



BUILD-TO-SUIT CORNER LOT AVAILABLE IN HUNTSVILLE, AL

271 RYLAND PIKE, HUNTSVILLE, AL 35811



GATEWAY
COMMERCIAL BROKERAGE

300 Market St NE, Suite 3 | Decatur, AL 35601 | GATEWAYCOMMERCIAL.COM

EXECUTIVE SUMMARY



OFFERING SUMMARY	
Lease Rate:	Negotiable
Parcels:	2
Available Acreage:	1 - 3.1 Acres
Total Lot Size:	4 Acres
Zoning:	Unrestricted
Market:	Huntsville

PROPERTY OVERVIEW

A prime opportunity awaits on this exceptional corner parcel at Jordan Road and Ryland Pike in Huntsville, Alabama. This raw, unrestricted land offers outstanding flexibility. Whether a build-to-suit project or a long-term ground lease, the Owner will consider your offer. Positioned in a rapidly growing area with excellent visibility and accessibility, the site is ideal for a wide range of commercial, retail, or mixed-use possibilities. A rare chance to secure a high-potential property in one of Huntsville's most dynamic corridors.

PROPERTY HIGHLIGHTS

- Unrestricted zoning
- Corner Lot
- All Utilities Available



OFFERING INFORMATION

271 Ryland Pike, Huntsville, AL 35811

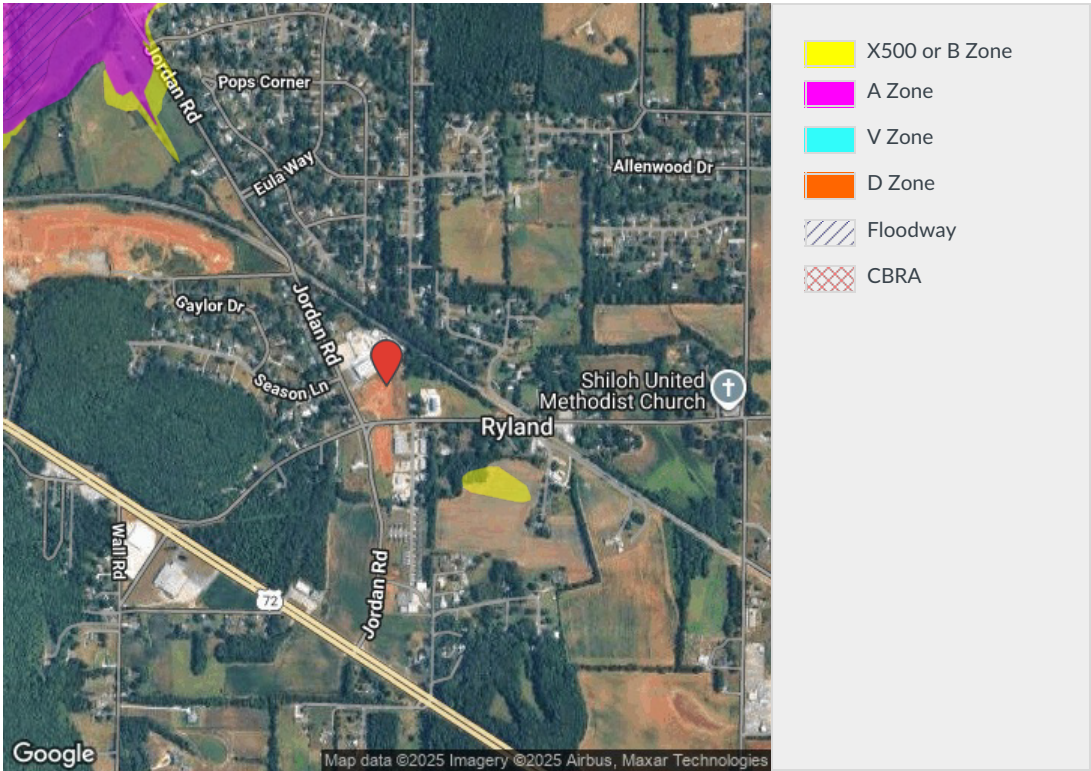
271 RYLAND PIKE HUNTSVILLE, AL 35811-8727

LOCATION ACCURACY: 📍 Excellent

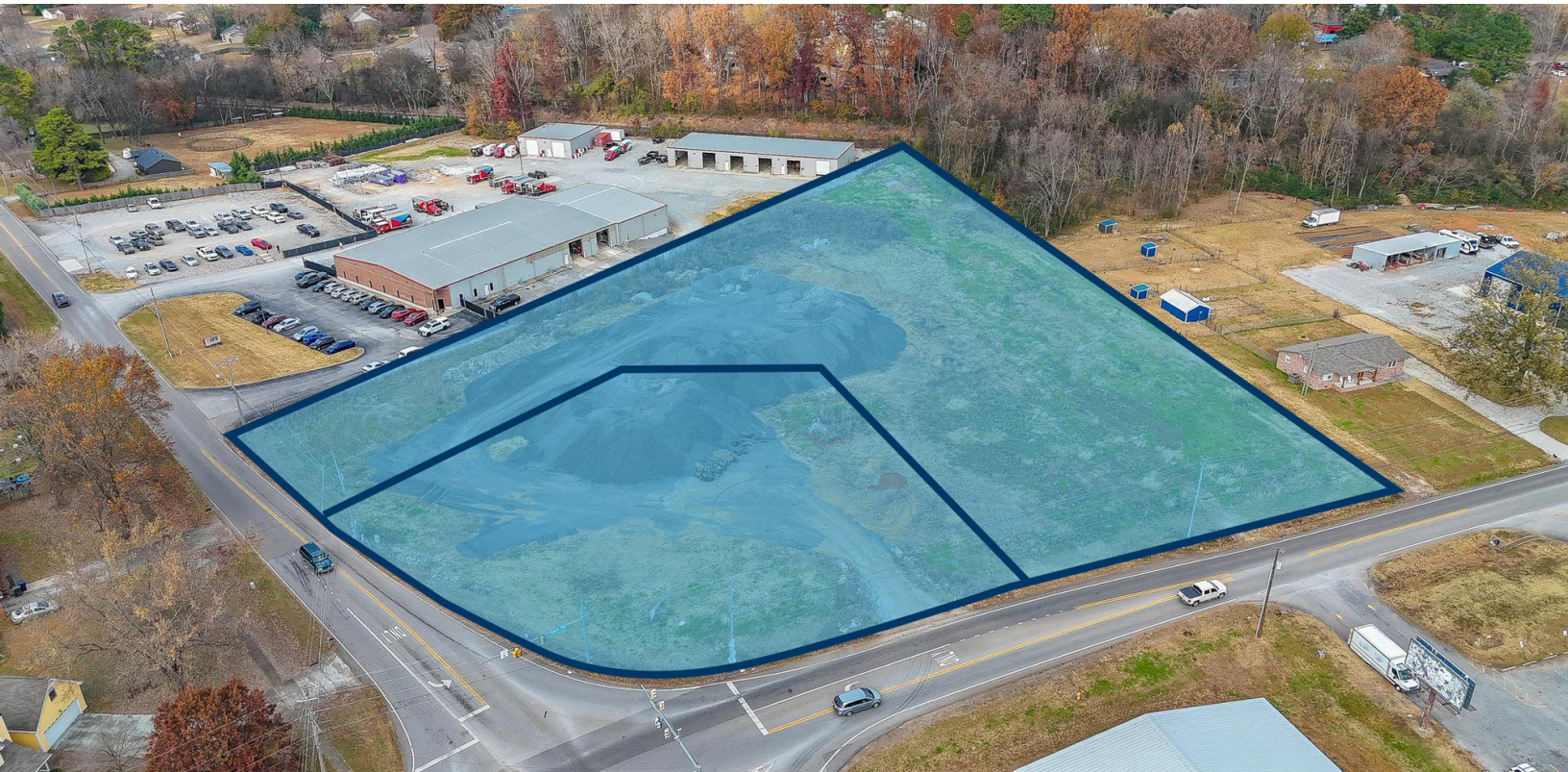
Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	010151	PANEL	0215E
PANEL DATE	October 02, 2014	MAP NUMBER	01089C0215E



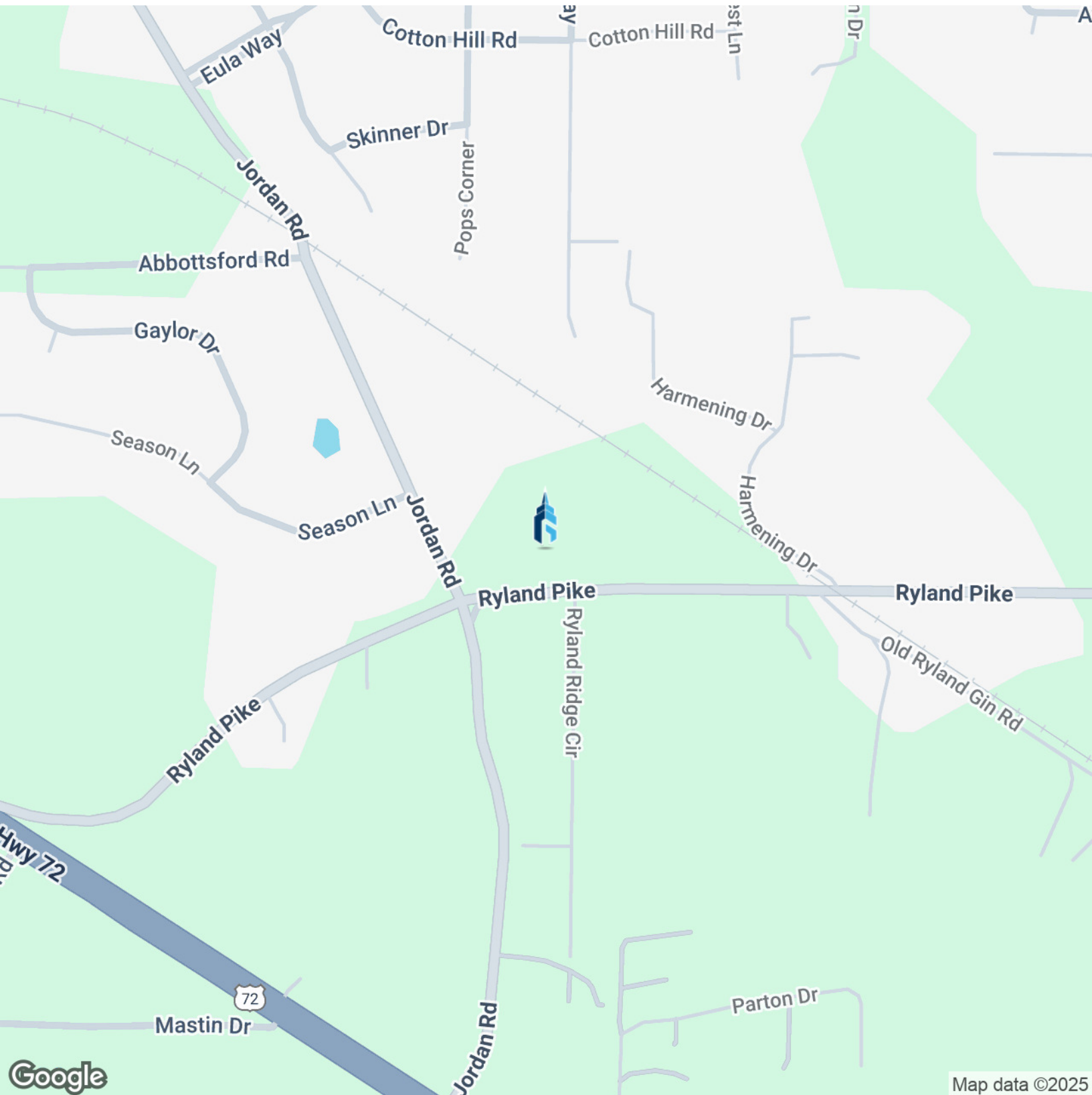
ADDITIONAL PHOTOS



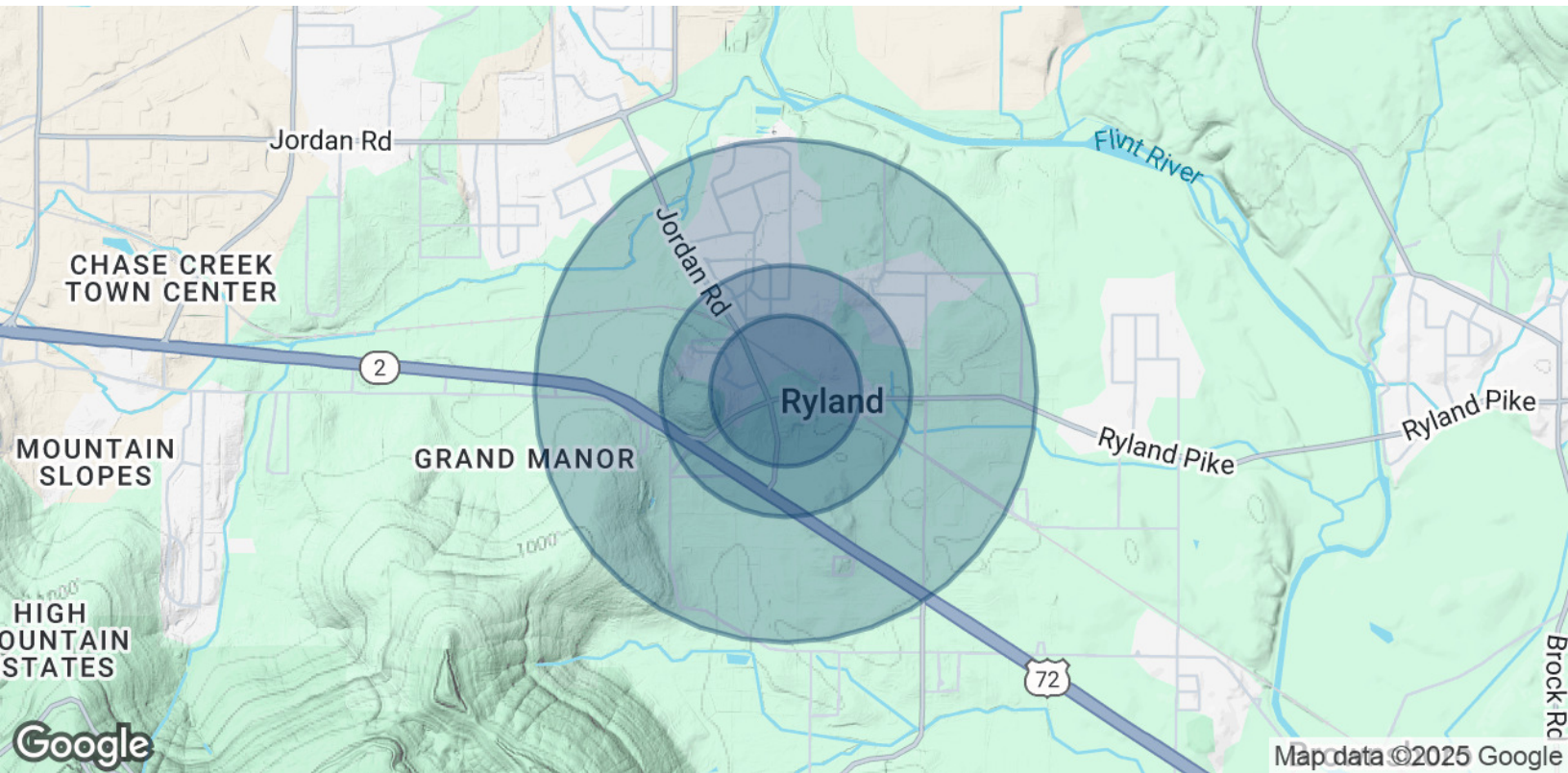
RETAILER MAP



LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	239	658	2,225
Average Age	41	41	41
Average Age (Male)	41	41	41
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	93	257	870
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$118,043	\$117,813	\$115,876
Average House Value	\$289,302	\$292,423	\$319,600

Demographics data derived from AlphaMap

Executive Summary

271 Ryland Pike, Huntsville, Alabama, 35811 2
271 Ryland Pike, Huntsville, Alabama, 35811
Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	1,962	11,291	32,238
2020 Population	2,184	13,309	36,160
2025 Population	2,149	14,688	39,668
2030 Population	2,078	16,020	42,978
2010-2020 Annual Rate	1.08%	1.66%	1.15%
2020-2025 Annual Rate	-0.31%	1.90%	1.78%
2025-2030 Annual Rate	-0.67%	1.75%	1.62%

Age			
2025 Median Age	41.7	42.0	40.9
U.S. median age is 39.1			

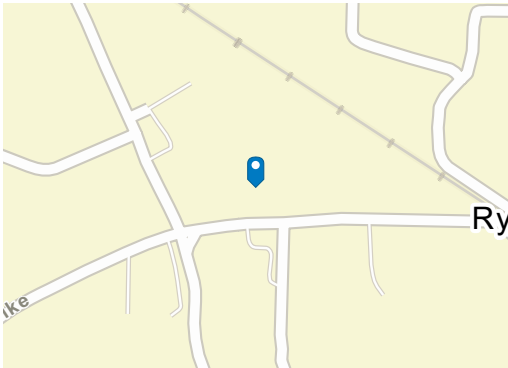
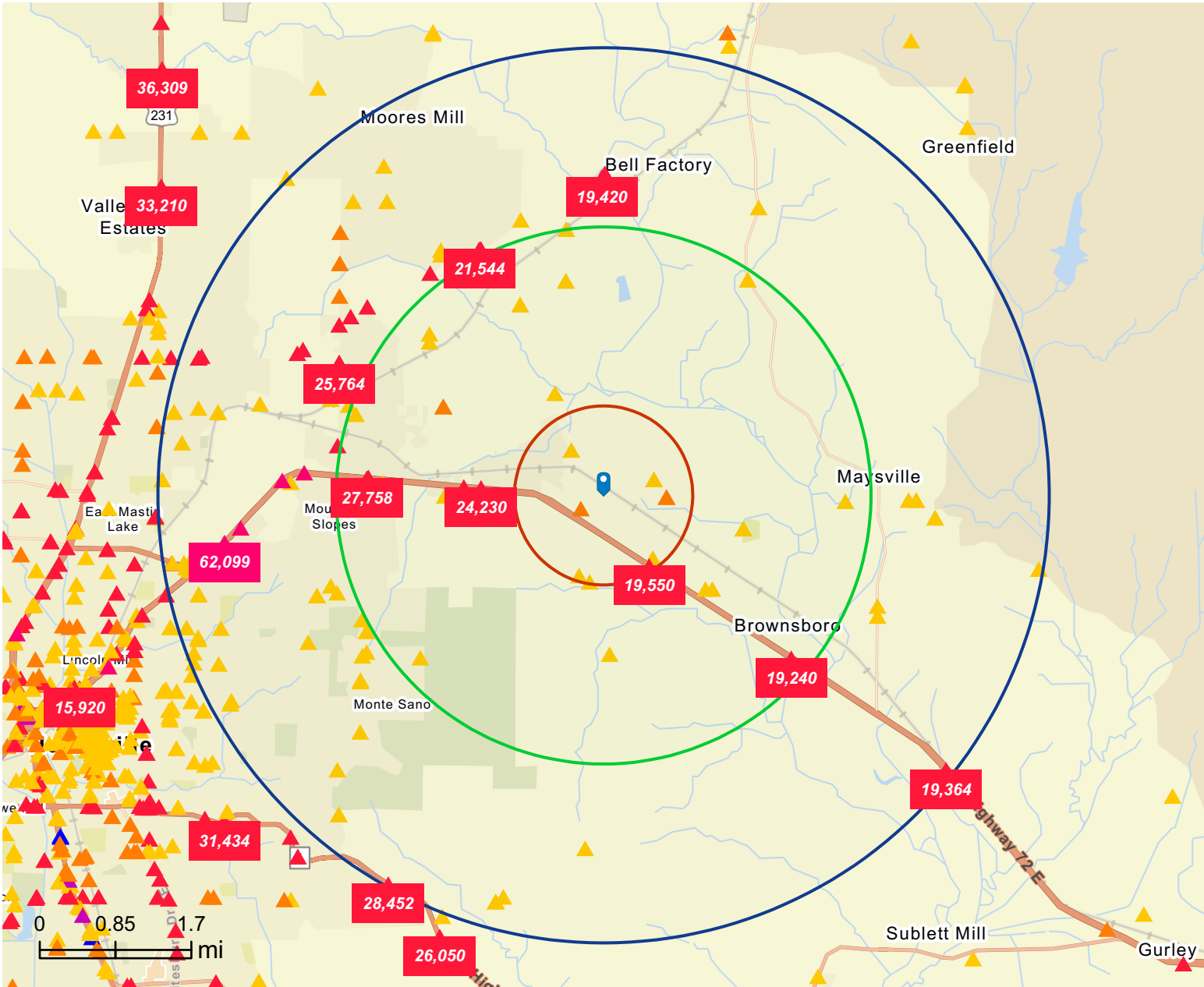
Race and Ethnicity			
White Alone	76.6%	75.8%	71.0%
Black Alone	10.6%	12.7%	17.6%
American Indian Alone	0.7%	0.7%	0.8%
Asian Alone	1.1%	1.4%	1.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.1%	1.6%	1.7%
Two or More Races	8.8%	7.7%	7.6%
Hispanic Origin	4.1%	4.2%	4.2%
Diversity Index	44.1	45.2	50.2

Households			
2010 Total Households	777	4,347	12,954
2020 Total Households	878	5,179	14,351
2025 Total Households	882	5,814	15,950
2030 Total Households	862	6,410	17,484
2010-2020 Annual Rate	1.23%	1.77%	1.03%
2020-2025 Annual Rate	0.09%	2.23%	2.03%
2025-2030 Annual Rate	-0.46%	1.97%	1.85%
2025 Average Household Size	2.44	2.52	2.40
Wealth Index	133	134	122

Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	19.2%	17.7%	20.1%
Median Household Income			
2025 Median Household Income	\$87,253	\$113,492	\$103,068
2030 Median Household Income	\$101,444	\$126,245	\$113,495
2025-2030 Annual Rate	3.06%	2.15%	1.95%
Average Household Income			
2025 Average Household Income	\$125,768	\$141,353	\$130,629
2030 Average Household Income	\$137,683	\$153,701	\$142,979
Per Capita Income			
2025 Per Capita Income	\$50,644	\$55,091	\$52,303
2030 Per Capita Income	\$55,948	\$60,718	\$57,899
2025-2030 Annual Rate	2.01%	1.96%	2.05%
Income Equality			
2025 Gini Index	46.6	39.9	40.8
Socioeconomic Status			
2025 Socioeconomic Status Index	65.5	67.1	58.3
Housing Unit Summary			
Housing Affordability Index	125	137	121
2010 Total Housing Units	824	4,557	13,483
2010 Owner Occupied Hus (%)	88.8%	90.8%	83.2%
2010 Renter Occupied Hus (%)	11.2%	9.3%	16.9%
2010 Vacant Housing Units (%)	5.7%	4.6%	3.9%
2020 Housing Units	934	5,418	15,088
2020 Owner Occupied HUs (%)	86.7%	89.9%	83.3%
2020 Renter Occupied HUs (%)	13.3%	10.1%	16.7%
Vacant Housing Units	4.1%	4.1%	5.5%
2025 Housing Units	922	6,680	17,595
Owner Occupied Housing Units	87.0%	84.6%	80.7%
Renter Occupied Housing Units	13.0%	15.4%	19.3%
Vacant Housing Units	4.3%	13.0%	9.3%
2030 Total Housing Units	927	7,404	19,292
2030 Owner Occupied Housing Units	750	5,087	13,399
2030 Renter Occupied Housing Units	112	1,323	4,085
2030 Vacant Housing Units	65	994	1,808

Traffic Count Map

271 Ryland Pike, Huntsville, Alabama, 35811 2
271 Ryland Pike, Huntsville, Alabama, 35811
Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





PAULA PRESTWOOD

Commercial Agent

pprestwood@aol.com

Direct: **256.227.1524** | Cell: **256.227.1524**

AL #000043492-0

PROFESSIONAL BACKGROUND

Paula Prestwood joined Gateway Commercial Brokerage in 1994. She lives in Decatur, Alabama.

Clients Include: Lowe's - Archer-Daniels Midland - McDonald's - Burger King - Russell Corporation - Dutch Quality House - Solutia - Clark Properties - Decatur Lamp Company - Holladay Antiques - Maaco

EDUCATION

University of Alabama in Huntsville (BS, Business Administration, Cognate: Marketing; Minor, Political Science)

MEMBERSHIPS

PRO Real Estate Academy - Pi Sigma Alpha (National Political Science Honor Society) - Former Habitat for Humanity Board Member

Gateway Commercial Brokerage, Inc.

300 Market St NE, Suite 3

Decatur, AL 35601

256.355.0721