



Balch Rd. & Capshaw Rd.

For Sale - ±1.92 AC Development-Ready Pad Site

Presented by:

VPC **VERTIQUE**
PROPERTY GROUP

±1.92 AC Development-Ready Pad Site | Huntsville, AL

Strategically positioned at the SWQ of Capshaw Rd & Balch Rd in Huntsville, AL, this prime ±1.92-acre pad site offers a compelling opportunity for future medical or retail development. This Site is surrounded by rapid residential and retail growth, and is positioned at the entrance of Legendwood, part of the larger Legendwood Preserve master-planned community. The property is in close proximity to US-72 and several major area employers, strategically located to serve the needs of a thriving employment hub. Surrounded by rapid residential growth, the site is well-suited for businesses seeking to capitalize on the expanding local community.

PROPERTY HIGHLIGHTS

- Hard corner development-ready pad site with easy access to U.S. 72, just ±15 miles away from downtown Huntsville, Alabama
- Surrounded by rapid residential growth, just north of *Clift Farms* and positioned at the entrance of Legendwood, part of the *Legendwood Preserve* residential development with ±5,314 total homes

PROPERTY SPECS

- Zoned C-1
- New survey, new plat, utilities delivered to site
- Call for Pricing



TOP 5 LEADING AREA EMPLOYERS

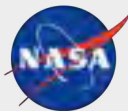
HUNTSVILLE/MADISON COUNTY, ALABAMA



Industry: Government
Employees: ±38,000



Industry: Healthcare
Employees: ±10,160



Industry: Government
Employees: ±6,000

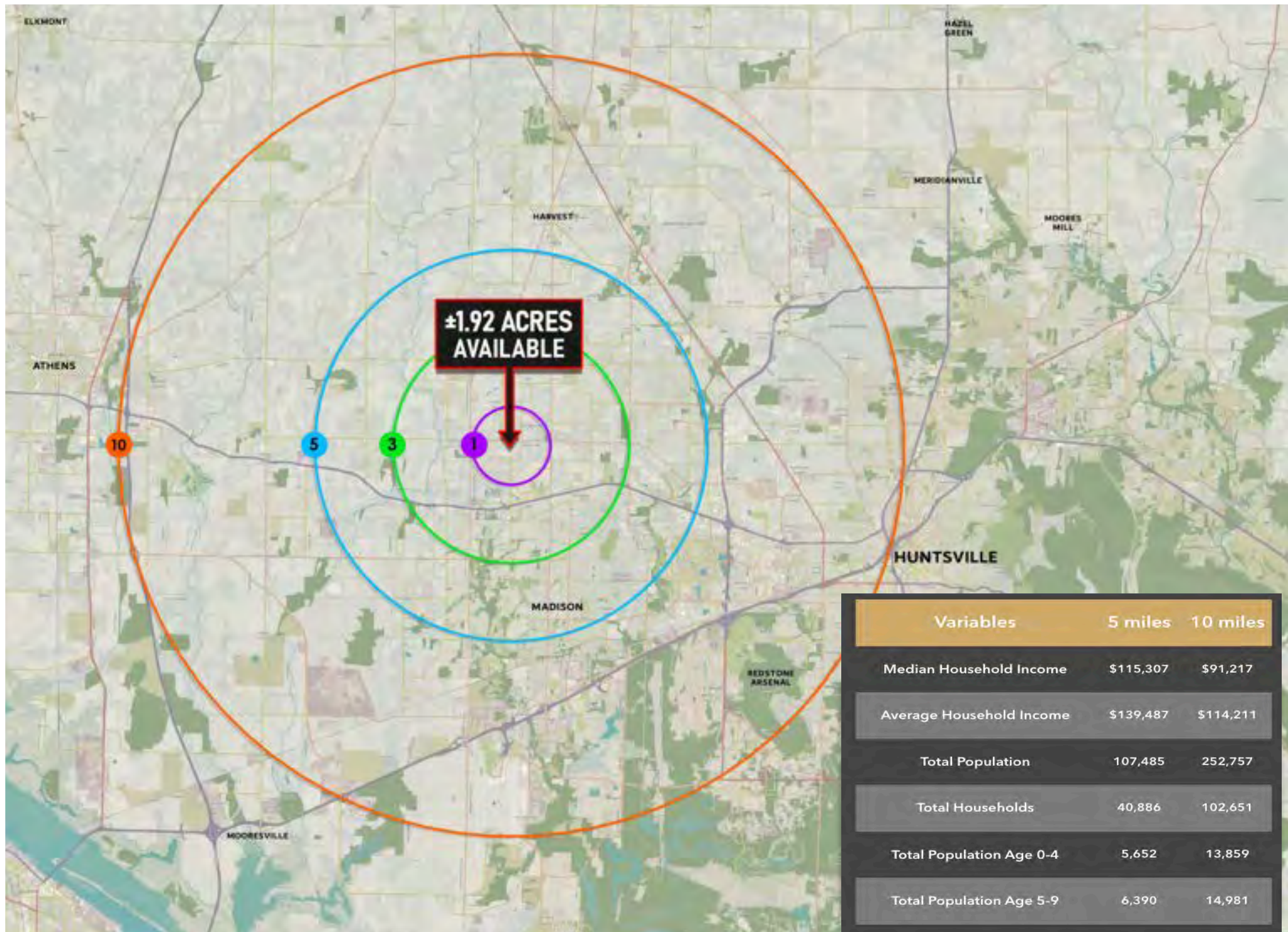


Industry: Auto/Manufacturing
Employees: ±3,500



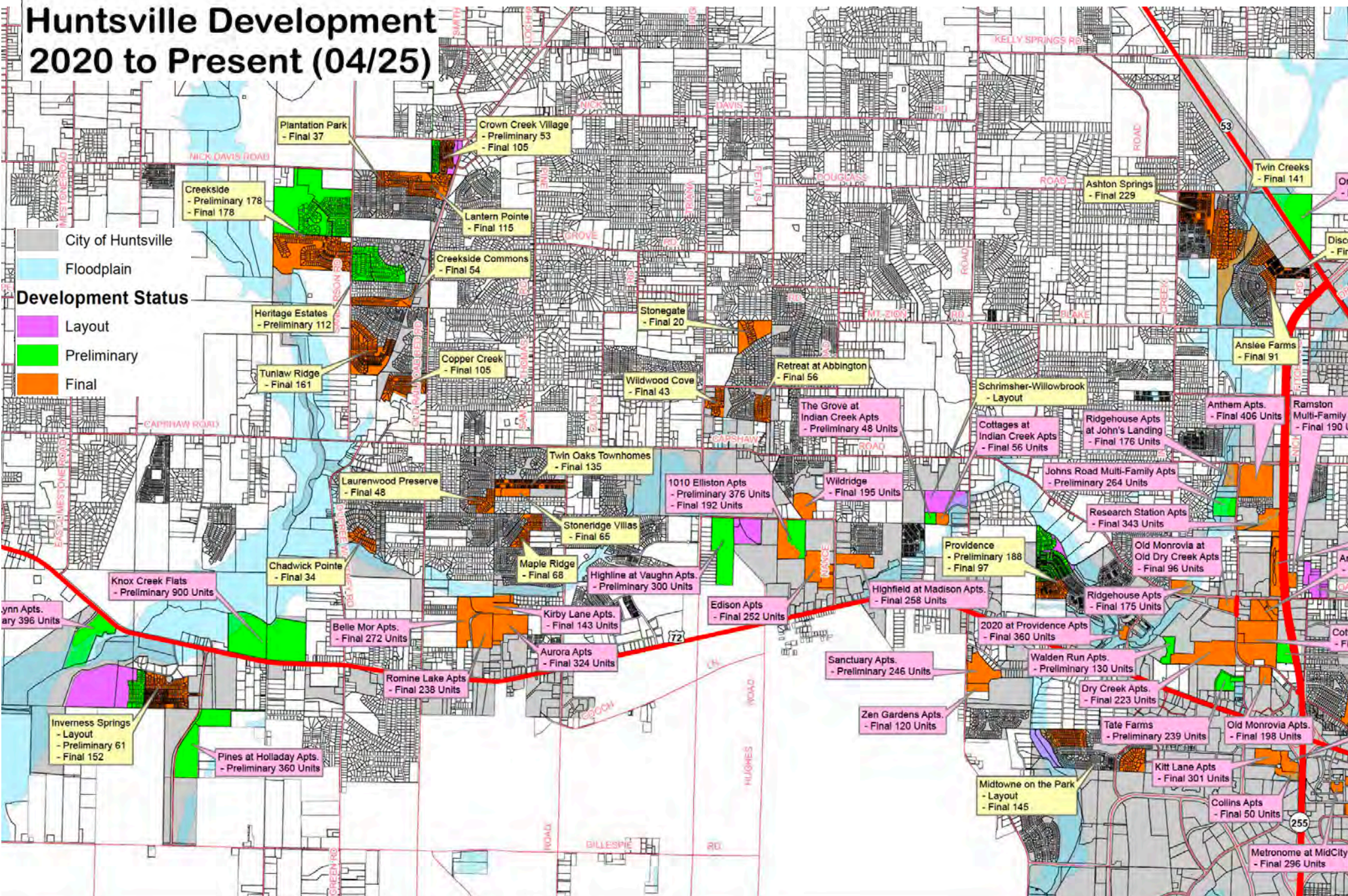
Industry: Research & Development
Employees: ±3,000

PROXIMITY TO HUNTSVILLE, AL



RAPID RESIDENTIAL GROWTH

Huntsville Development 2020 to Present (04/25)





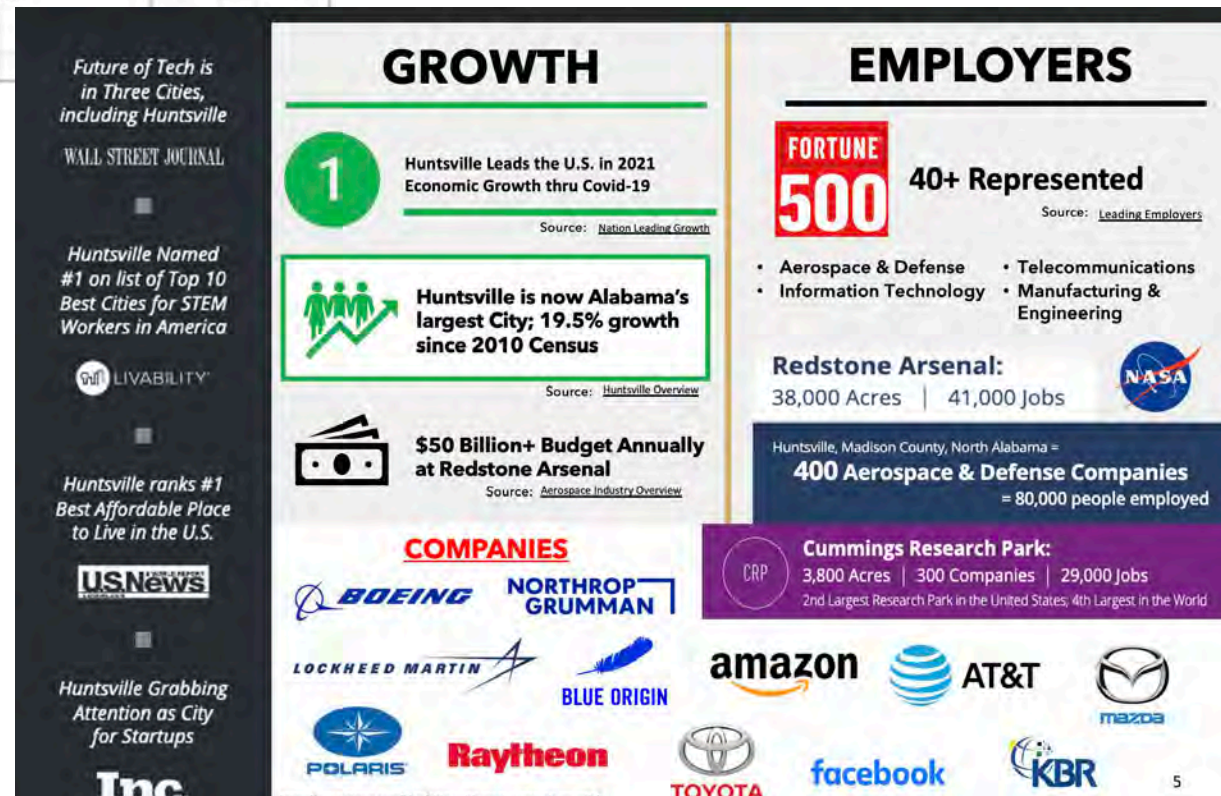
HUNTSVILLE JOBS AND GROWTH



In a major nod to its forward-thinking approach, Huntsville was named to Fast Company's prestigious list of the World's Most Innovative Companies of 2025. The city earned its spot in the Economic Development category for its unique and successful strategy of leveraging its burgeoning music and arts scene as a powerful catalyst for economic growth and tourism.

Evidence of this growth is seen in significant corporate and government investment. In July 2025, the Department of Defense announced a contract award with \$127.8 million in funding allocated for work to be performed in Huntsville. Further bolstering the business environment, JPMorgan Chase announced a \$2 million investment to support small businesses across Alabama.

The city's economic engine is firing on all cylinders, with the tech sector leading the charge. Real estate and investment firm CBRE ranked Huntsville as the #1 emerging tech market in the nation for 2025. This recognition is supported by a remarkable 17.9% growth in tech employment over the past five years, with tech workers in the area now earning an average salary of over \$114,000. This boom is fueled by the long-standing presence of NASA's Marshall Space Flight Center and Redstone Arsenal, complemented by an ever-expanding ecosystem of both established corporations and innovative startups.



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Nestled in the heart of the Southeast, Huntsville, Alabama, stands as a shining example of a city that seamlessly blends tradition with innovation. Recognized consistently as one of the best places to live and work by national publications, Huntsville boasts a dynamic landscape shaped by technology, space, and defense industries.

The city is home to the prestigious Army's Redstone Arsenal, NASA's Marshall Space Flight Center, and Cummings Research Park, forming a robust hub for cutting-edge advancements. With several Fortune 500 companies calling Huntsville home, the city's economic tapestry is woven with a diverse range of manufacturing, retail, and service industries.

Beyond its thriving business landscape, Huntsville offers a quality of life that is unparalleled, featuring a rich blend of educational, recreational, and cultural opportunities. As Huntsville successfully marries its Southern hospitality heritage with innovative high-tech ventures, it emerges as a city where history and progress coexist.



DOWNTOWN HUNTSVILLE, AL

ECONOMIC DRIVERS

Port of Huntsville

Huntsville International Airport is the largest commercial airport in North Alabama, serving more than **1.2 million passengers annually** with 10 non-stop destinations. The Port of Huntsville is the #19 top-ranked airport for international cargo.

Cummings Research Park

Cummings Research Park is the **2nd largest research park in the U.S.** It is home to over 300 companies – a mixture of Fortune 500 companies, local and international high-tech enterprises, U.S. space and defense agencies, thriving business incubators, and higher education institutions.

Redstone Arsenal & Gateway

Located in the heart of the community, *Redstone Arsenal* is a 38,000-acre, federal installation that is home to more than 70 organizations including the U.S. Army, NASA, and the FBI. Positioned at Gate 9, the main entrance to Redstone Arsenal, *Redstone Gateway* offers business and industrial space in a mixed-use environment.

FACTS & FIGURES

#1

Best Place To Live
-U.S. News & World Report
±1.3M Residents
Huntsville MSA

\$10.8B

investment since 2010
Huntsville Metro
Area

600K+

Huntsville Regional
Labor Force
w/ 68% of workers
attended college

\$1.6B

economic impact of
Travel & Tourism
2019



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