

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

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

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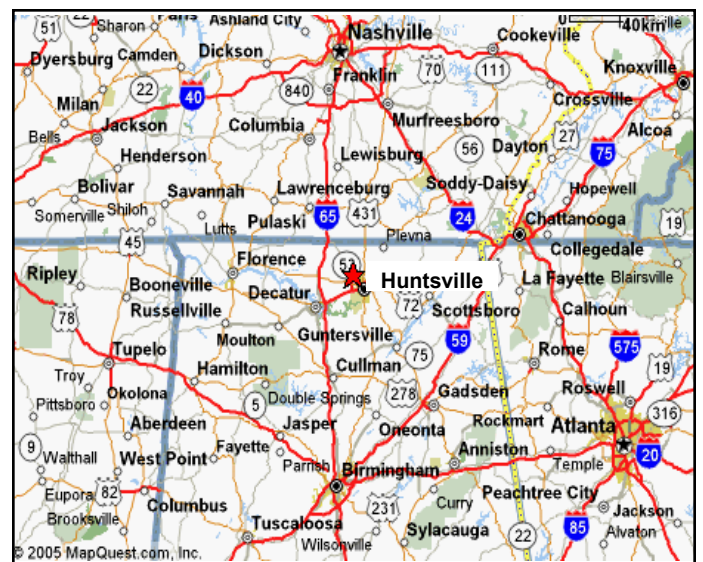
Size: 57 acres
Up to 17 commercial lots

Type: Commercial

CROSSROADS @ Research Park Blvd. includes 57 acres of commercial property located at the intersection of Research Park Blvd. and Hwy 53 with an average daily traffic of over 27,160 vehicles. 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 (30,000 employees), Redstone Arsenal (40,000 employees), BRAC, and Huntsville. One recent industrial announcement in close proximity is Aerojet Rocketdyne that will bring 800 new jobs to the area.

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.

Potential uses for lots include: Grocery, Hotel, Car Dealership, Retail, Health Club, Multi-family Dwellings, Assisted Living Facilities, Medical, Church, Building Supply, Light Manufacturing and Assembly, Office.



For More Information:

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

Huntsville, AL

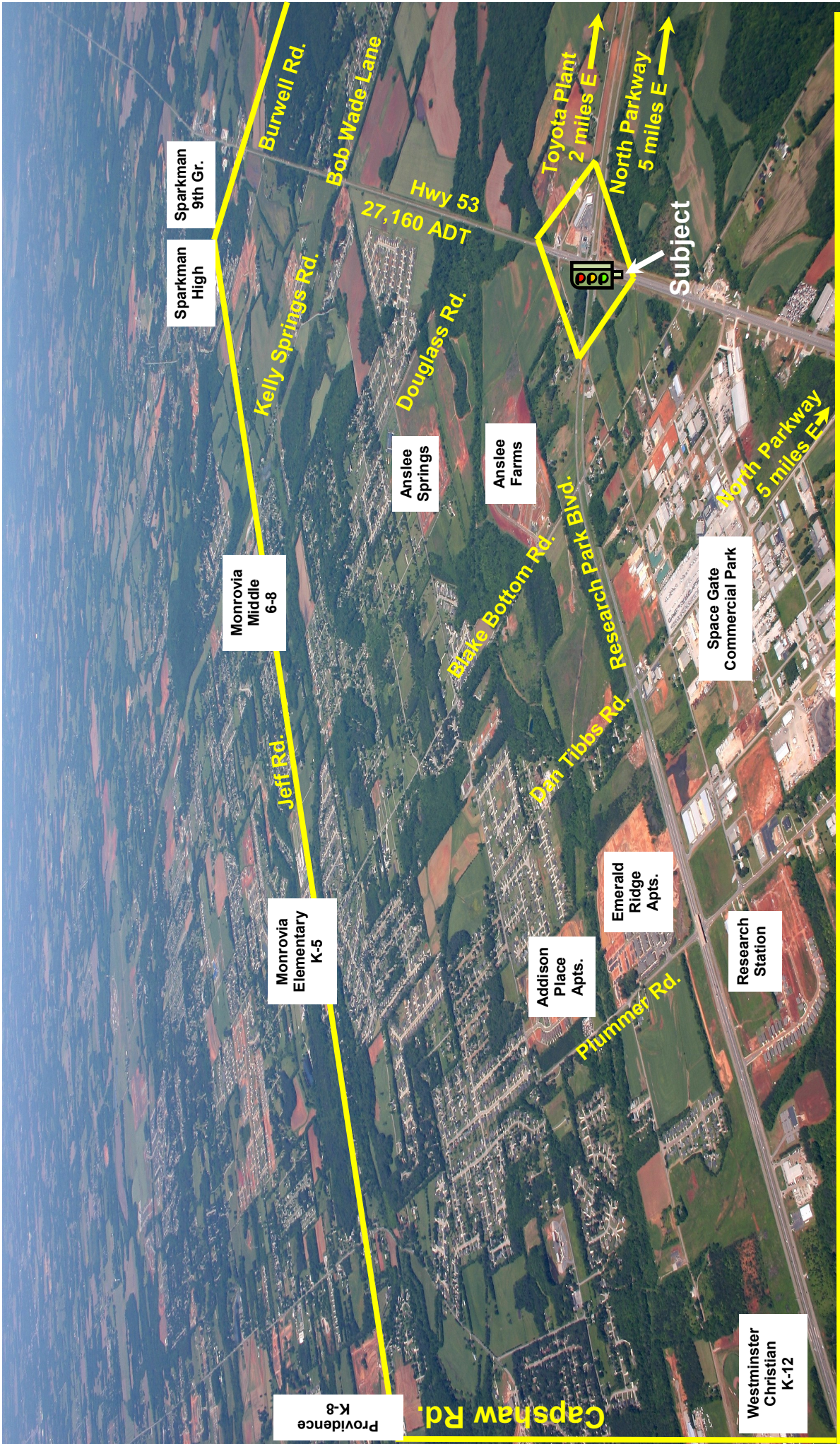
- Located at intersection of Research Park Blvd and Hwy 53.
- Research Park Blvd. and Hwy 53 serve as the main traffic artery from the north and east for employment to Huntsville, AL, Research Park, Redstone Arsenal, Toyota plant, and new NW Huntsville Industrial Park. Primary roads used by consumers 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.

2017	2 Mile Radius	3 Mile Radius	4 Mile Radius	5 Mile Radius
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

Population Trend	2 Mile Radius	3 Mile Radius	4 Mile Radius	5 Mile Radius
1990 Population	3,376	12,829	32,594	54,040
2000 Population	6,142	15,331	36,806	57,189
2017 Population	10,258	20,719	49,531	80,338
% Increase - 1990 to 2017	203.00%	61.00%	51.00%	48.00%
% Increase - 2000 to 2017	67.00%	35.00%	34.00%	40.00%

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Sparkman High

Sparkman 9th Gr.

Burwell Rd.

Bob Wade Lane

Hwy 53
27,160 ADT

Kelly Springs Rd.

Douglass Rd.

Toyota Plant
2 miles E

North Parkway
5 miles E

Subject

Anslee Springs

Anslee Farms

Monrovia Middle
6-8

Blake Bottom Rd.

Research Park Blvd.

Space Gate
Commercial Park

North Parkway
5 miles E

Jeff Rd.

Monrovia Elementary
K-5

Addison Place
Apts.

Emerald Ridge
Apts.

Research Station

Phummer Rd.

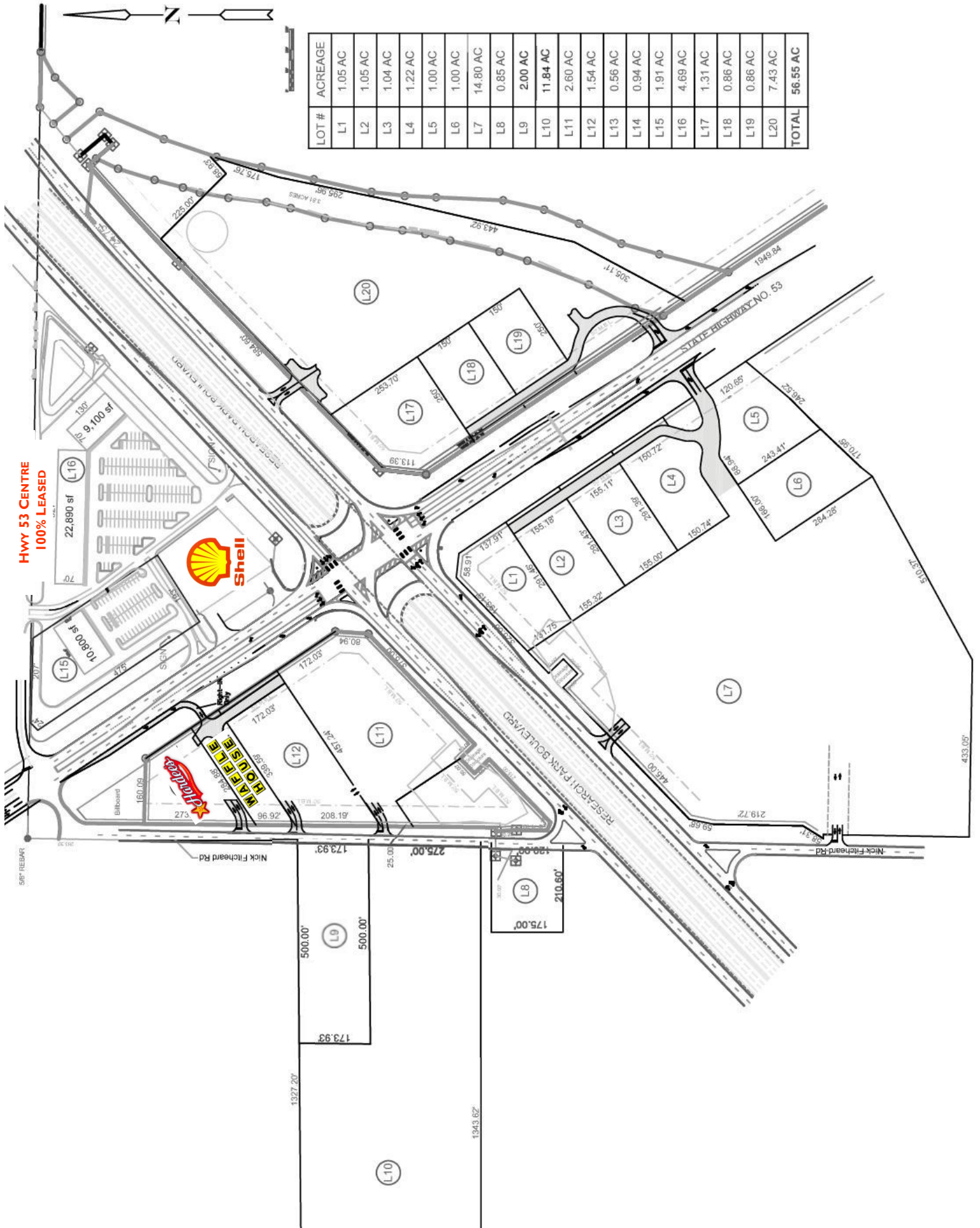
Providence
K-8

Capsnaw Rd.

Westminster Christian
K-12

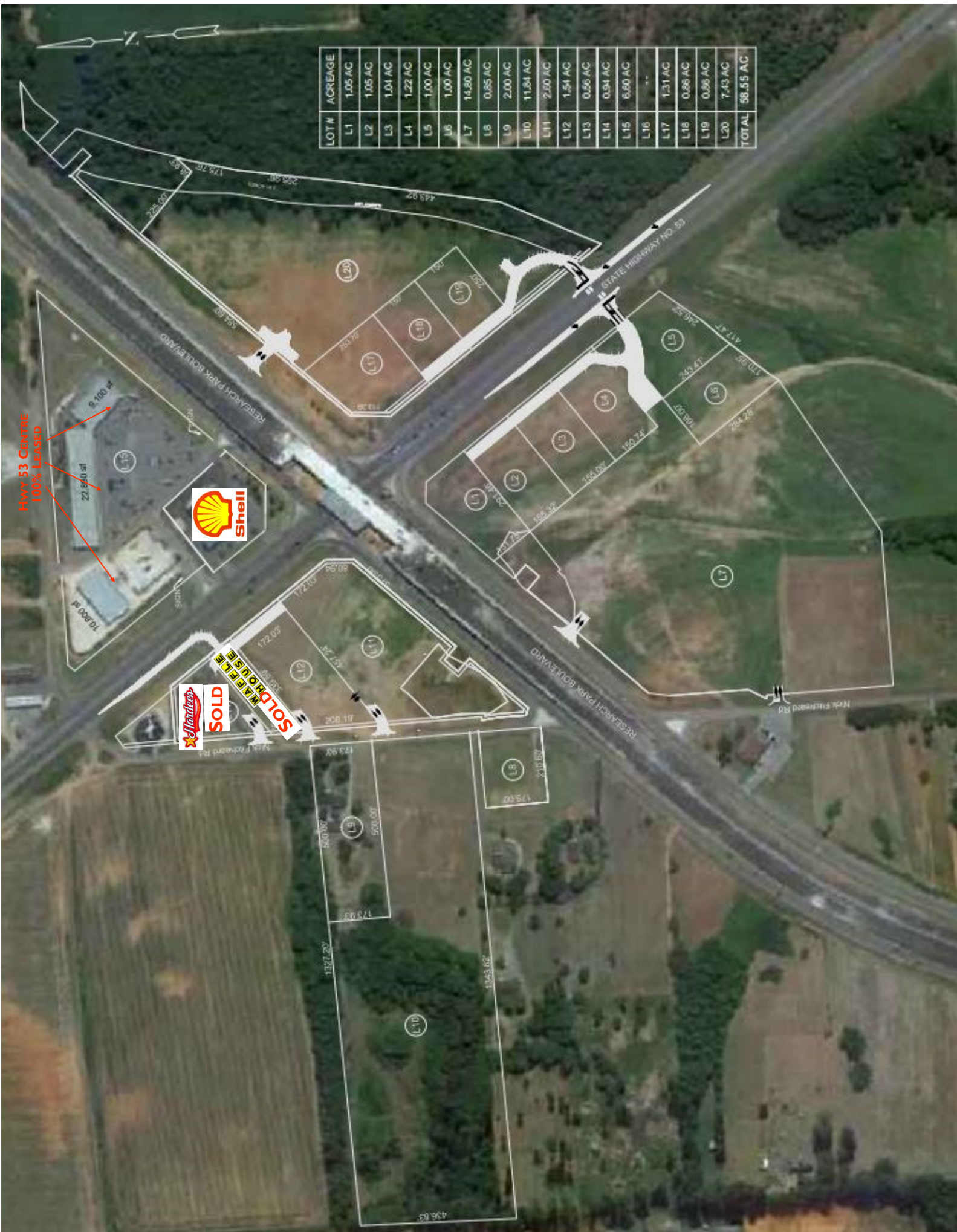
**HWY 53 CENTRE
100% LEASED**

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	1.91 AC
L16	4.69 AC
L17	1.31 AC
L18	0.86 AC
L19	0.86 AC
L20	7.43 AC
TOTAL	56.55 AC



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



SOLD

SOLD