

1.59 Acre Development Opportunity

Governors House Dr. at Bob Wallace Ave. | Huntsville, AL 35805

Zoned Light Industrial
~1.59 ACRES
\$725,000



Location



Property Highlights

- Zoned Light Industry District (LI)
- Convenient location in Huntsville area
- Fully entitled site
- Proximity to major transportation routes
- Flexible zoning code that supports commercial and retail
- Strong potential for long-term investment
- High visibility in a thriving commercial area
- Close to amenities and services

NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

P.O. Box 18153, Huntsville, AL 35804
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Site Plan



Property Description

This ±1.59-acre site offers excellent visibility from I-565 (124,126 VPD) and sits adjacent to the Holiday Inn Express, with another hotel planned behind it. The property is minutes from downtown and near Cummings Research Park, UAH, and Calhoun Community College. Easily accessed from Exit 15—home to the U.S. Space & Rocket Center and

Huntsville Botanical Garden—the site provides strong connectivity and exposure. Zoned Light Industry District (LI), it offers versatile development potential. Located adjacent to Holiday Inn Express hotel, with additional hotel planned to be built behind.

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Area Employers



BOB WALLACE AVE

1.59 ACRES
FOR SALE

SPARKMAN DR

JORDAN LANE



For more information and to see other available properties, check out this listing at chasecommercial.com or scan the QR code on your mobile device.

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Area Amenities



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About the Huntsville Area

Military, telecommunications, biotechnology, space, diversified manufacturing and many emerging specialties provide challenging work in delightful surroundings. The area enjoys a favorable cost of living and quality of life. Mountains, lakes, woodlands and the Tennessee River accommodate numerous recreational activities. A temperate climate enhances the season for outdoor sports, including world-class golf, hiking, biking, and fishing. Major concerts, Broadway and symphony performances, extensive permanent art collections and traveling exhibitions contribute to a wonderful way of life.



Economic Impacts



As the second largest research and technology park in the U.S. and the fourth largest in the world, the 3,843-acre CRP campus just north of Redstone Arsenal is home to nearly 300 companies, 27,000+ employees, and 12,500+ students. Anchored by Fortune 1000 giants Boeing (2,900 employed), SAIC (2,746), Northrop Grumman (1,100), and Lockheed Martin (764) the park is populated with a vibrant mix of local and international high-tech companies. U.S. space and defense agencies, a thriving business incubator, and competitive higher-education institutions.



With over \$50 billion in annual contracts, Redstone Arsenal is a major federal research, development, test, and engineering center located on a 38,125-acre, secure U.S. Army complex in southwest Huntsville. No longer just a U.S. Army base, but a diverse Federal Campus, Redstone is home to over 70 different federal organizations and contractor operations. Redstone Arsenal has a total economic impact of \$30 billion annual, accounting for a large portion of Alabama's Gross Domestic Product.

Economic Impacts



"#3 Best Place to Live in the U.S."



"Future of Tech is in These Three Cities, Including Huntsville"



"Best Place to Live for America's New Tech Hubs"



"#1 Best City for STEM Workers in America"



"Job market is #11 in the nation"

Growth Potential

50,000+

Projected Population
Growth 2021 - 2025

30,000+

Projected Employment
Growth 2021 - 2025