

# For Sale or Built to Suit

Old Highway 20 & County Line, Huntsville, AL 35756

~3.2 ACRES  
Fully Entitled



- Lot Size: 1.6 to 3.2+/- Acres
- Fully entitled
- 24,705 Vehicles per day
- Huntsville City C-4 Zoning
- Nearby Facilities: Mazda-Toyota Manufacturing plant, Amazon, Buffalo Rock, and the upcoming Huntsville logistics center
- In close proximity to Huntsville International Airport, Redstone Arsenal, and the Toyota baseball field
- Lighted Intersection
- Grading completed

**NAI Chase Commercial**

Commercial Real Estate Services, Worldwide.

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## Property Description / Demographics / Map

Retail/Flex Development Opportunity | For Sale or Build-to-Suit | 3.2 Acres

Prime 3.2-acre retail/flex site available for sale or build-to-suit in a rapidly growing Huntsville corridor. Fully graded with all utilities on site and positioned at a lighted intersection for maximum visibility and access.

Zoned C-4 (Huntsville City)

Adjacent to the new Food City, Starbucks, and a 360-unit Class A multifamily development

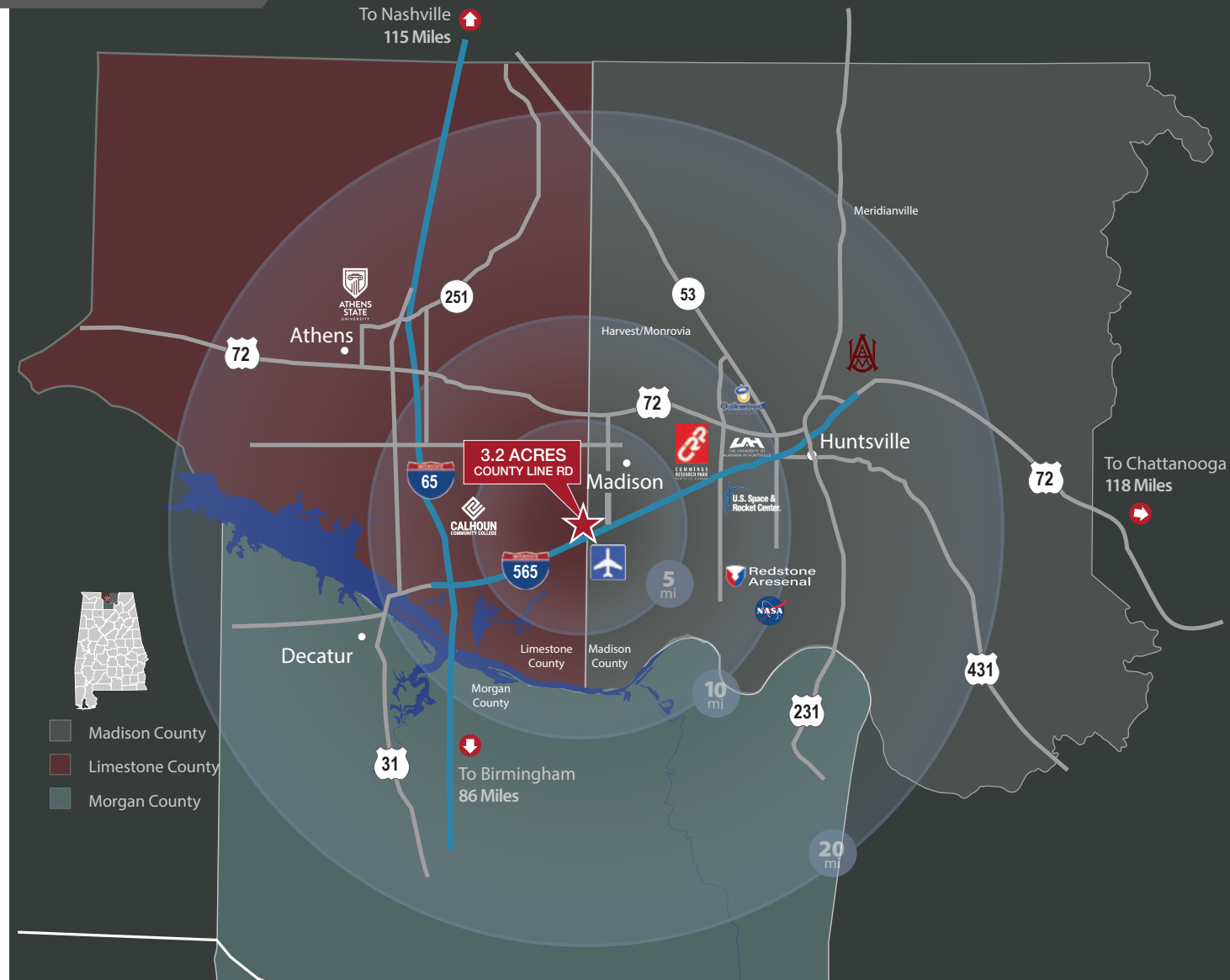
Minutes from Mazda-Toyota Manufacturing, Amazon, Buffalo Rock, and the future Huntsville Logistics Center

Excellent connectivity to Huntsville International Airport, Redstone Arsenal, and Toyota Field

Ideal for retailers, medical offices, or service providers looking to capitalize on the area's explosive growth and strong surrounding demographics.

### DEMOGRAPHICS

	Total Households	Total Population	Average HH Income
1 Mile	188	399	\$81,738
5 Miles	19,047	42,308	\$99,005
10 Miles	58,464	135,497	\$90,930



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To see other available properties, check out our listings at [chasecommercial.com](http://chasecommercial.com) or scan the QR code on your mobile device.

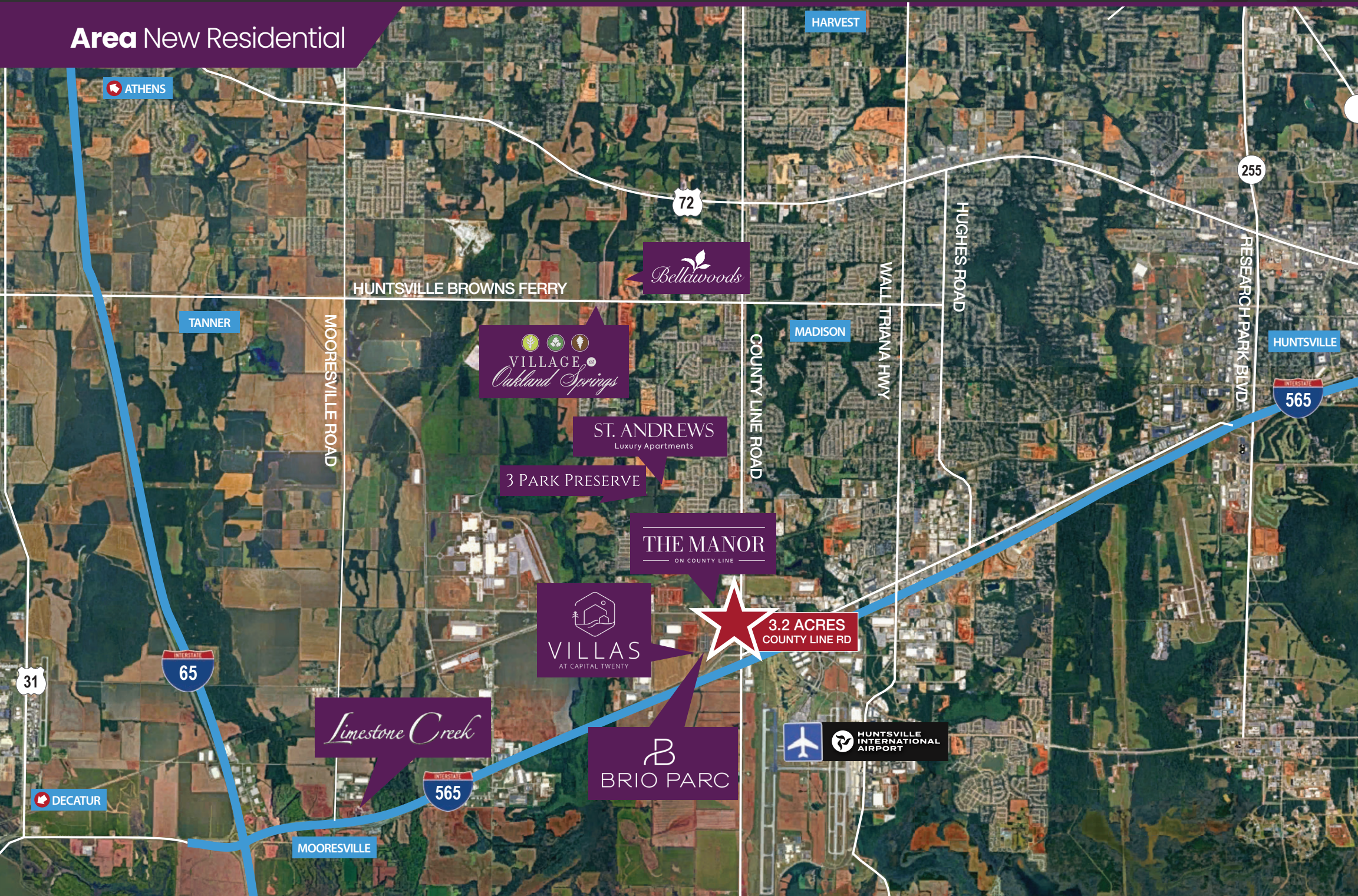


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## Area New Residential



ATHENS

HARVEST

72

HUNTSVILLE BROWNS FERRY

Bellawoods

TANNER

MOOREVILLE ROAD

VILLAGE  
at  
Oakland Springs

COUNTY LINE ROAD

MADISON

WALL TRIANA HWY

HUGHES ROAD

255

RESEARCH PARK BLVD

HUNTSVILLE

565

ST. ANDREWS  
Luxury Apartments

3 PARK PRESERVE

THE MANOR  
ON COUNTY LINE

3.2 ACRES  
COUNTY LINE RD

VILLAS  
AT CAPITAL TWENTY

Limestone Creek

565

B  
BRIO PARC



HUNTSVILLE  
INTERNATIONAL  
AIRPORT

31

65

DECATUR

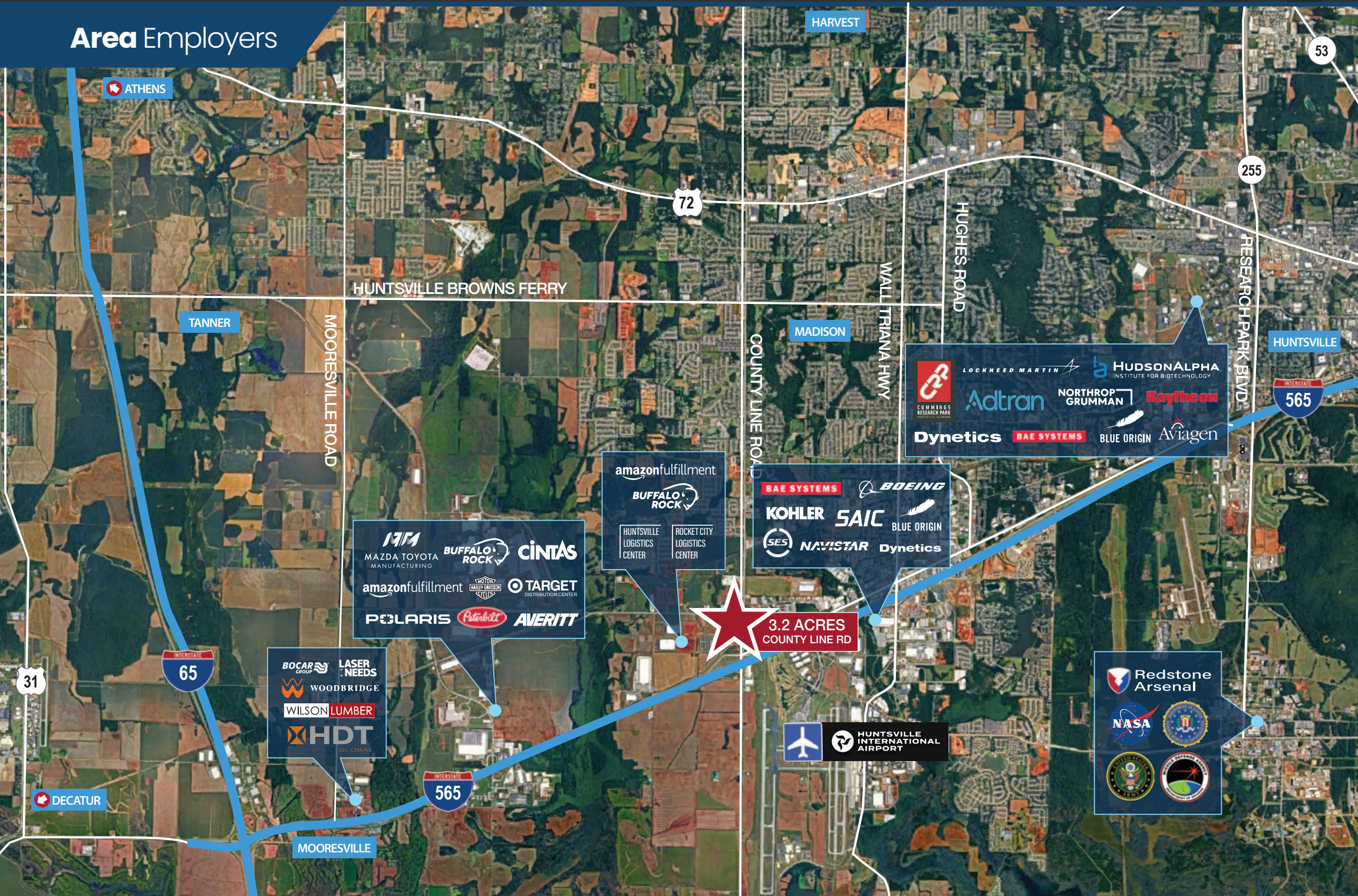
MOOREVILLE

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## Area Employers



ATHENS

HARVEST

72

53

255

HUNTSVILLE BROWNS FERRY

TANNER

MOOREVILLE ROAD

MADISON

WALL TRIANA HWY

HUGHES ROAD

RESEARCH PARK BLVD

HUNTSVILLE

565

LOCKHEED MARTIN HUDSONALPHA INSTITUTE FOR BIGTECHNOLOGY  
Adtran NORTHROP GRUMMAN Raytheon  
Dynetics BAE SYSTEMS BLUE ORIGIN Aviagen

amazon fulfillment  
BUFFALO ROCK  
HUNTSVILLE LOGISTICS CENTER ROCKET CITY LOGISTICS CENTER

BAE SYSTEMS BOEING  
KOHLER SAIC BLUE ORIGIN  
SES NAVISTAR Dynetics

MZM MAZDA TOYOTA MANUFACTURING BUFFALO ROCK CINTAS  
amazon fulfillment HARLEY-DAVIDSON TARGET DISTRIBUTION CENTER  
POLARIS Peterbilt AVERITT

3.2 ACRES  
COUNTY LINE RD

BOCAR GROUP LASER NEEDS  
WOODBRIDGE  
WILSON LUMBER  
HDT GLOBAL

Redstone Arsenal  
NASA  
U.S. DEPARTMENT OF DEFENSE U.S. AIR FORCE

HUNTSVILLE INTERNATIONAL AIRPORT

31

65

565

DECATUR

MOOREVILLE

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## Area Amenities



**3.2 ACRES**  
COUNTY LINE RD

Area Amenities, Industry, Retail and Residential Developments	
☆	Subject Property
■	Retail/Restaurants
■	Attractions/Interests

**HARVEST**

- Costco Wholesale
- Kroger
- Target
- Publix
- Kohl's
- TJ-maxx
- Staples
- Michaels
- Hobby Lobby
- Academy
- CAVA
- Starbucks
- Jim 'n Nick's Bar-B-Q
- First Watch

**MADISON**

- Publix
- Waldgreens
- Five Below
- Hallmark
- Circle K
- McMurry
- Papa John's
- Tiger Rock
- Lowie's
- Dental
- Lucia's

**Under Development**

- Food City
- Starbucks
- Circle K
- Daisy Lane Gifts
- McDonald's
- Sonic Drive In
- O'Reilly
- Dunkin' Donuts
- Subway
- Stem and Stem
- Firehouse Subs

- Publix
- Waldgreens
- CAVA
- Panera Bread
- Outback Steakhouse
- Edgar's
- Starbucks
- Moe's Original
- Chipotle

- BJ's
- Duluth Trading
- Rucker's
- Zaxby's
- Dollar Tree
- Papa John's
- Walmart
- Furniture Row
- Advance Auto Parts
- Firehouse Subs

- Redstone Arsenal
- NASA
- U.S. Space & Rocket Center
- Orion
- Mid City Distillery

- Huntsville International Airport
- Toyota Field
- Town Madison

ATHENS

TANNER

MOOREVILLE ROAD

HUNTSVILLE BROWNS FERRY

MADISON

COUNTY LINE ROAD

WALL TRIANA HWY

HUGHES ROAD

BRIDGE STREET TOWN CENTRE

RESEARCH PARK BLVD

31

65

565

255

5

DECATUR

MOOREVILLE