

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

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

## COMMERCIAL & MIXED-USE PROPERTY FOR SALE

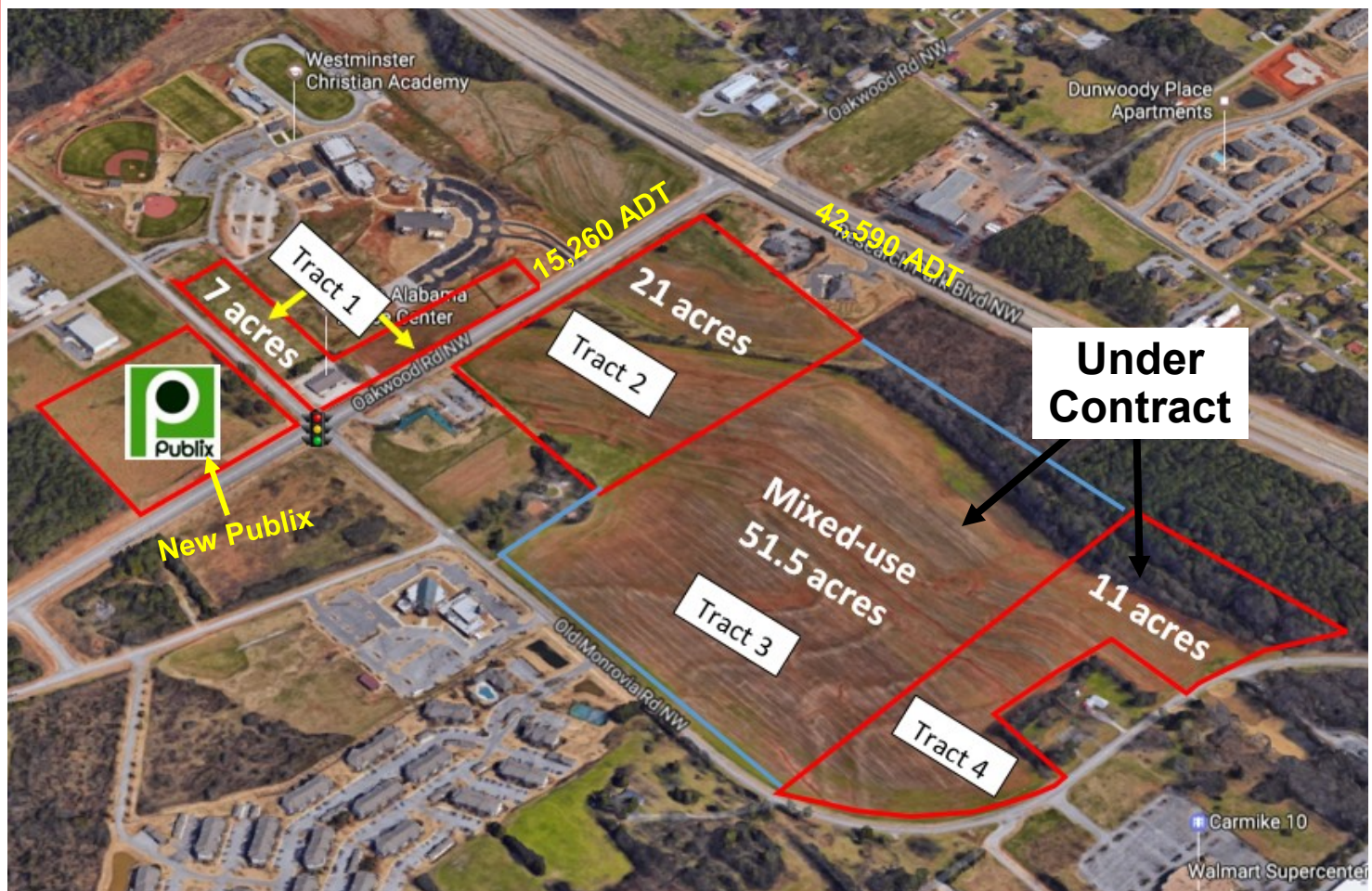
**Size:** Tract 1 - 7 acres C-4  
Tract 2 - 21 acres C-4  
Tract 3 - Under Contract  
Tract 4 - Under Contract

Adjacent to New Publix  
Available as a whole or priced as smaller tracts

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

William Ming 256-232-3001  
wming@mingenterprises.com

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, The Pinnacle at Providence.

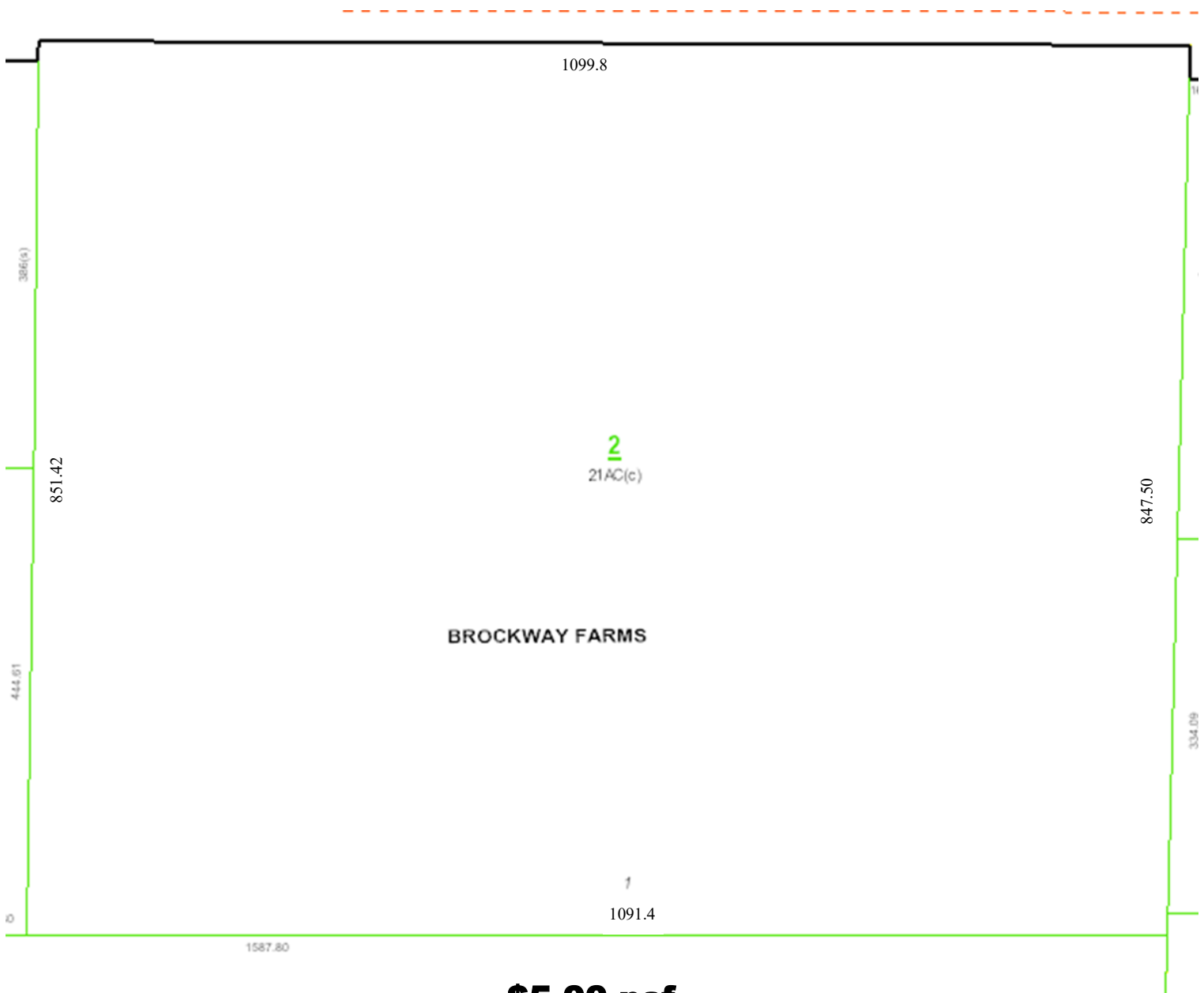








## TRACT 2 - 21 ACRES ZONED C-4

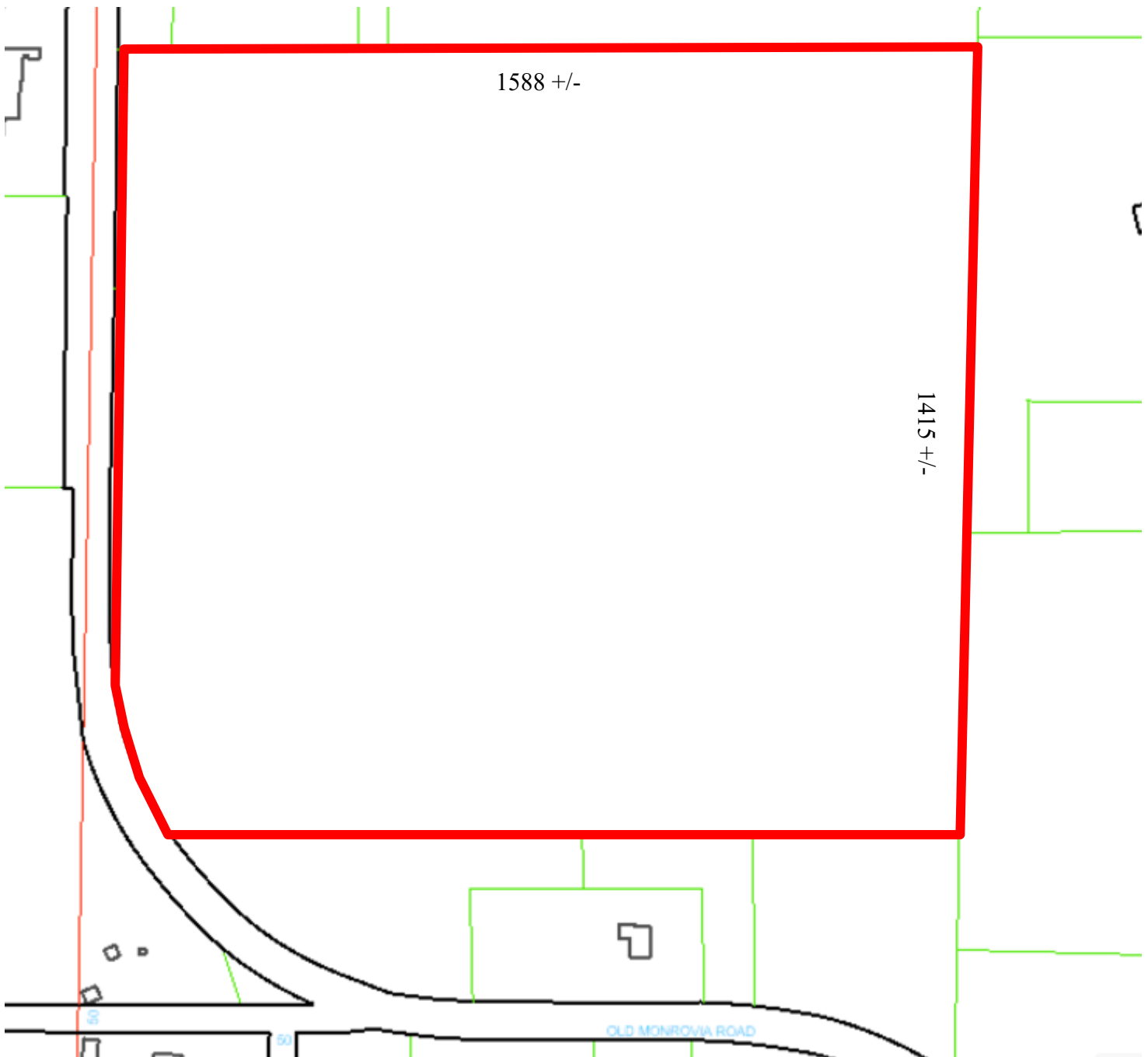


**\$5.00 psf**

### Potential Uses

- Grocery
- Car Dealership
  - Retail
- Health Club
- Convenience Store
- Multi-family dwellings
- Assisting Living Facilities
  - Medical
  - Church
- Building Supply

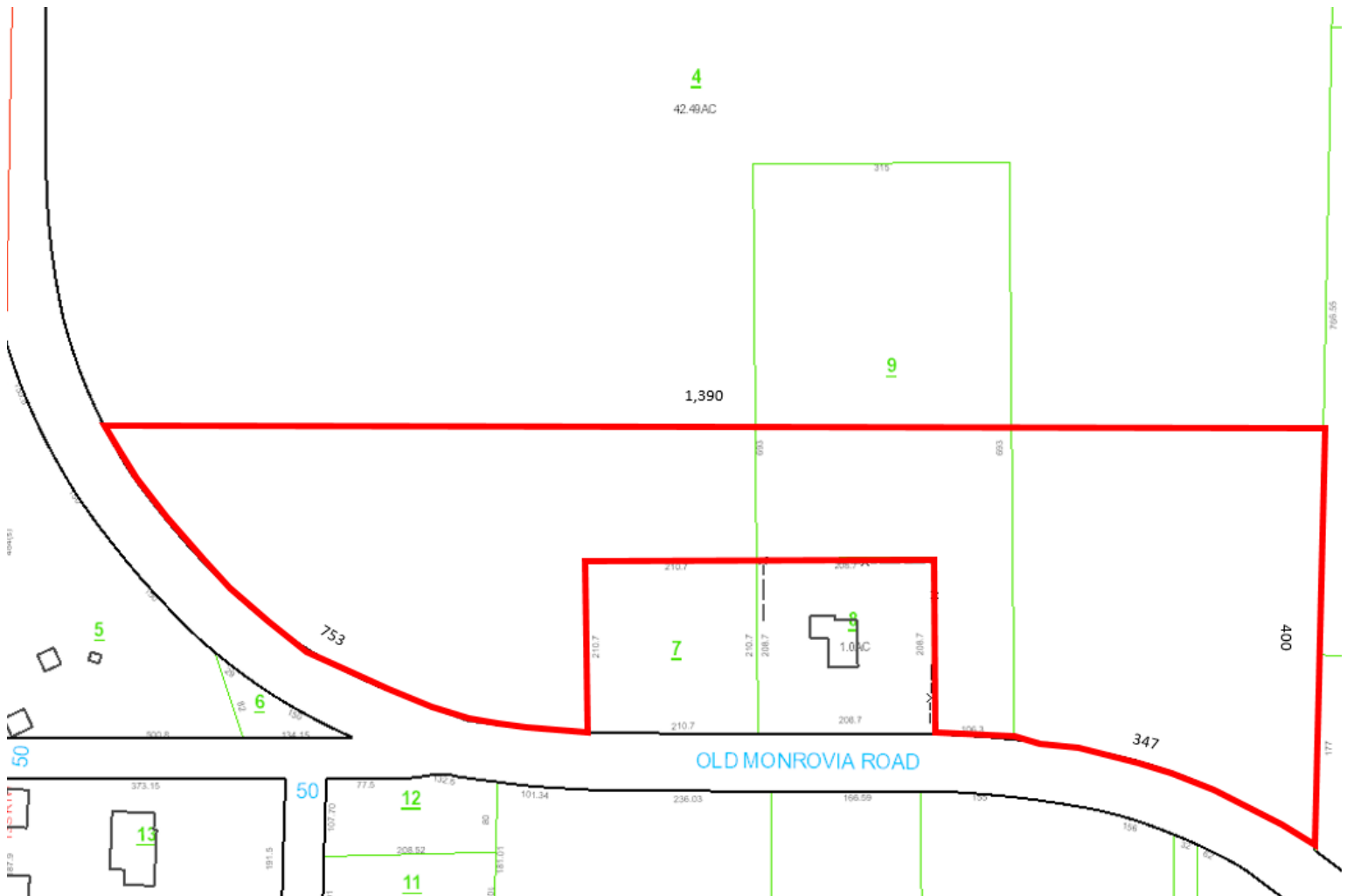
## TRACT 3 - 51.5 ACRES ZONED R2-B



### Potential Uses

- Multi-family dwellings
- Single family dwellings
- Assisting Living Facilities
  - Hotel
  - Office
  - Church

# TRACT 4 - 11 ACRES ZONED C-1



**\$4.00 psf**

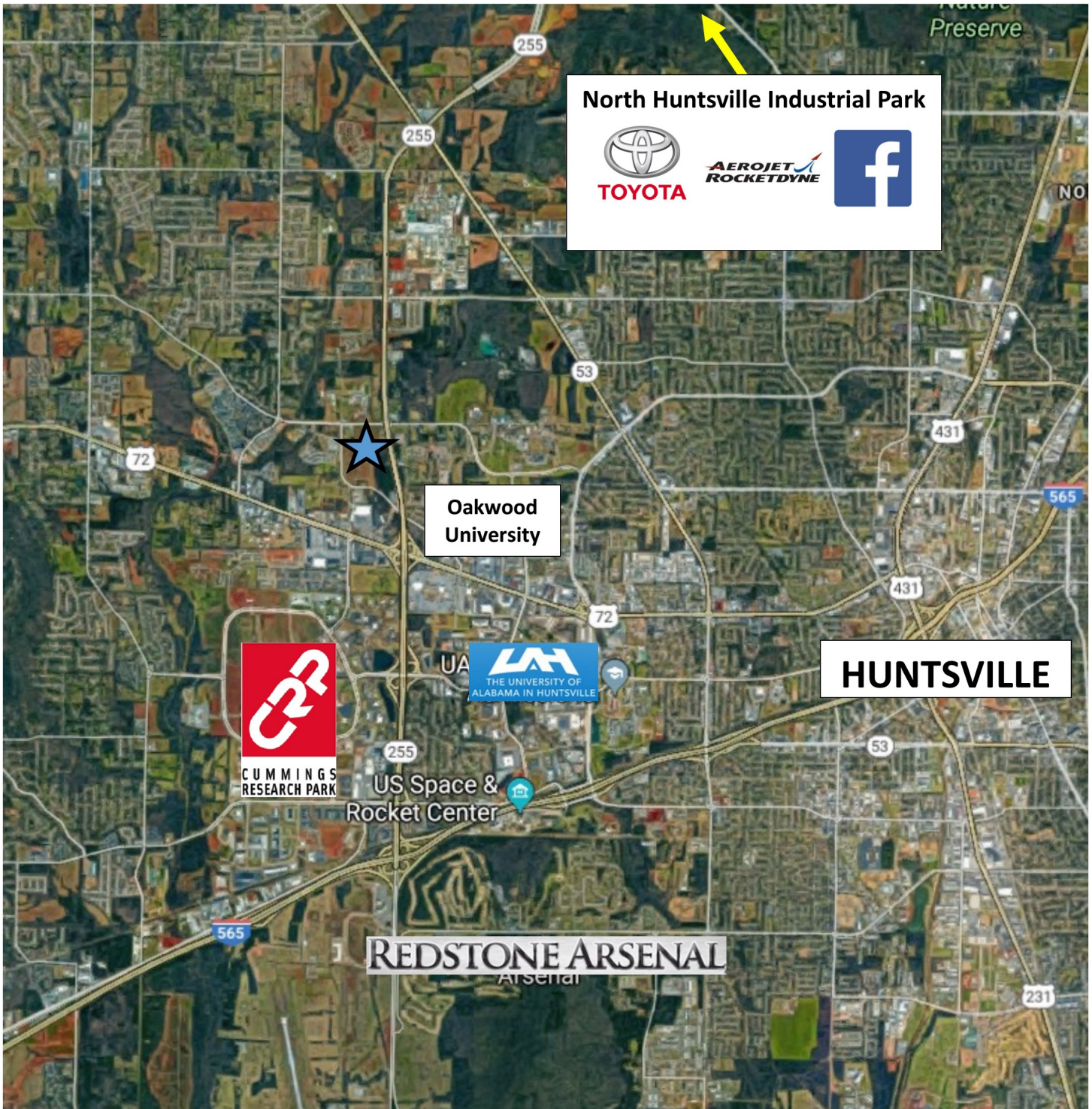
## Potential Uses

- Grocery
  - Retail
- Multi-family dwellings
- Assisting Living Facilities
  - Medical
  - Church
  - Church

REFERENCE PROJECT NO	FISCAL YEAR	SHEET NO
XXXXXX	2016	6



## Area Major Employment & Distance



**Cummings Research Park - 1.0 Mile**

**Redstone Arsenal - 4.0 Miles**

**N Huntsville Industrial Park - 5.5 miles**

**Oakwood University - 1.0 Mile**

**University of Alabama Huntsville - 3.0 Miles**

**Downtown Huntsville - 5 Miles**

