



**COLDWELL BANKER
COMMERCIAL**

**MCLAIN
REAL ESTATE**

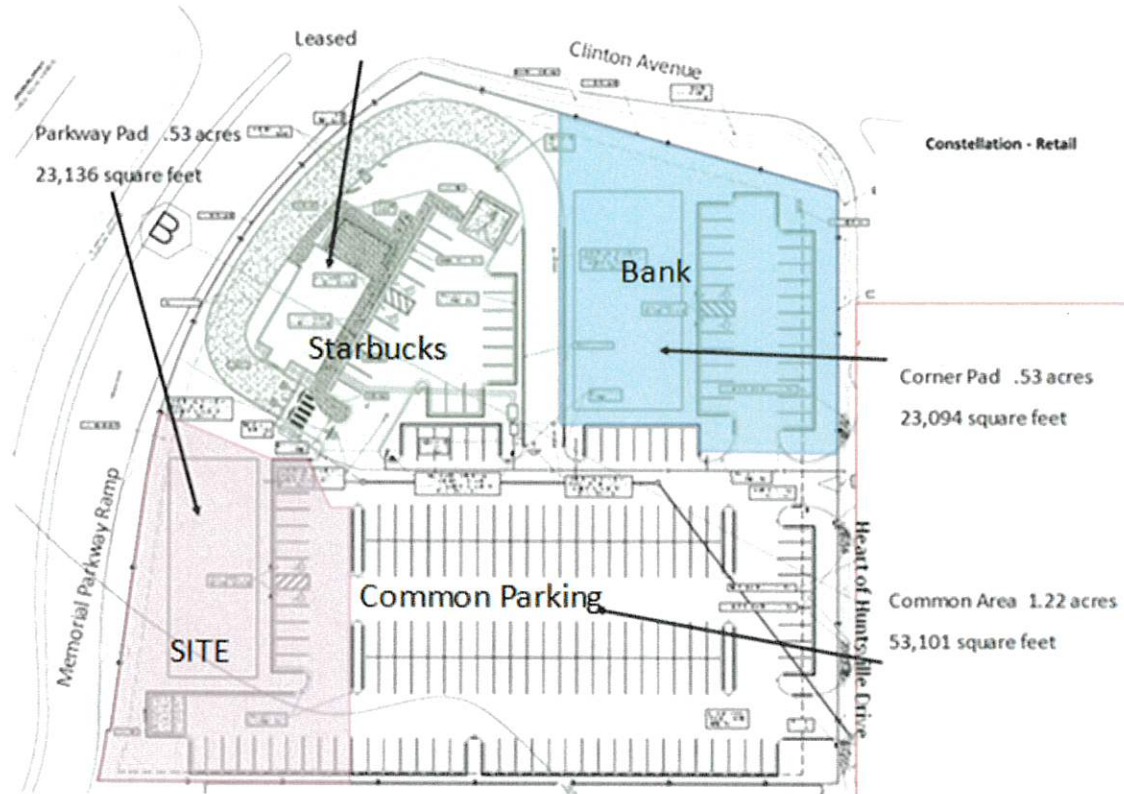
**Coldwell Banker Commercial
McLain Real Estate**

The Terry Hutchens Building
102 Clinton Avenue, Suite 302 (35801)
Post Office Box 2199
Huntsville, Alabama 35804
V: (256) 533-3414
F: (256) 533-3454

For Sale: Outstanding development outparcels: Constellation retail, 721 Clinton Avenue West, Huntsville, Alabama



Land: "Site" .53 acres; 23,136 square feet



Zoning: City of Huntsville General Business C – 3

Opportunity
Zone: Yes

Flood: Addressed by Seller; site has been properly filled and compacted

Improvement: Rough graded
 Utilities stubbed - in to Property
 Storm water detention addressed
 Access to Common Area (1.22 acres) for parking and access

Common
 Area: 1.22 acres
 All utilities installed
 Stormwater addressed
 Paved and striped parking
 Landscaping
 Purchaser shall have use of Common Area pursuant to Reciprocal Easement Agreement

Parking Spaces:

Site (as shown)	20
Common Area (as built)	119
Bank (as shown)	24
Starbucks (as built)	<u>16</u>
Total	179

Site will have full use of its spaces (20), plus shared use of Common Area spaces (119), plus permissive use of Starbucks spaces (16) and Bank spaces (24) after hours.

Construction: Commencement of construction required by City of Huntsville by September 11, 2025. This date will be extended by the City of Huntsville.

Price: \$1,775,000 per pad
Purchases fee simple: .53 acres

Purchases Maintenance and Use Association interest in Common Area: 1.22 acres

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