

20.93 ACRES FOR SALE

DIVISIBLE IN VARIOUS SIZES & CONFIGURATIONS

NEW RETAIL NODE | MERIDIANVILLE, AL



ABOUT THE PROPERTY

This prime site sits along a 4-lane highway in an area emerging as a major retail hub. Road construction is expected to be completed before 2026, with a new Food City and additional large-scale retail planned. The C-4 (Highway Business) zoning allows for a mix of uses including retail, restaurant, hotel, office, and multifamily. A small R-2 zoned corner is ideal for approximately 16 townhomes.

PROPERTY HIGHLIGHTS:

- Strategically located near the new Northern Bypass and Hwy 231/431 intersection
- One of Huntsville's most rapidly growing areas
- 22 subdivisions underway within 4 miles
- Site is level, at street grade, and fully served by utilities
- Median cut on Highway 231-431 allows 4-way access
- 35,800 ADT traffic count



LOCATION

Hwy 231-431 at Countess Road
(Northeast quadrant)
Huntsville, AL 35759



IDEAL USES

Major Retail/Commercial
with Outparcel Potential



PRICE

\$3,750,000 | (\$4.11/SF)



CRUNKLETON
COMMERCIAL REAL ESTATE GROUP

FOR MORE INFORMATION:

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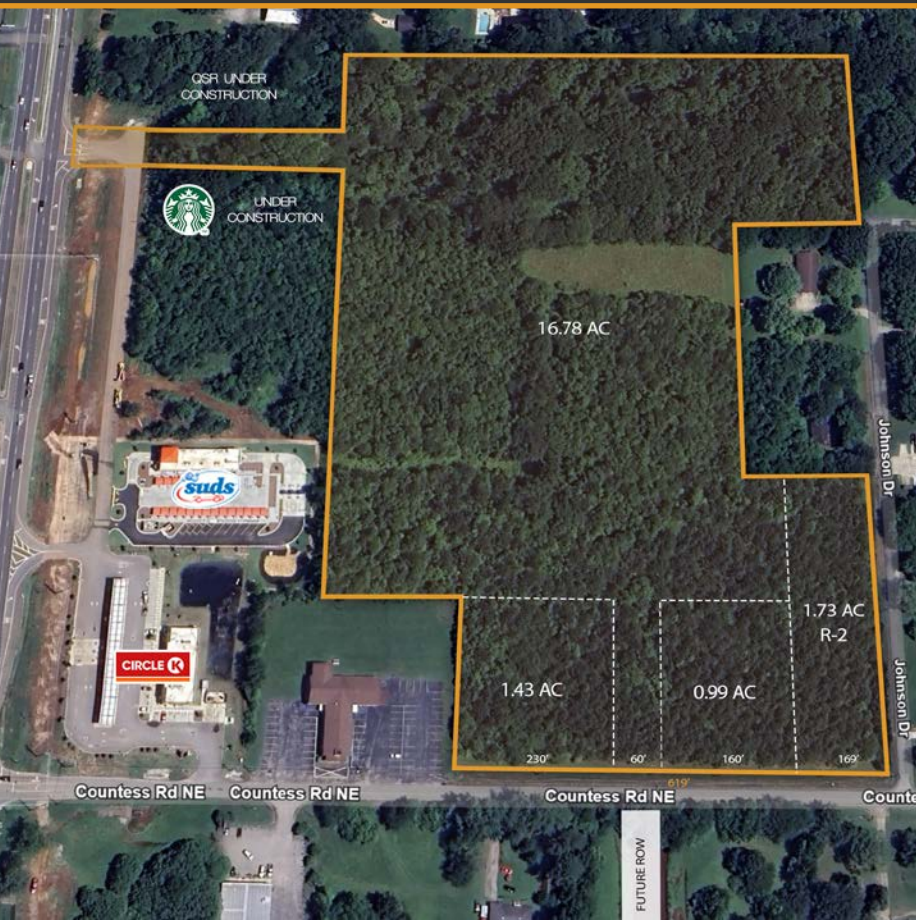
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ROAD CONSTRUCTION MAP



PARCELIZATION OPTION

NOTE: White dashed lines indicate a conceptual subdivision, based on broker's opinion of possible division.



DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
Population	1,029	15,861	48,539
Households	383	6,180	17,524
Avg HH Income	\$140,085	\$128,154	\$111,427
Avg Vehicles Per Day	35,800 ± on HWY 231		

DRIVE TIMES

	Distance	Drive-time
Huntsville Executive Airport	4 Miles	5 Minutes
Tennessee State Line	9 Miles	13 Minutes
Downtown Huntsville	9 Miles	12 Minutes
Redstone Arsenal	12 Miles	20 Minutes

AREA MAP

