

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

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

## COMMERCIAL & MIXED-USE PROPERTY FOR SALE

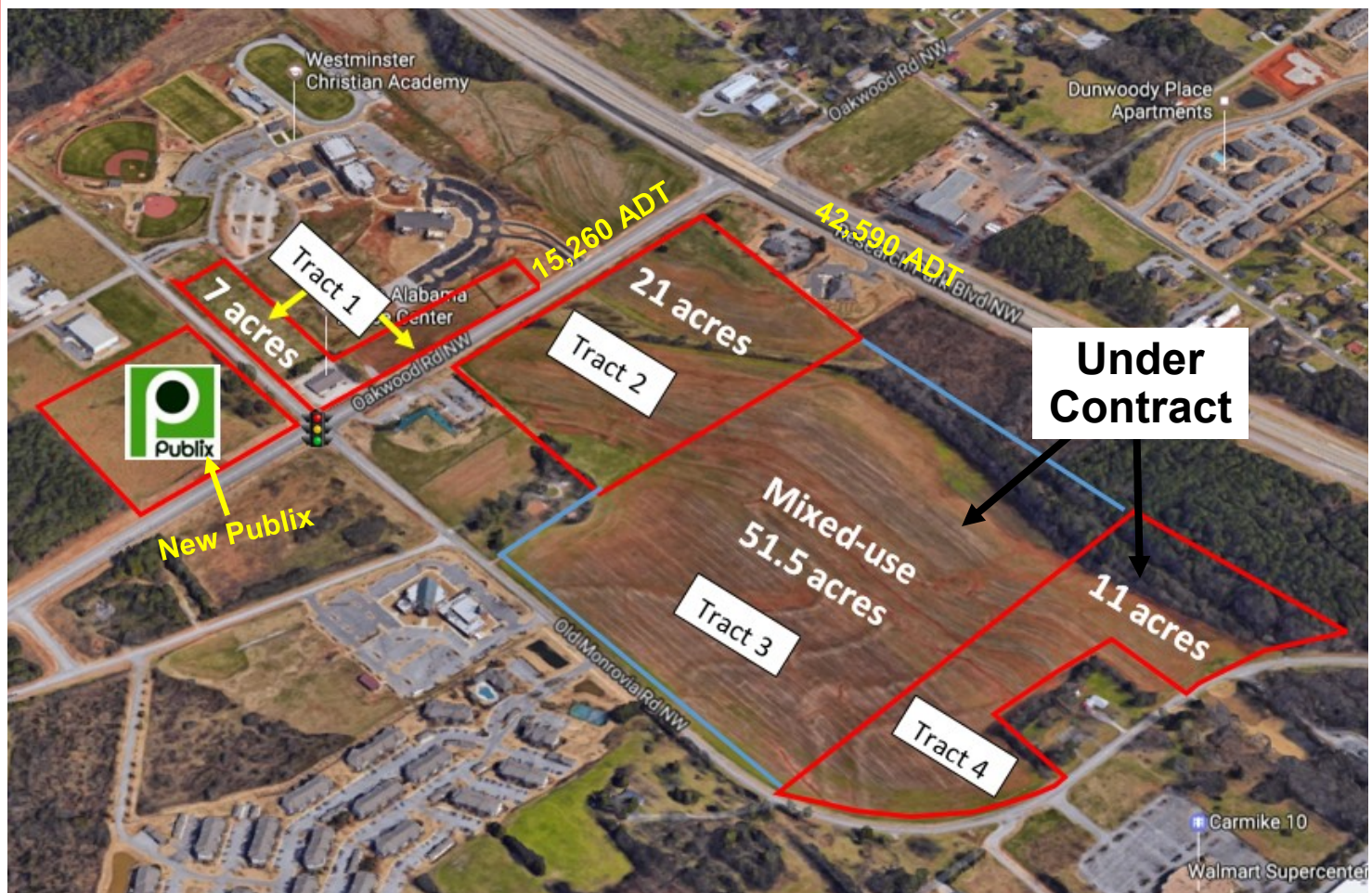
**Size:** Tract 1 - 7 acres C-4  
Tract 2 - 21 acres C-4  
Tract 3 - Under Contract  
Tract 4 - Under Contract

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

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

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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.









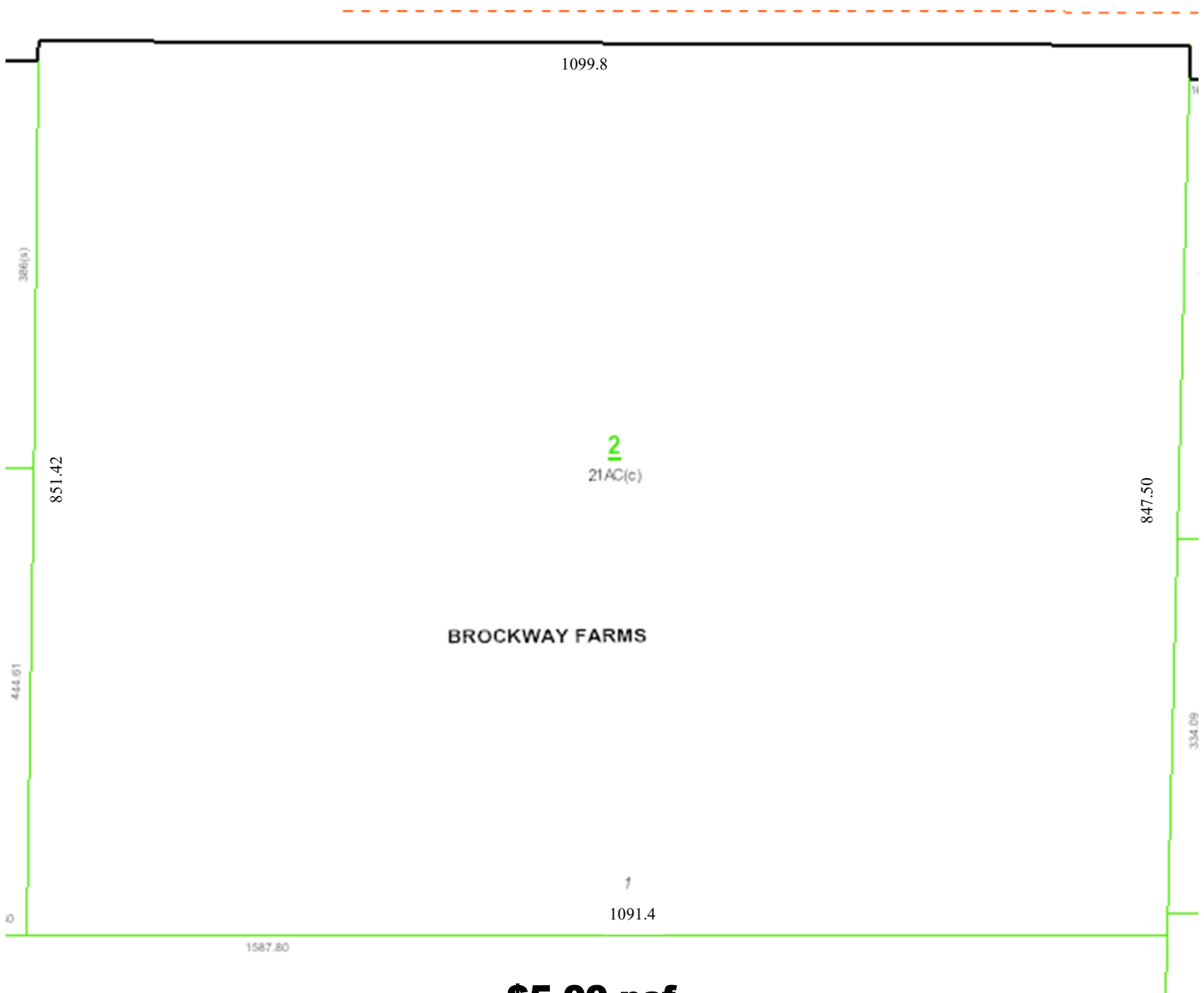
## TRACT 1- 7 ACRES +/- ZONED C-4



### Potential Uses

- Convenience Store
  - Pharmacy
  - Retail
- Restaurants
  - Office
  - Car Wash

## 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

# PLAN SHEET



REFERENCE PROJECT NO	FISCAL YEAR	SHEET NO
XXXXXX	2016	6

RESPONSIBLE PE*	SUPERVISOR*	DESIGNER*  DATE*	PLAN SUBMITTAL  60%	30 0 30 HORIZ SCALE (FEET)	SHEET TITLE PLAN SHEET OLD MONROVIA RD.	ROUTE WAYNE ROAD
DATE*						

# 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**

