

**Prime Lots Available**  
**Old Monrovia Rd. & Oakwood Rd**  
**Huntsville, AL 35806**

**MING**  
**ENTERPRISES**

**MING**  
Commercial Real Estate  
**GROUP**

## COMMERCIAL PROPERTY FOR SALE

**Size:** Tract 1 - 7 acres C-4  
Tract 2 - 21 acres C-4  
Tract 3 - 11 acres C-1

**Type:** Commercial

Available as a whole or priced as smaller tracts

**Location:** Old Monrovia Rd. & Oakwood  
Rd. Huntsville, AL 35806

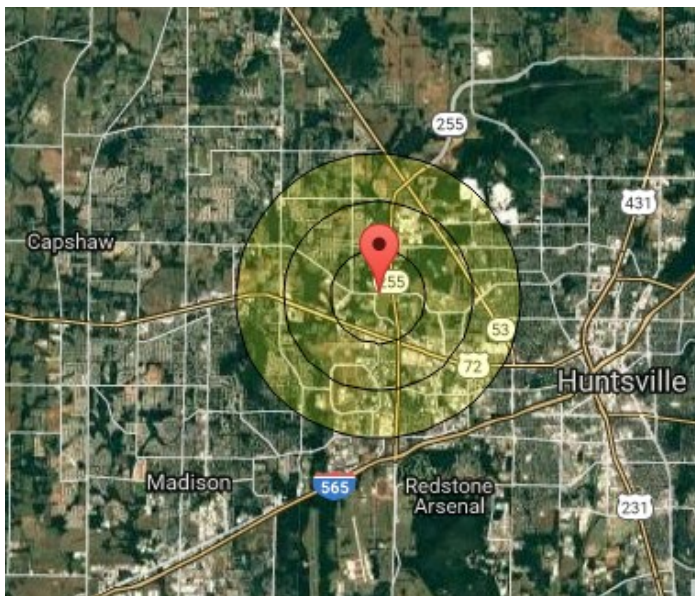
William Ming 256-232-3001

Prime commercial property available for development in Huntsville, AL. This property offers outstanding visibility and access from Research Park Blvd with over 42,590 cars passing daily. Research Park Blvd serves as the "gateway" to Redstone Arsenal, the city's largest employer, as well as major employers located at Cummings Research Park, the nation's second largest research park. Located within three miles are over 15,000 households with numerous apartment complexes and subdivisions under construction. This property is also located within close proximity to the Village of Providence, Oakwood University, Westminster Christian Academy and University of Alabama-Huntsville. Excellent location adjacent to new Publix shopping center to be developed, The Summit at Providence.



## OLD MONROVIA RD & OAKWOOD RD

- Over 15,000 households within 3 miles
- Excellent visibility from Research Park Blvd. with over 42,590 cars passing daily
- Three minute drive to Redstone Arsenal and NASA – the areas largest employer with over 50,000 employees
- Cummings Research Park, the nation's second largest research park, located within 1 mile
- Close proximity to the Oakwood University with approx. 1,800 students and The University of Alabama-Huntsville with over 8,500 students.
- Site located across from Westminster Christian Academy and Westminster Presbyterian Church with over 750 students.
- This corridor has become an alternative route to Hwy 72
- Extremely underserved market for all types of businesses
- Tract 1 and 2 zoned C-4 Highway Business District
- Tract 3 zoned C-1 Neighborhood Business District



<b>2016</b>	<b>1 Mile Radius</b>	<b>2 Mile Radius</b>	<b>3 Mile Radius</b>
Population	5,111	15,432	35,394
Households	2,559	6,928	14,920
Median hh income	\$69,448	\$54,482	\$50,686
Median age pop.	31.6	29.1	31.4
Average persons per hh	1.89	2.05	2.22



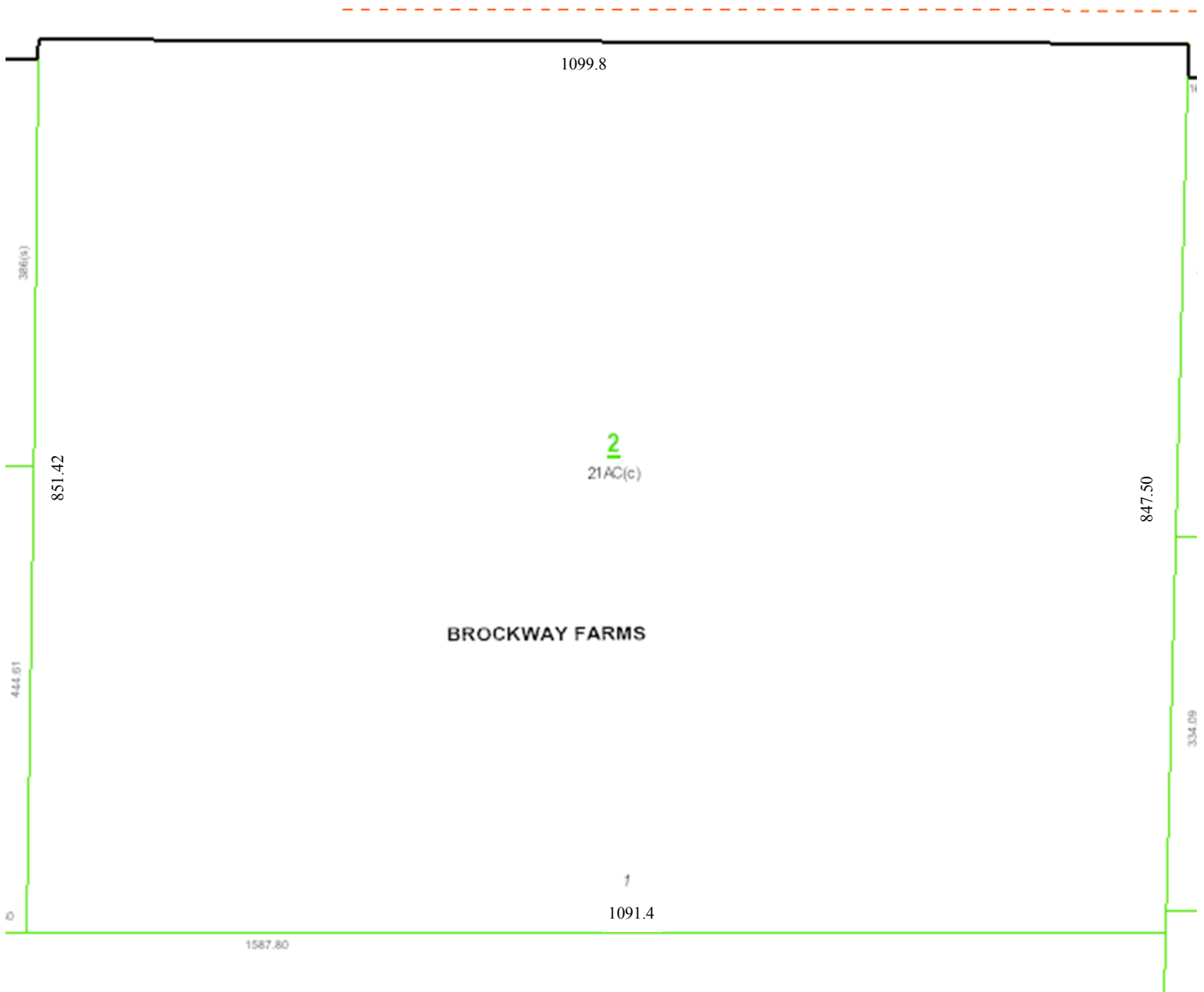




TRACT 1- 7 ACRES +/-

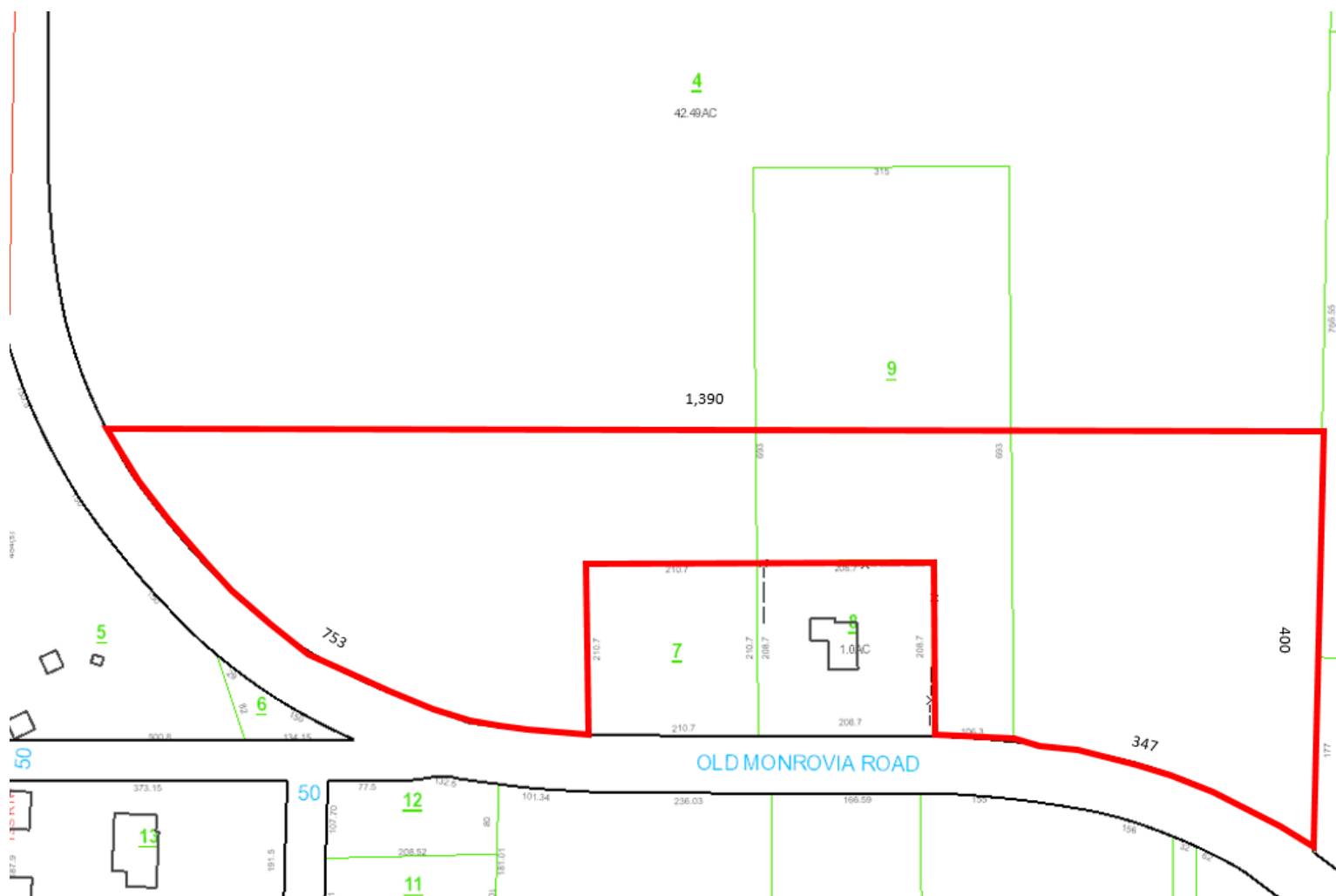


## TRACT 2 - 21 ACRES



**\$5.00 psf**

## TRACT 3 - 11 ACRES



**\$4.00 psf**