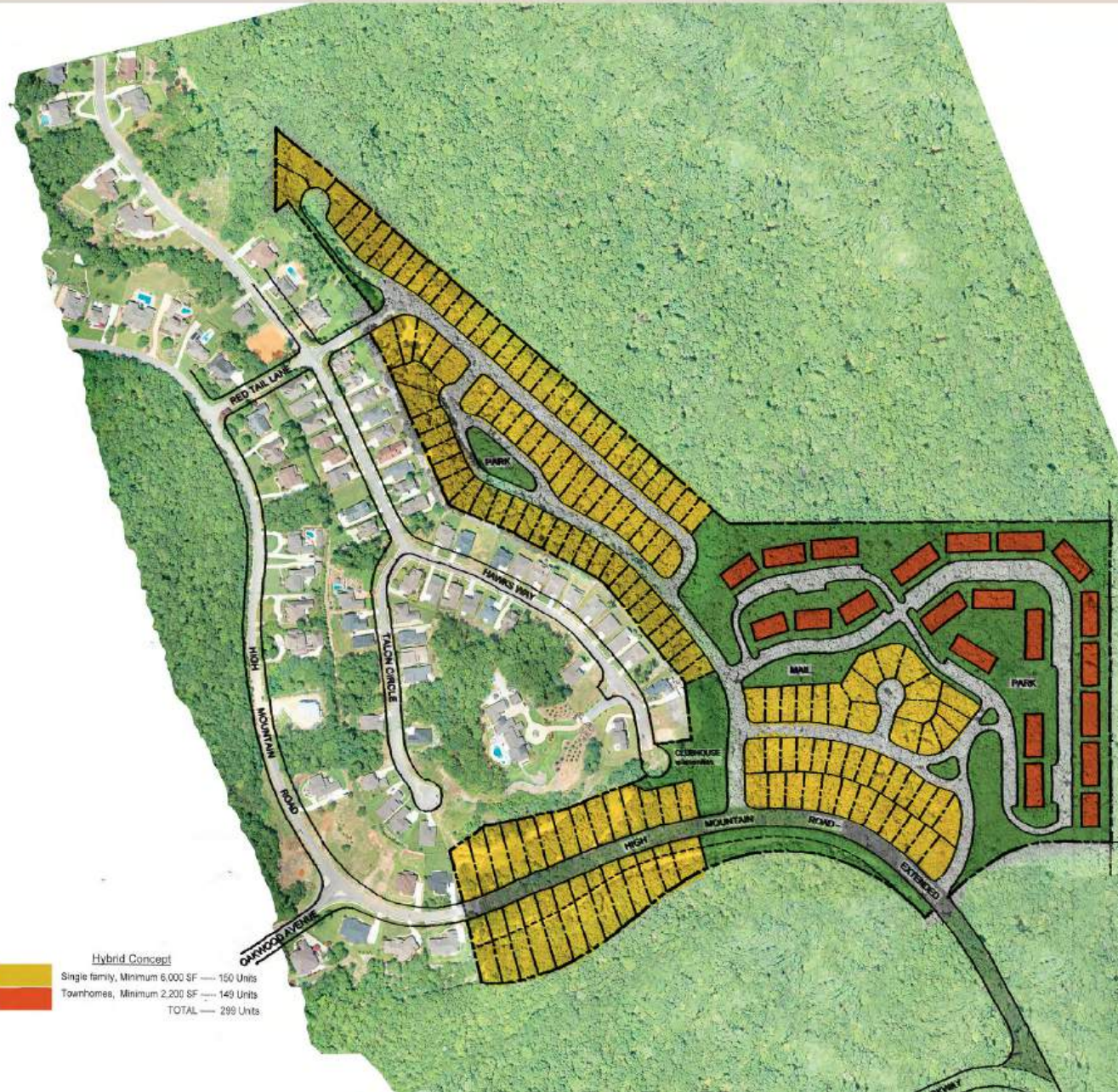
## CONCEPT FOUR





# HAWKS RIDGE

## CONCEPT FIVE





# HAWKS RIDGE

## CONCEPT SIX





# HAWKS RIDGE

## CONCEPT SEVEN





# AROUND THE AREA





This investment opportunity enjoys one of the most strategic and desirable locations in all of Huntsville and North Alabama. With unmatched convenience, the site offers direct access to I-565/Highway 72 and is minutes from the Five Points and Oakwood neighborhoods, which feed into downtown Huntsville. In just 4.5 miles - or under 10 minutes - you arrive at the heart of the city's business district, featuring upscale hotels, event venues, restaurants, parks, and a thriving retail scene. Other major employment centers such as **Research Park, Redstone Arsenal, and the new FBI campus** are also within a 15-minute drive.

Huntsville and the greater North Alabama region continue to experience explosive economic growth, driven by a combination of strategic location, a highly skilled workforce, and a business-friendly climate. In addition to being the permanent home of **Space Command** and a major regional hub for the **Federal Bureau of Investigation**, Huntsville regularly attracts investment from Fortune 500 companies and innovative startups alike. With world-class universities, defense contractors, and tech giants like **Blue Origin, Facebook, and Boeing** expanding their footprint in the area, the city has become a national hub for innovation, research, and development, making it an ideal setting for long-term commercial and residential success.

### IN THE NEWS

Huntsville named among world's most innovative cities by Fast Company

Huntsville Ranks As One Of The top cities for first time home buyers in the nation

Facebook expansion of Meta Data Center in Huntsville tops \$1.5 billion

Huntsville's population climbing, other major Alabama cities' growth stalled

Southern Living: Huntsville on the list of 2025 "South's Best Cities"

Space Command relocating to Huntsville

Huntsville planning new music venue with Orion Amphitheater management

Mazda considers shifting production to Alabama plant in response to proposed Trump tariffs

HUNTSVILLE IS THE HOME OF



LOCATION



# POPULATION AND DEMOGRAPHICS

## MADISON COUNTY, ALABAMA

Total population: 430,590

Annual Growth Rate: 2.13%

Median Household Income: \$86,192

Bachelor's Degree or Higher: 47.7%

Employment Rate: 63.5%

Total Housing Units: 169,820

Total Employer Establishments: 8,881

Number of Employees: 191,024



## PROXIMITY TO HUNTSVILLE

Nashville - 1 Hour, 50 Minutes | 105 Miles

Atlanta - 3 Hours, 20 Minutes | 175 Miles

Chattanooga - 1 Hour, 30 Minutes | 95 Miles

Birmingham - 1 Hour, 35 Minutes | 100 Miles

Knoxville - 3 Hours, 15 Minutes | 200 Miles

Memphis - 3 Hours, 35 Minutes | 215 Miles

### SOURCES

Federal Reserve Bank of St. Louis

Madison County Census

World Population Review





# INTOWN PARTNERS

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