



SUBJECT PROPERTY



FANNING DRIVE



Land For Sale
Industrial Development
Land Near I-565
Fanning Drive NW | Huntsville, AL 35756

Tripp Alexander, CCIM, SIOR
Partner and Director
+1 205 949 5989
tripp.alexander@colliers.com

Joe Azar, CCIM
Senior Associate
+1 205 949 2692
joe.azar@colliers.com

David Garnett
Partner & Senior Director
+1 256 518 2288
david.garnett@colliers.com

Colliers
880 Montclair Road, Suite 250
Birmingham, AL 35213
+1 205 445 0955
colliers.com



Property Overview

This industrial land listing just off I-565 in Huntsville, Alabama presents a remarkable opportunity for those seeking to acquire land for the development of a regional distribution or manufacturing facility. Situated in close proximity to major economic development projects, this prime location offers numerous advantages. The nearby area has achieved significant growth and investment, making it a hub for thriving industries. The area has also experienced much growth in the form of residential development and therefore offers convenient access to affordable housing and complimentary amenities.

Address	Fanning Drive NW, Huntsville, AL 35756
Size	±68 usable acres (of ±130 acres)
Zoning	CIP - Commercial Industrial Park, City of Huntsville
Building Potential	1,000,000 SF+ depending on layout/use
Utility Providers	Power - Huntsville Utilities/TVA Gas - Huntsville Utilities Water - Huntsville Utilities Sewer - City of Huntsville Communications - AT&T underground fiber & Charter
Tax Parcels	17-07-26-0-000-003.000



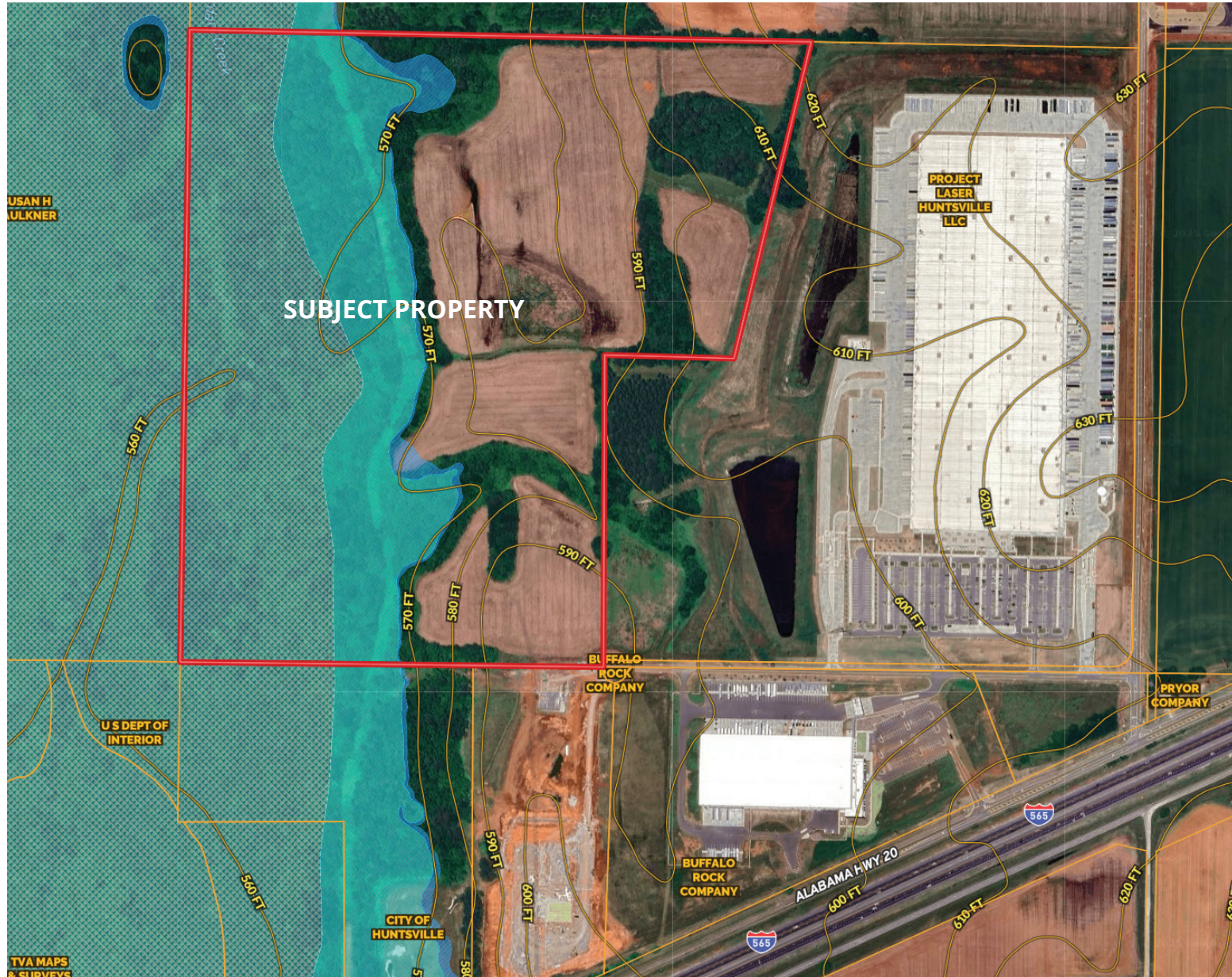
Site Highlights:

- ±68 usable acres (of ±130 acres)
- Surrounded by significant facilities for Amazon, FedEx, Kohler, Navistar, Target, GE and others
- Less than 3 miles to Mazda/Toyota and Huntsville International Airport
- Less than 10 miles to Cummings Research Park and Redstone Arsenal
- Potential for visibility to I-565
- Prominent neighbors
- Fast growing area
- Natural buffer to the west of the site
- Road constructed with infrastructure to site
- Flat topography
- Great opportunity for project seeking non-developer controlled site

For Sale

\$5,100,000 (\$75,000 / usable acre)

Development Area



Potential Development Scenarios



Location Map



Proximity

HUNTSVILLE INTERNATIONAL AIRPORT
3 Miles

MAZDA-TOYOTA MANUFACTURING
3 Miles

REDSTONE ARSENAL/CRP
10 Miles

DOWNTOWN HUNTSVILLE
12.5 Miles

FACEBOOK/META DATACENTER
16 Miles

BIRMINGHAM
1 hour 15 min

NASHVILLE
1 hour 45 min

 11 Minute Drive

 10 Minute Drive

Fanning Drive Land

Huntsville, Alabama

For Sale

Demographics



45
MINUTE
Drive Time Radius



721,821

Total Population



290,640

Current Households



2.42

Avg Size Household



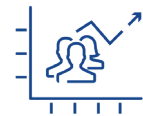
\$293,664

Median Home Value



748,071

Daytime Population



20.8%

Population Change
Since 2010

Current

5 yr Projected

Total Population

721,821

758,581

Median HH Income

\$79,322

\$88,994

Average HH Income

\$108,746

\$123,539

Per Capita Income

\$43,878

\$50,315



22,695

Total Businesses



332,621

Total Employees



Colliers

880 Montclair Road, Suite 250
Birmingham, AL 35213
P: +1 205 445 0955
F: +1 205 445 0855
colliers.com/alabama

Tripp Alexander, CCIM, SIOR
Partner & Director
+1 205 949 5989
tripp.alexander@colliers.com

Joe Azar, CCIM
Senior Associate
+1 205 949 2692
joe.azar@colliers.com

David Garnett
Partner & Senior Director
+1 256 518 2288
david.garnett@colliers.com



FANNING DRIVE

SUBJECT PROPERTY

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). ©2025. All rights reserved.