



# 4936 Meridian St | Huntsville, AL 35810

APPROXIMATELY 12.63 ACRES | HIGH-VISIBILITY DEVELOPMENT SITE WITH STRONG INVESTMENT POTENTIAL



## Location Highlights

- 110 feet of Frontage on Meridian Street and 290 feet on Winchester Road
- Near major commercial and residential growth corridors
- Minutes to Downtown Huntsville, Northern Bypass, and near Memorial Parkway
- Close proximity to Alabama A&M University
- Surrounded by expanding rooftops and strong consumer demand

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## PROPERTY OVERVIEW

Prime 12.63-acre development site with dual frontage on Meridian Street and Winchester Road, positioned near one of Huntsville's highest-traffic corridors. The property benefits from exceptional visibility, strong market growth-driven positioning, and direct connectivity to major transportation routes including Memorial Parkway, the Northern Bypass. Convenient to downtown and Alabama A&M University. Zoned Light Industry, the property supports a broad range of commercial, multi-family, flex, and industrial uses, offering flexibility for developers and end-users alike.



The site provides immediate connectivity to Downtown Huntsville, the Northern Bypass, Memorial Parkway, and Alabama A&M University, making it ideal for users seeking regional reach and logistical efficiency. Continued development in the surrounding area further enhances long-term demand and development potential.



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