



## High-Visibility Commercial Lot on Hwy 231/431

13974 HWY 231/431 N | HAZEL GREEN, ALABAMA 35750

# \$549,000

## 1.1

TOTAL ACRES

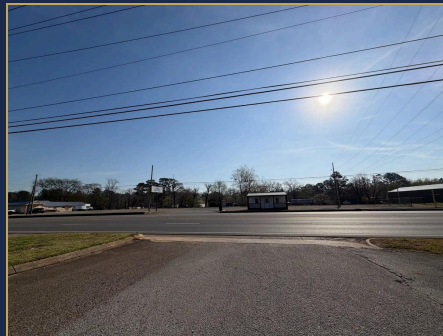
## 271'

HIGHWAY FRONTAGE

## 28,350

VEHICLES PER DAY

This 1.1-acre commercial lot offers a premier opportunity for investors, developers, and owner-users seeking high-visibility land on one of North Alabama's most traveled corridors. With approximately 271 feet of highway frontage and daily traffic exceeding 28,000 vehicles, this property delivers exceptional exposure in the heart of Madison County's fastest-growing commercial market.



**CHRIS HICKS**

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## AT A GLANCE

ADDRESS	13974 Hwy 231/431 N, Hazel Green, AL 35750
PRICE	<b>\$549,000</b>
TOTAL ACREAGE	1.11 Acres (Two Parcels Combined)
HIGHWAY FRONTAGE	Approx. 271 Feet on US Hwy 231/431
TRAFFIC COUNT	Approx. 28,350 Vehicles Per Day
SURFACE	Gravel Lot
UTILITIES	Electric and Water On Site
ZONING	Commercial — Madison County
LAND USE	5540 — Auto/Commercial Use
COUNTY	Madison County, Alabama
SECTION/TWP/RANGE	Section 30, T1S, R1E

**28,350 VPD**

AVERAGE DAILY TRAFFIC COUNT — US HWY 231/431

## PARCEL INFORMATION

PARCEL	PIN	ACRES	SQ. FT.	APPRAISED
03-09-30-3-002-016.000	70474	0.40	17,314	\$69,300
03-09-30-3-002-017.000	45606	0.71	30,878	\$123,500
<b>COMBINED TOTAL</b>		<b>1.11</b>	<b>48,192</b>	<b>\$192,800</b>

## POTENTIAL USES

- Retail Development
- Office / Professional
- Service Business
- Contractor Yard
- Bank / Financial
- Quick-Service Restaurant
- Medical / Dental
- Automotive Use
- Dollar / Convenience
- Multi-Tenant Retail

## LOCATION MAP



## KEY HIGHLIGHTS

- ◆ 271 feet of prime highway frontage on US 231/431 — one of North Alabama's highest-traffic corridors
- ◆ 28,350+ vehicles per day providing exceptional daily visibility and drive-by exposure
- ◆ Electric and water on site — ready for development
- ◆ Located in Alabama's 2nd fastest-growing county — Madison County added 10,000+ residents in the past year
- ◆ Adjacent to established retail corridor anchored by Walmart, Starbucks, Whataburger, and more
- ◆ 15 miles north of downtown Huntsville — ranked 6th fastest-growing metro in the U.S.
- ◆ \$240M North Village Town Center development approved nearby on the 231/431 corridor

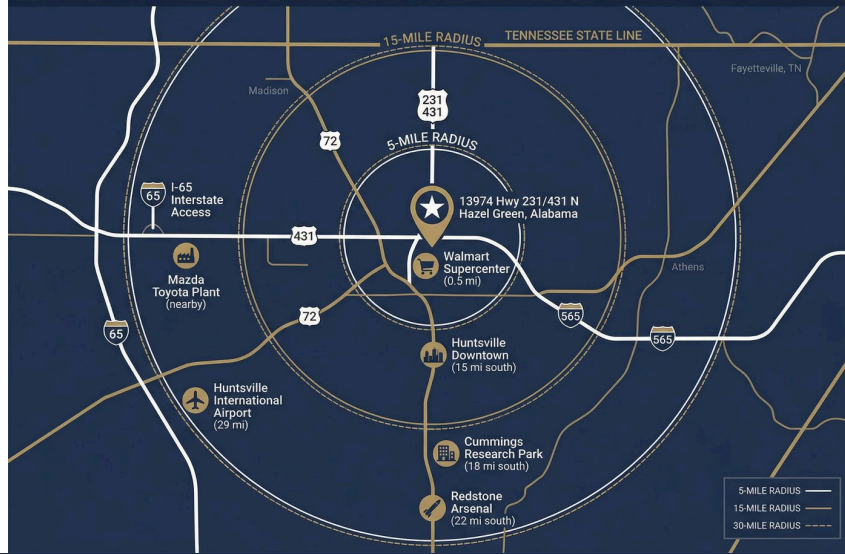
**#6 in the U.S.**

HUNTSVILLE METRO — FASTEST GROWING METRO AREAS (2024-2025)

**\$240M**

NORTH VILLAGE TOWN CENTER — NEW RETAIL DEVELOPMENT ON 231/431 CORRIDOR

## COMMERCIAL REAL ESTATE RADIUS MAP HAZEL GREEN, ALABAMA



AREA RADIUS MAP — HAZEL GREEN, ALABAMA

**556,000+**

HUNTSVILLE METRO AREA POPULATION

**900,000+**

HUNTSVILLE-DECATUR-ALBERTVILLE CSA

**\$76,512**

MEDIAN HOUSEHOLD INCOME — HAZEL GREEN

**45,000+**

NEW RESIDENTS — MADISON CO. SINCE 2020

**2.6%**

ANNUAL POP. GROWTH — HUNTSVILLE METRO

**87.5%**

HOMEOWNERSHIP RATE — HAZEL GREEN

### NEARBY RETAILERS & BUSINESSES ON HWY 231/431

- Walmart Supercenter
- Starbucks
- Whataburger
- Zaxby's
- Dollar Tree
- Hibbett Sports
- Burger King
- Food City
- Pet Depot

### KEY DISTANCES

WALMART SUPERCENTER (HAZEL GREEN)	0.5 Miles
DOWNTOWN HUNTSVILLE	15 Miles / 18 Minutes
CUMMINGS RESEARCH PARK	18 Miles
REDSTONE ARSENAL / NASA MARSHALL	22 Miles
HUNTSVILLE INTL. AIRPORT (HSV)	29 Miles
I-65 INTERSTATE ACCESS	Nearby via Hwy 53

### MAJOR AREA EMPLOYERS & ANCHORS

- Redstone Arsenal
- NASA Marshall SFC
- Mazda Toyota Mfg.
- Blue Origin
- FBI HQ (Under Const.)
- Meta Data Center
- Cummings Research Park
- Boeing / Lockheed
- Huntsville Hospital

## Contact Listing Agent for Pricing & Details

### CHRIS HICKS

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