



HAWKS RIDGE

64 +/- Acres of Prime Residential Development Land

HUNTSVILLE, AL | HIGHER DENSITY R2A ZONING

www.LandForSaleInHuntsville.com



PRESENTED BY

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INTOWN PARTNERS **kw**HUNTSVILLE
REAL ESTATE GROUP KELLERWILLIAMS, REALTY



DETAILS

Property Type: Land | Subtype: Residential

Acreage: ACREAGE: 64 +/- Acres

Zoning: High Density R2A

Single-Family Detached Homes, Churches,
Townhomes, Duplexes, Apartment Complexes

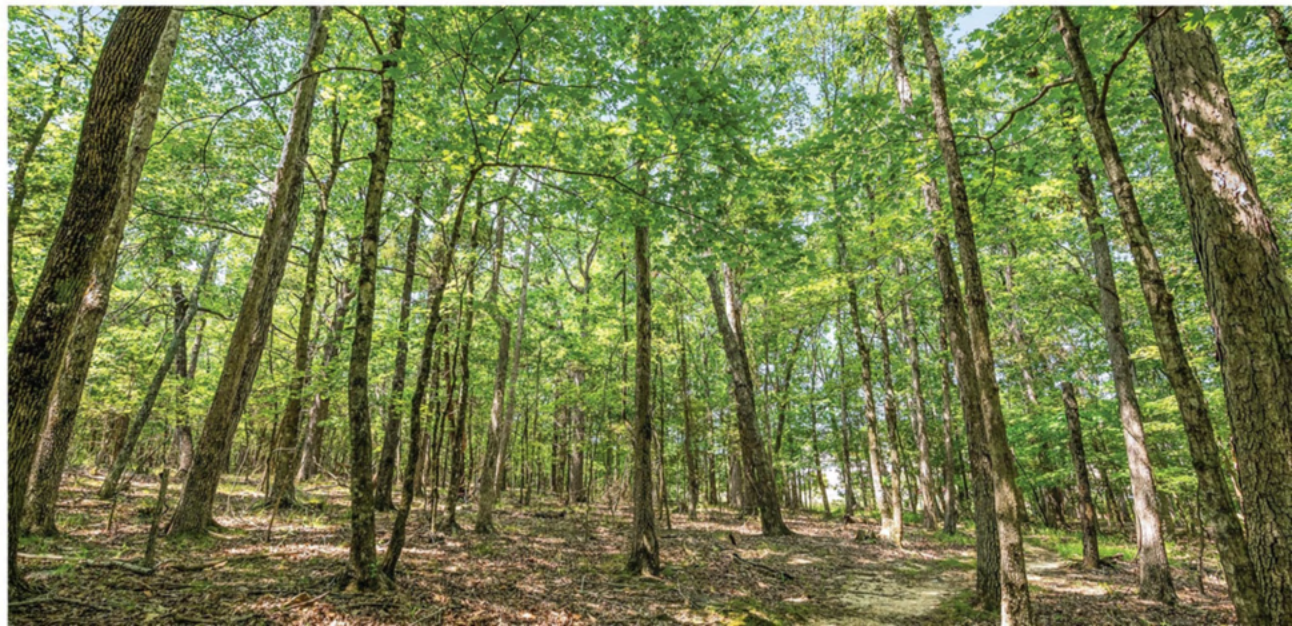
Lot Mix Examples: Up to 246 Single-Family Lots, Up to 359
Townhome Lots, or a Combination of 299 Units

Parcels: 9 total

- 1 – 13-04-20-0-003-003.076
- 2 – 13-05-21-0-000-003.000
- 3 – 13-05-21-0-000-002.000
- 4 – 13-08-28-0-000-014.000
- 5 – 13-09-29-1-000-001.001
- 6 – 13-08-28-0-000-013.000
- 7 – 13-09-29-1-000-001.000
- 8 – 13-09-29-1-000-037.000
- 9 – 13-08-28-0-000-019.000

[CLICK TO VIEW
THE PROPERTY](#)

[360° TOUR OF ACREAGE](#)
[VIDEO TOUR OF ACREAGE](#)





OPPORTUNITY OVERVIEW

This is one of the final opportunities to develop a significant tract of residential land within minutes of downtown Huntsville, Alabama - a booming national economic powerhouse. The 64 +/- acres of prime residential development land is located off of I-565/Highway 72 in the heart of an already established premier neighborhood in North Alabama - Hawks Ridge.

The acreage, spread across 9 parcels, is uniquely zoned R2A and is approved for single family detached homes, churches, townhomes, duplexes, and apartment complexes. For additional uses and requirements, refer to Article 14 of the [Huntsville Zoning document](#).

The land can accommodate a variety of different lot mixes. Recent concepts include 246 single family lots, 359 townhome lots, or a combination of the two at just under 300 lots. See rendering concepts on page XI-IX.

There are three residential road access points to the land with existing public water, sewer, and electricity. Existing homes in the neighborhood range in value from \$500,000 to well over \$2 million, giving the future owner a wide variety of development options to maximize their return.





LAND SALES COMPARABLES

THE AVERAGE SALES PRICE PER ACRE SINCE 2019 WITHIN THE EXISTING HAWKS RIDGE SUBDIVISION WAS \$251,448.



4018 HAWKS WAY, HUNTSVILLE, AL 35811
0.65 ACRES | SOLD DECEMBER 2022
\$200,000 | \$307,692.31/ACRE



4024 HAWKS WAY, HUNTSVILLE, AL 35811
0.71 ACRES | SOLD DECEMBER 2022
\$190,000 | \$267,605.63/ACRE



2815 TALON CIRCLE, HUNTSVILLE, AL 35811
0.25 ACRES | SOLD SEPTEMBER 2020
\$108,000 | \$432,000.00/ACRE



4001 HAWKS WAY, HUNTSVILLE, AL 35811
0.41 ACRES | SOLD FEBRUARY 2023
\$120,000 | \$292,682.93/ACRE



3692 HAWKS WAY, HUNTSVILLE, AL 35811
0.28 ACRES | SOLD JULY 2021
\$77,000 | \$275,000/ACRE



2819 TALON CIRCLE, HUNTSVILLE, AL 35811
0.25 ACRES | SOLD MAY 2021
\$127,500 | \$510,000/ACRE



HOME SALES COMPARABLES



3962 HAWKS WAY, HUNTSVILLE, AL 35811
SOLD FEBRUARY 2023 | \$589,000 | \$186.54/SF



3964 HAWKS WAY, HUNTSVILLE, AL 35811
SOLD DECEMBER 2021 | \$519,900 | \$206.88/SF



4017 HAWKS WAY, HUNTSVILLE, AL 35811
SOLD FEBRUARY 2023 | \$972,000 | \$227.63/SF

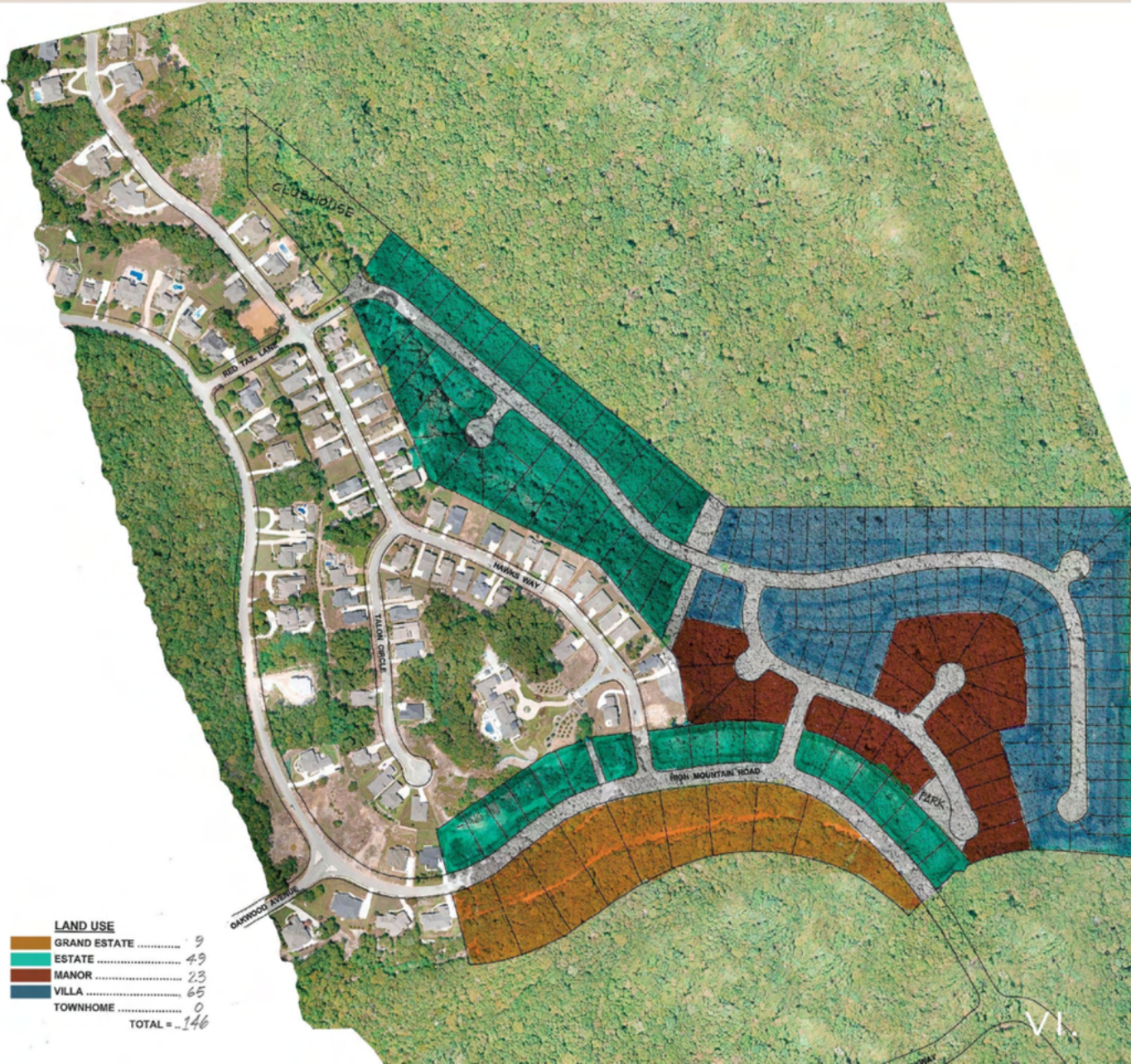


4070 HIGH MOUNTAIN ROAD, HUNTSVILLE, AL 35811
SOLD JULY 2021 | \$1,750,000 | \$291.67/SF



HAWKS RIDGE

CONCEPT ONE





HAWKS RIDGE

CONCEPT TWO





HAWKS RIDGE

CONCEPT THREE





HAWKS RIDGE

CONCEPT FOUR





HAWKS RIDGE

CONCEPT FIVE





HAWKS RIDGE

CONCEPT SIX



Townhome Concept
Townhomes, Minimum 2,200 SF — 359 Units



HAWKS RIDGE

CONCEPT SEVEN





AROUND THE AREA



HAWKS RIDGE

MIDCITY DISTRICT &
THE ORION AMPHITHEATER

RESEARCH
PARK

MADISON

TOYOTA FIELD &
TOWNE MADISON

HUNTSVILLE
INTERNATIONAL
AIRPORT

REDSTONE
ARSENAL

JOE DAVIS
STADIUM

DOWNTOWN
HUNTSVILLE

HUNTSVILLE
HOSPITAL

MONTE SANO
STATE PARK

30 MINUTES TO
LAKE GUNTERSVILLE



X.



LOCATION

This investment opportunity enjoys one of the best locations in all of Huntsville and North Alabama. With unparalleled convenience, the site is easily accessed from I-565/Highway 72 and from the Five Points/Oakwood neighborhoods that feed into downtown Huntsville. In 4.5 miles and a less than 10 minute drive, you are in the center of downtown Huntsville and a main business district, featuring high-end hotels, major event venues, restaurants, parks, and shopping. Other major economic centers—Research Park and Redstone Arsenal—are an easy 15 minute drive away.

Huntsville and the greater North Alabama area’s economic growth has been nothing short of remarkable, attracting a host of new businesses and investments. Its strategic location, skilled workforce, world-class universities, and business-friendly policies have made it a hub for innovation and development. New business announcements, from tech giants like Blue Origin and Facebook, to innovative start ups, are regular occurrences and highlight the immense potential for commercial ventures.

IN THE NEWS

Huntsville earns top ranking in U.S. News & World Report Best Places to Live

Huntsville Ranked Top 5 Among Country’s Most Prosperous Metros for 2023

Facebook expansion of Meta Data Center in Huntsville tops \$1.5 billion

Jeff Bezos’ Blue Origin set for third rocket plant expansion in Huntsville

FBI considers Redstone Arsenal for new headquarters location

The Orion: Huntsville’s Newest Music Venue Comes to Life

Huntsville lands \$1.6 billion Toyota-Mazda manufacturing plant

HUNTSVILLE IS THE HOME OF





POPULATION AND DEMOGRAPHICS



MADISON COUNTY, ALABAMA

Total Population: 404,155

Annual Growth Rate: 1.34%

Median Household Income: \$78,525

Bachelor's Degree or Higher: 46.9%

Employment Rate: 61.2%

Total Housing Units: 169,820

Total Employer Establishments: 8,658

Number of Employees: 180,152

PROXIMITY TO HUNTSVILLE

Nashville - 1 Hour, 50 Minutes | 105 Miles

Atlanta - 3 Hours, 20 Minutes | 175 Miles

Chattanooga - 1 Hour, 30 Minutes | 95 Miles

Birmingham - 1 Hour, 35 Minutes | 100 Miles

Knoxville - 3 Hours, 15 Minutes | 200 Miles

Memphis - 3 Hours, 35 Minutes | 215 Miles

SOURCE

<https://data.census.gov/all?q=Madison+County,+Alabama>

<https://worldpopulationreview.com/us-counties/al/madison-county-population>





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