



For Sale | \$2,800,000 (\$68/SF)

Former Walmart Neighborhood Market | 41,180 SF

4226 OAKWOOD AVE. NW., HUNTSVILLE, AL 35810

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Property Overview

Address	4226 Oakwood Ave. NW. Huntsville, Alabama 35810
Property	Former Walmart Neighborhood Market
Building Size	41,180 SF
Zoning	Zoned C-2
Lot Size	4.17 acres
Drive-thru	Includes a drive-thru window
Docks	Two (2) docks
Location	Three miles NW of Huntsville CBD
Traffic	Combined traffic counts exceeding 40,000 at the intersection
Highlights	<ul style="list-style-type: none">• Huntsville ranked #7 in U.S. News & World Report Best Places to Live in 2024• Local economy has a strong base in technology, space and defense industries• Huntsville is the largest city in Alabama with just over 250,000 residents and 500,000 residents within the MSA• Located in proximity to Oakwood University (1,470 student enrollment) and the University of Alabama at Huntsville (8,743 student enrollment in 2023)

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53

Sparkman Dr NW

OAKWOOD UNIVERSITY
1,470 ENROLLED

Adventist Blvd

Sparkman Dr NW

SITE
★

NW Oakwood Ave

CVS pharmacy

Jordan Ln NW

24,083 VPD

TOYOTA
MITSUBISHI MOTORS

DOLLAR TREE

MAVIS
MOTOR TIRE

DOLLAR GENERAL

ALDI

Advance
Auto Parts

AAMCO
AUTOCARE

Arby's
Kentucky Fried Chicken

DQ

McDonald's
CALIBER COLLISION

DOLLAR GENERAL

BMW

MIDAS

FAMILY DOLLAR

72

sam's club

Chick-fil-A

University Dr NW - 44,900 VPD

53

72

UA
THE UNIVERSITY OF ALABAMA IN HUNTSVILLE
8,743 ENROLLED

TACO BELL

HARBOR FREIGHT

SONIC

Walgreens

EXPRESS
CAR CHANGE
MOTOR SERVICES

HYUNDAI

DOLLAR GENERAL



Demographic Summary Report

4226 Oakwood Ave NW, Huntsville, Alabama, 35810

Prepared by Colliers
 Latitude: 34.749637
 Longitude: -86.633712

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	8,999	48,799	105,551
2010 Total Population	9,452	51,788	113,711
2024 Total Population	9,048	56,109	128,790
2024 Group Quarters	253	4,870	9,271
2029 Total Population	9,113	61,269	138,371
2023-2028 Annual Rate (CAGR)	0.14%	1.78%	1.45%
2000 to 2010 Population Change	5.0%	6.1%	7.7%
2000 to 2024 Population Change	0.5%	15.0%	22.0%
2010 to 2029 Population Change	-3.6%	18.3%	21.7%
2024 to 2029 Population Change	0.7%	9.2%	7.4%
2024 Total Daytime Population	7,921	77,484	227,750
Workers	3,246	46,385	160,962
Residents	4,675	31,099	66,788
2024 Workers % of Daytime Population	41.0%	59.9%	70.7%
2024 Residents % of Daytime Population	59.0%	40.1%	29.3%
Household Summary			
2000 Households	3,918	20,502	44,193
2010 Households	4,121	21,799	47,655
2024 Households	4,066	24,454	56,070
2024 Average Household Size	2.16	2.10	2.13
2029 Households	4,107	27,385	61,583
2023-2028 Annual Rate	0.20%	2.29%	1.89%
2000 to 2010 Household Change	5.2%	6.3%	7.8%
2000 to 2024 Household Change	3.8%	19.3%	26.9%
2010 to 2029 Household Change	-0.3%	25.6%	29.2%
2024 to 2029 Household Change	1.0%	12.0%	9.8%
2010 Families	2,069	11,512	26,517
2024 Families	1,960	11,885	28,869
2029 Families	1,984	13,202	31,438
2023-2028 Annual Rate	0.24%	2.12%	1.72%
Housing Unit Summary			
2024 Housing Units	4,680	28,028	63,423
Owner Occupied Housing Units	36.5%	34.9%	43.1%
Renter Occupied Housing Units	63.5%	65.1%	56.9%
Vacant Housing Units	13.1%	12.8%	11.6%
Owner Occupied Median Home Value			
2024 Median Home Value	\$155,657	\$153,473	\$263,338
2029 Median Home Value	\$280,978	\$233,608	\$333,208
Income			
2024 Per Capita Income	\$27,262	\$26,874	\$36,156
2024 Median Household Income	\$40,569	\$43,468	\$56,099
2024 Average Household Income	\$58,647	\$61,966	\$82,897
Household Income Base	4,066	24,454	56,070
<\$15,000	19.2%	18.9%	14.3%
\$15,000 - \$24,999	12.5%	10.7%	9.0%
\$25,000 - \$34,999	10.3%	12.2%	9.7%
\$35,000 - \$49,999	17.4%	12.8%	11.8%
\$50,000 - \$74,999	15.5%	16.7%	16.0%
\$75,000 - \$99,999	9.5%	9.9%	11.2%
\$100,000 - \$149,999	10.8%	13.6%	16.0%
\$150,000 - \$199,999	2.3%	2.7%	5.1%
\$200,000+	2.5%	2.4%	6.8%



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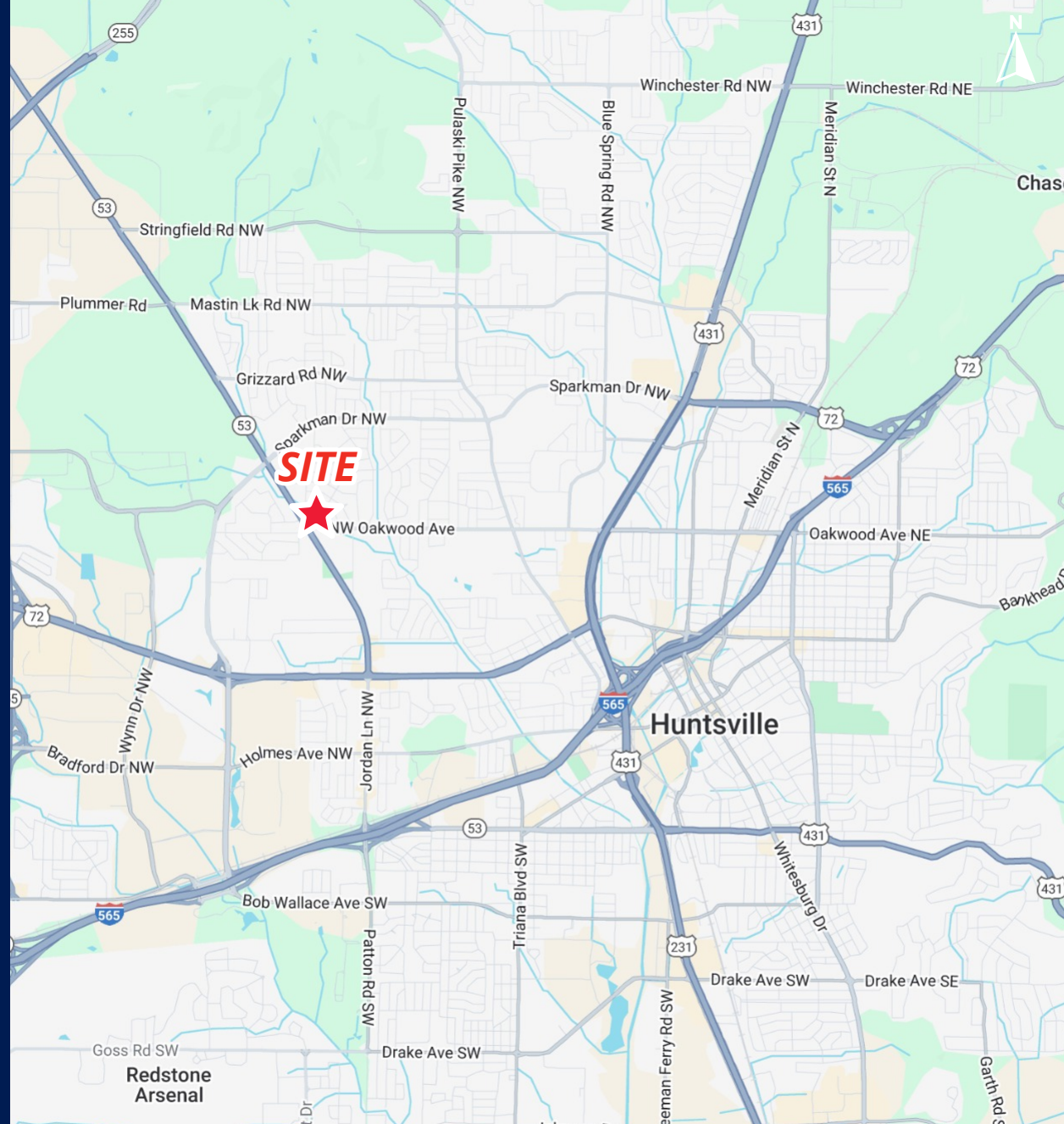
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposed. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date