

**CROSSROADS @  
Research Park Blvd.  
Huntsville, AL 35806**

**MING  
ENTERPRISES**

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

## Commercial Lots For Sale - Monrovia / Harvest Area

**Project:** CROSSROADS @ Research Park Blvd.

**Call for Pricing**

**Location:** Research Park Blvd. and Hwy 53  
Huntsville, AL 35806

Bill Ming, Broker  
256-232-3001

**Size:** 57 acres  
Up to 17 commercial lots

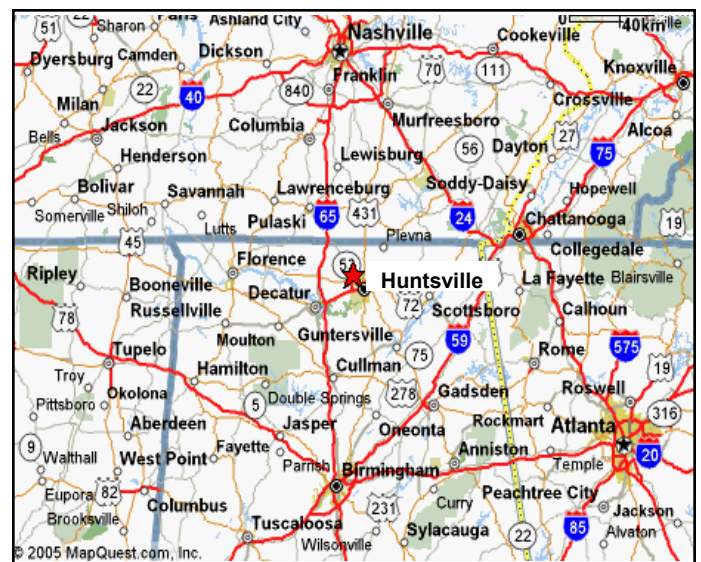
[bming@mingenterprises.com](mailto:bming@mingenterprises.com)

**Type:** Commercial

**CROSSROADS @ Research Park Blvd.** includes 58 acres of commercial property located at the intersection of Research Park Blvd. and Hwy 53 with an average daily traffic of over 26,600 vehicles. The Southeast corner contains 10 acres located on the going home side and proposed as a grocery-anchored site. This intersection is the major NW crossroad of Madison County offering the area's most desirable commercial lots. Millions of dollars in infrastructure and road improvements have been invested at this intersection to support the growth being experienced in NW Madison County due to Toyota Mfg. Plant (1,150 employees), Cummings Research Park (23,000 employees), Redstone Arsenal (32,000 employees), BRAC, and Huntsville.

This corridor is experiencing very strong residential growth in NW Huntsville, Monrovia, and Harvest creating significant demand for commercial businesses and services to support the number of rooftops. Hwy 53 is the main transportation route to I-65 and the primary road for motorists traveling north and south from Huntsville, Nashville, and the state of Tennessee. Research Park Blvd. is the east/west highway connecting Huntsville and Hwy 72 to North Parkway on to Hazel Green, Meridianville, and Fayetteville, TN providing a superior roadway system to service an expanded trade area.

These choice commercial lots have never before been available for development. Huntsville is ranked as the second largest metro area in Alabama, and Madison County as the 5th fastest growing county. Recent development includes a new Hardee's, Waffle House, and 43,000 sf shopping center at the NE corner.



**For More Information:**

**Ming Commercial Real Estate Group and Ming Enterprises**  
116 North Marion St., Athens, AL 35611 Phone 256-232-3001 Fax 256-232-6744

# Huntsville, AL

- Located at intersection of Research Park Blvd and Hwy 53.
- Research Park Blvd. and Hwy 53 serve as the main traffic artery from the north and east for employment to Huntsville, AL, Research Park, Redstone Arsenal, Toyota plant, and new NW Huntsville Industrial Park. Primary roads used by consumers shopping at major retailers located in Huntsville.
- Average daily traffic count increased from 20,010 in 2013 to 26,600 in 2014, representing a 33% increase in 1 year.
- Population within 2 mile and 3 mile radius has increased at a significant rate since 1990, increasing by 203% from 3,376 to 10,258 and 61% from 12,829 to 20,719, respectively.
- Very high personal disposable incomes with an average of \$117,169 within 2 miles and \$88,442 within 3 miles.
- 2010 Alabama Census ranked Huntsville, AL as second largest metro area and 5th fastest growing county (Madison).
- Over 50 subdivisions within 2 miles of site with an additional 5,000+ new residential lots under development.
- Three new apartment communities totaling 900 units completing construction located within 2 miles .
- Extremely underserved market for a grocery store, retail, restaurants, financial, professional, medical, and consumer services.
- Home to Providence K-8 School (1,000 students), Monrovia Elementary (700 students), Monrovia Middle School (1,100 students) with a combined enrollment of 2,800 students
- Westminster Christian Academy relocated its entire campus (K-12) two miles south of this site with a current enrollment of 702 students.

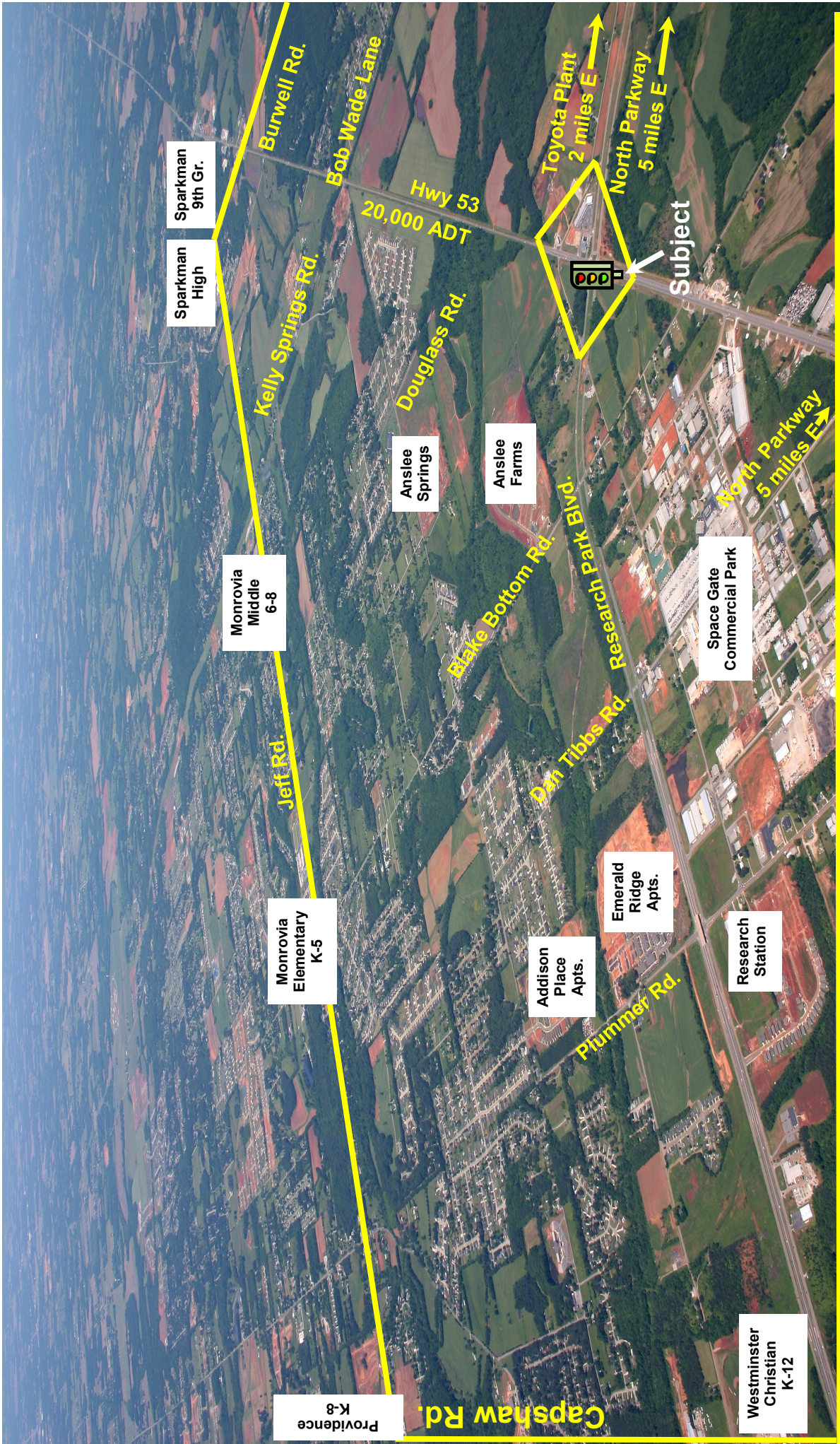
<b>2015</b>	<b>2 Mile Radius</b>	<b>3 Mile Radius</b>	<b>4 Mile Radius</b>	<b>5 Mile Radius</b>
Population	10,258	20,719	49,531	80,388
Households	3,805	8,195	19,950	32,680
Average hh income	\$117,169	\$88,442	\$72,008	\$68,986
Median age pop.	41.2	35.6	34.5	48.1
Ave. persons per hh	2.63	2.40	2.42	2.38

<b>Population Trend</b>	<b>2 Mile Radius</b>	<b>3 Mile Radius</b>	<b>4 Mile Radius</b>	<b>5 Mile Radius</b>
1990 Population	3,376	12,829	32,594	54,040
2000 Population	6,142	15,331	36,806	57,189
2015 Population	10,258	20,719	49,531	80,338
% Increase - 1990 to 2015	203.00%	61.00%	51.00%	48.00%
% Increase - 2000 to 2015	67.00%	35.00%	34.00%	40.00%

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Sparkman High

Sparkman 9th Gr.

Monrovia Middle 6-8

Monrovia Elementary K-5

Providence K-8

Ansee Springs

Ansee Farms

Addison Place Apts.

Emerald Ridge Apts.

Space Gate Commercial Park

Research Station

Westminster Christian K-12

Burwell Rd.

Bob Wade Lane

Kelly Springs Rd.

Hwy 53  
20,000 ADT

Douglass Rd.

Blake Bottom Rd.

Dan Tibbs Rd.

Phummer Rd.

Toyota Plant  
2 miles E

North Parkway  
5 miles E

North Parkway  
5 miles E



Subject



LOT #	ACREAGE
L1	1.05 AC
L2	1.05 AC
L3	1.04 AC
L4	1.22 AC
L5	1.00 AC
L6	1.00 AC
L7	14.80 AC
L8	0.85 AC
L9	2.00 AC
L10	11.84 AC
L11	2.60 AC
L12	1.54 AC
L13	0.56 AC
L14	0.94 AC
L15	6.60 AC
L16	--
L17	1.31 AC
L18	0.88 AC
L19	0.86 AC
L20	7.43 AC
TOTAL	58.55 AC

Hwy 53 Centre  
100% LEASED

