14146 US-431 - HAZEL GREEN, AL

LAND FOR SALE - EXCELLENT DEVELOPMENT OPPORTUNITY





PROPERTY HIGHLIGHTS

- Excellent development site.
- Site has 830 ft. of frontage.
- Near Walmart Supercenter, Hazel Green Elementary School, Hazel Green High School, Huntsville Hospital Urgent Care, multiple residential communities, and the Townsend Place development.
- The 385-acre Townsend Place site is comprised of more than 1,700 new homes from multiple builders.
- Property is easily accessible and highly visible. Located in a suburb to Huntsville with a high average household income and surrounded by multiple residential communities.

DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
Population	8,277	23,549	86,384
Households	3,136	8,958	32,038
Avg Household Income	\$91,675	\$94,430	\$91,842
Avg Vehicles Per Day	31,254 ± On Hwy 431		

ABOUT THE PROPERTY

This 10.6 +/- acre site is located off high-traffic Highway 431 and Joe Quick Road in Hazel Green, AL. Surrounded by numerous residential neighborhoods, retail, restaurant, and schools, this property is an excellent development opportunity within a fast-growing North Alabama market.

LOCATION

14146 US-431 Hazel Green, AL 35750 34.930057, -86.571600

AVAILABLE

10.6 +/- AC - Zoned: Madison County

PRICE

\$5,200,000,00

FOR MORE INFORMATION CALL

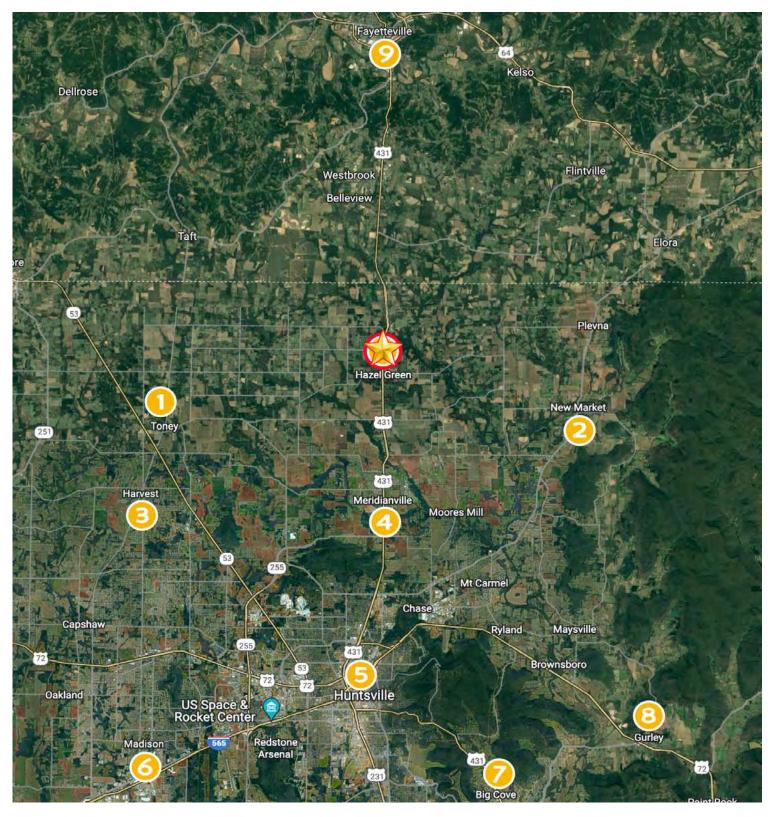
Wesley Crunkleton, CPM 256-536-8809

Anusha Alapati Davis 256-384-7608



PROPERTY MAP Carle at Pet Depot — COUNTRY HIGHWAY 431 **CHARITY LN.** HIBBETT SPORTS® TOWNSEND PLACE DEVELOPMENT 1,700 NEW HOMES Dollar TREE verizonwireless UNDER CONSTRUCTION ZAXBY'S COODLAND SUBVER SELF Great Clips STORAGE Walmart DOLLAR GENERAL REDSTONE **HAZELGREEN** HIGH SCHOOL HAZELGREEN **ELEMENTARY** RIVERSEDGE Hazer Rap SCHOOL U-HAUL **ESTATES** TRES BELLE NAIL & SPA DENTAL W LIMESTONE RD. JOE QUICK RD. DOGWOOD SONIC PLACE **O**Reilly JIMMY FISK RD. FARRAR TIRE CENTER GOOD TYEAR THE STATE OF VPD = 31,254II-G HAZEL GREEN Dixie MetalCraft CITIZENS PAMILY LOS COMPADRES Mexican Grill PRARMACY **HIGHWAY 431** cassie's Car Hazel Green Pediatrics SHIP F MEADOWCREST HOMES

NORTH ALABAMA MARKET - DRIVE TIMES



- 1. Tony, AL 16 min
- 2. New Market, AL 15 min
- 3. Harvest, AL 21 min
- 4. Meridianville, AL 9 min
- 5. Huntsville, AL 24 min

- 6. Madison, AL 36 mi
- 7. Hampton Cove, AL 34 min
- 8. Gurley, AL 34 min
- 9. Fayetteville, TN 22 min