

# Development Opportunity

## Meridianville – Huntsville, AL

**For Sale 488+/- acres**  
*Contact us for Pricing*

### Path of Progress Land Development Opportunity

Allow us to introduce 488+- acres of ideal commercial and residential development land located just north of Huntsville, Alabama in the unincorporated area of Meridianville, Alabama.

#### Property Highlights:

- Flat & rolling topography
- Traffic light controlled, SEC corner intersection HWY231/431 & Steger Rd
- 1,829+/- feet Hwy frontage
- 5,815 +/- feet Steger Rd. frontage
- Adjoining private sewer system
- Highest rate of new subdivision plats & building permits issued county-wide
- Superior connectivity to major employment centers
- Nearby new home prices range upper \$200K to \$800K
- Commercial opportunity
- High density residential opportunity
- Single-family residential opportunity
- Prime chance to capitalize on existing growth trends



#### Pricing Information:

Visit the Property Offering Memorandum for pricing information by clicking [billpoolerealty.com/stegerroadgateway](http://billpoolerealty.com/stegerroadgateway) or scan this QR code on your mobile device.



All information shown, while based upon information supplied by the owners and from other sources deemed reliable, is not, in any way warranted by BILL POOLE REALTY.



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