

34.777725, -86.671404

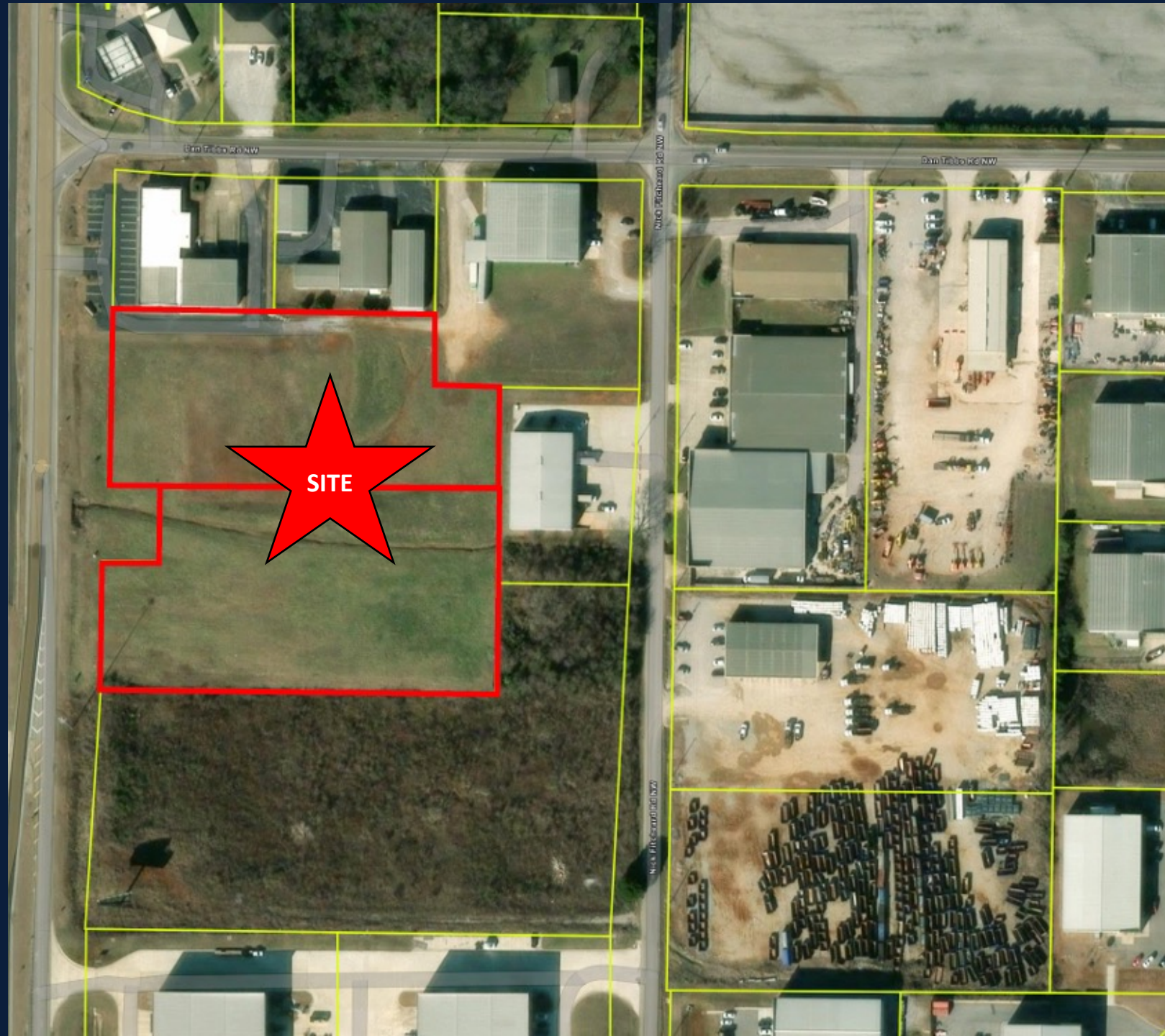
# RESEARCH PARK BLVD LAND OPPORTUNITY

Parcel IDs: 14-04-18-0-002-030.000 &  
14-04-18-0-002-030.000  
HUNTSVILLE, AL 35806

34.7778, -86.6713  
+/- 5.15 AC



**BILL POOLE REALTY**  
COMMERCIAL REAL ESTATE



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RESEARCH PARK BLVD  
HUNTSVILLE, AL

Your receipt of this Offering Memorandum ("OM") constitutes your acknowledgement that it is to be held in the strictest confidence and to be used to determine whether you desire to express interest in the acquisition of the Property described in the OM. In order to share this information with others, you must first obtain written authorization from Bill Poole Realty, LLC ("BPR"). Additionally, you shall not use any part of this OM in any manner detrimental to the Owners of the Property or BPR.

This OM contains information which is not purported to be all-inclusive or contain all the information one would need to evaluate the Property. The OM information has been obtained from sources deemed to be reliable but has not been verified for accuracy or completeness for any purpose and is not, in any way, warranted by the Owners of the Property or BPR.

All references to property dimensions, square-footage calculations and acreage or any other measurements are approximations. All information is presented "as-is" without representation or warranty. You are advised to obtain advice from independent sources to verify Property title, dimensions, calculations, conditions, and completeness of all information contained herein. Any reliance on the content of this OM is solely at your own risk.

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If you are a real estate broker, you must register with BPR your client's name before sharing this OM. You must provide: your name, email, phone number, real estate brokerage name, state that your license resides and name of the client. Nonresident brokers must comply with Alabama Real Estate License Law, Article 1, Section 34027-3. Failure to register and or not comply with Alabama Real Estate Law may impact Co-brokerage participation.

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RESEARCH PARK BLVD  
HUNTSVILLE, AL

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# EXECUTIVE SUMMARY

RESEARCH PARK BLVD  
HUNTSVILLE, AL

This offering presents 5.15± acres of unimproved land fronting Research Park Blvd , one of the regions most active distribution and manufacturing submarkets. The site sits near the intersection of Research Park Blvd and Dan Tibbs Rd, with direct access to I-565 and Hwy 53. The site sits within minutes of Redstone Arsenal, Cummings Research Park, and is surrounded by established distribution, warehouse and industrial uses.

The site has exceptional visibility along Research Park Blvd. Located in Madison County with no zoning, this site offers flexibility for a wide range of uses. Possibility for additional ingress/egress on Nick Fitchard and Dan Tibbs via easement. A largely clear shovel ready site, this acreage is well positioned for outdoor storage, distribution, light industrial, or build-to-suit development in a supply-constrained Huntsville submarket.

- **±5.15-acre industrial site along Research Park Blvd service road.**
- Located on Research Park Blvd Huntsville, AL 35806
- Frontage/access near Research Park Blvd— ±27,770 VPD (FHWA/ALDOT)
- No Zoning: located in county.
- Minutes from Research Park, Redstone Arsenal, and I-565
- Suitable for outdoor storage, distribution, light industrial, or build-to-suit development
- Rare small-acreage opportunity in a supply-constrained industrial submarket
- Site has exceptional visibility.

# TRAFFIC COUNTS

RESEARCH PARK BLVD  
HUNTSVILLE, AL

±27,770 VPD — Hwy 255  
RESEARCH PARK BLVD

×

27,770 VPD

Hwy 255 · Freeway/Expressway

Speed Limit

65 mph

Through Lanes

6

Road Class

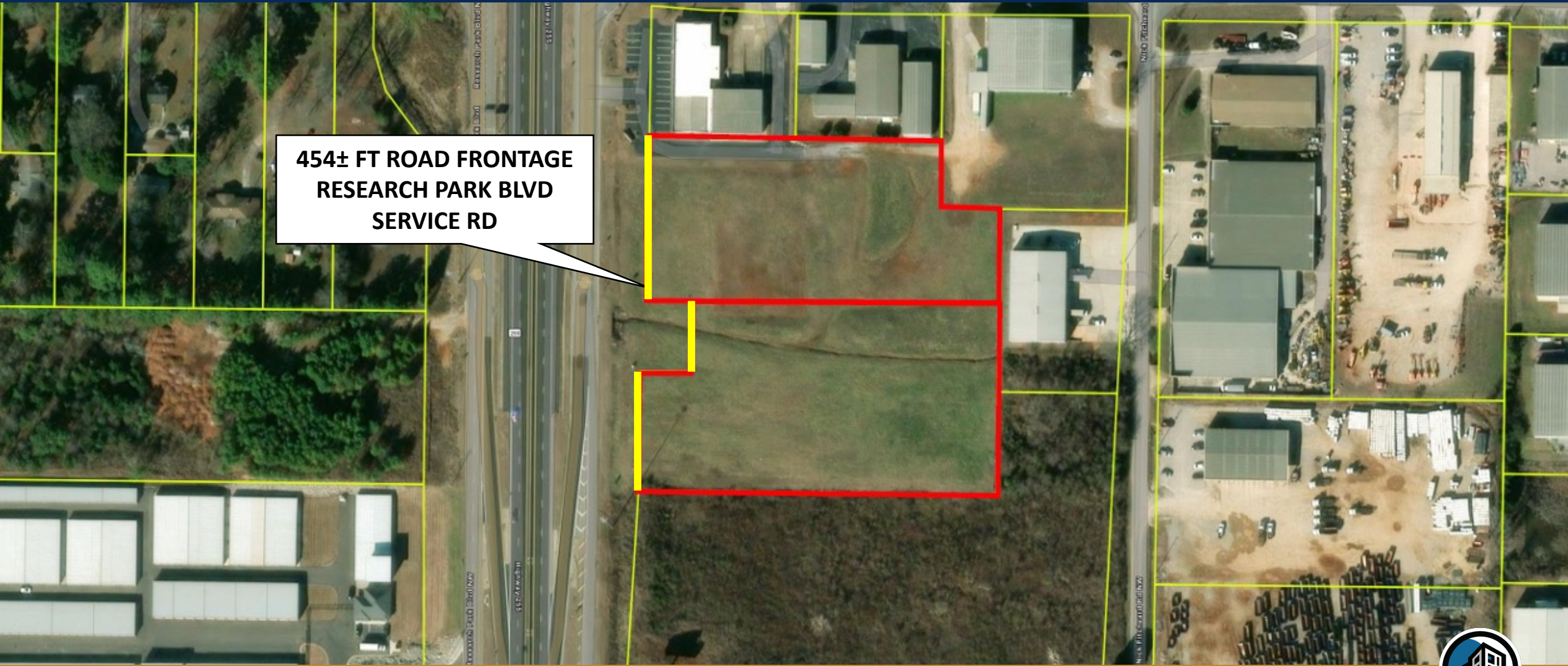
Freeway/Expressway

FHWA HPMS 2022



# ROAD FRONTAGE

RESEARCH PARK BLVD  
HUNTSVILLE, AL



454± FT ROAD FRONTAGE  
RESEARCH PARK BLVD  
SERVICE RD

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# FLOOD ZONE

RESEARCH PARK BLVD  
HUNTSVILLE, AL



# DEMOGRAPHICS

RESEARCH PARK BLVD  
HUNTSVILLE, AL

## POPULATION

**40,177**

3-mi ring

## MEDIAN HHI

**\$80,851**

Avg: \$103,743

## DAYTIME POP

**37,467**

0.93x Day/Night

## HOUSEHOLDS

**18,979**

Avg Size: 2.03

## Trade Area Comparison

| METRIC            | 1 MILE    | 3 MILE    | 5 MILE    |
|-------------------|-----------|-----------|-----------|
| Population        | 4,458     | 40,177    | 105,422   |
| Households        | 2,161     | 18,979    | 46,099    |
| Median HHI        | \$83,266  | \$80,851  | \$80,153  |
| Average HHI       | \$106,107 | \$103,743 | \$105,255 |
| Per Capita Income | \$56,066  | \$49,731  | \$46,391  |
| Median Home Value | \$342,115 | \$318,563 | \$321,127 |
| Owner Occupied    | 31%       | 39%       | 49%       |
| Diversity Index   | 64.1      | 66.5      | 68        |

## Age & Household Composition

## CHILDREN UNDER 5

**1,941**

196 (1mi)

## MEDIAN AGE

**35.4 yrs**

38.1 yrs (1mi)

## HH WITH CHILDREN

**9,751**

983 (1mi)

# AREA

RESEARCH PARK BLVD  
HUNTSVILLE, AL



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## PRICING

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**\$250,000 / ACRE**

±5.15 AC — ±\$1,287,500 Total

### CONTACT BROKER

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