2008 Memorial Pkwy SW | Huntsville, AL 35801





Property Description

Development Opportunity! Located in the heart of Huntsville, AL, this 1.6-acre property sits on Memorial Parkway South with ±285 feet of frontage, just off the corner of Governors Drive and the Parkway. Formerly home to El Palacio, the site is zoned for heavy industry and offers easy access to downtown Huntsville, major thoroughfares, and a range of retail, dining, and entertainment options.

Property Highlights

- Near the corner of Governors Drive & South Memorial Parkway
- High Traffic Area
- Rare Development Opportunity

Offering Summary

Sale Price:	\$3,000,000
Lot Size:	±1.6 Acres
Zoning:	Heavy Industry (HI)
Traffic Count:	± 120,000 VPD

Jim Smoot

Associate Broker (256)-533-0003 jim@samplesproperties.com



2008 Memorial Pkwy SW | Huntsville, AL 35801

Bell Ave NW Traylor Island Stanley Dr NW Barbara Dr NW Union Dr NW Holmes Ave NW McClu JIIIOVIIIE Cozy Cow TWICKENHAM MARS Locu **Bicentennial Park** Hermi Pane e Vino UUIGLEY constellation Publix HUNTSVILLE Davis Cir Sw SPRINGHILL SUITES® SQUARE Se Clair Ave SW HUNTSVILLE HOSPITAL Capriottis Governors Dr SW Governors ur SW 6th Ave SW 7th Ave SW Rhett A 8th Ave SW 9th Ave SW JUST () LOV HUNTSVILLE e Sw Long Ave SW **Bob Wallace Ave SW** 12th Ave SW Firestone **FOODS** Rop Wallace Bob Wallace Ave SW Bob Wallace Ave SW BRASS TAP 15th Ave SW Ave SW Thornton Ave SW

Academ

Brahan Spring Park

Jim Smoot

Associate Broker (256)-533-0003 jim@samplesproperties.com

Elm Ave SW



Lanier Rd SW

Maxar Technologies

Surrey Rd S Kent R

Drake

Vance Rd SW

Map data ©2025 Google Imagery ©2025 Airbus,

PARKWAY

2008 Memorial Pkwy SW | Huntsville, AL 35801



Jim Smoot

Associate Broker (256)-533-0003 jim@samplesproperties.com

