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HUNTSVILLE, AL 35810

INVESTMENT SUMMARY

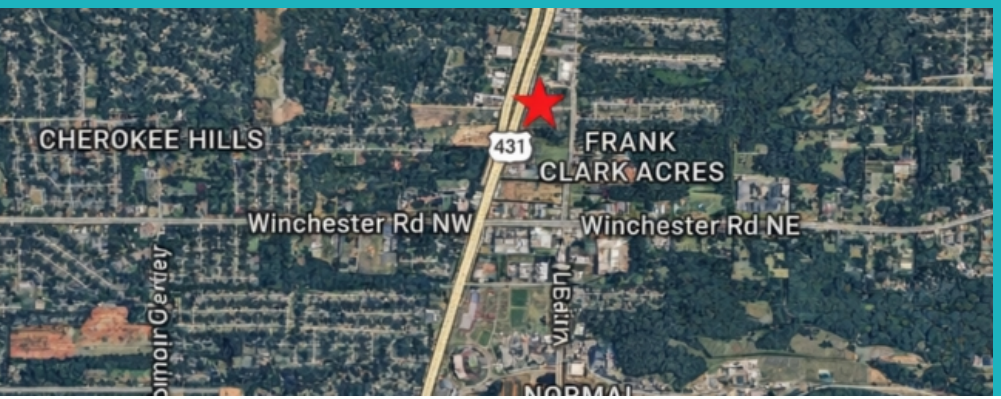
±4.91-acre parcel positioned at US-431 and DJ Richardson Way in Huntsville, offering strong visibility and direct access along one of the area's primary north–south commercial corridors and Meridian Street. The site benefits from steady commuter traffic, proximity to established residential growth, and convenient connectivity to major employment centers and retail nodes throughout southeast Huntsville.

Flexible ingress/egress and supports a range of potential uses, including neighborhood retail, service commercial, flex/warehouse, or mixed-use development (subject to zoning and municipal approvals).

The parcel's size allows for efficient site planning, parking, and potential phased development.

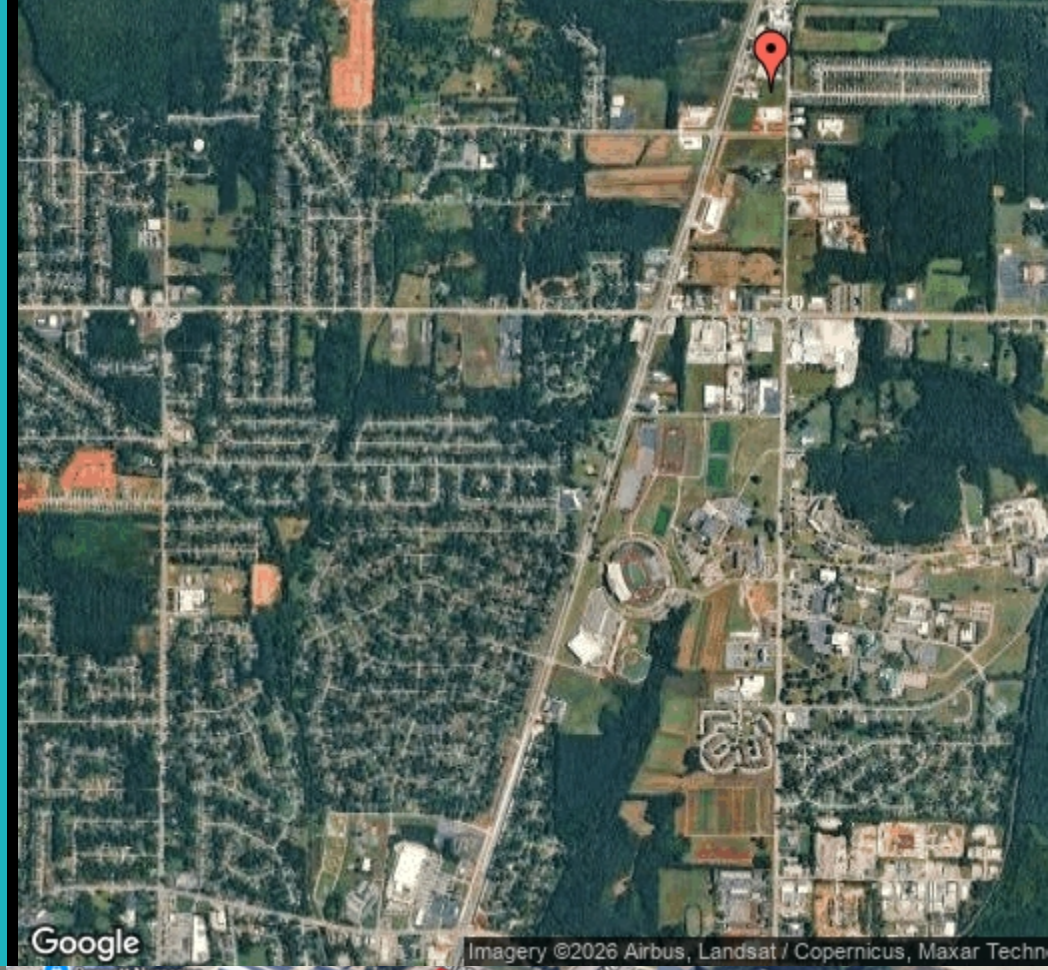
PROPERTY SUMMARY

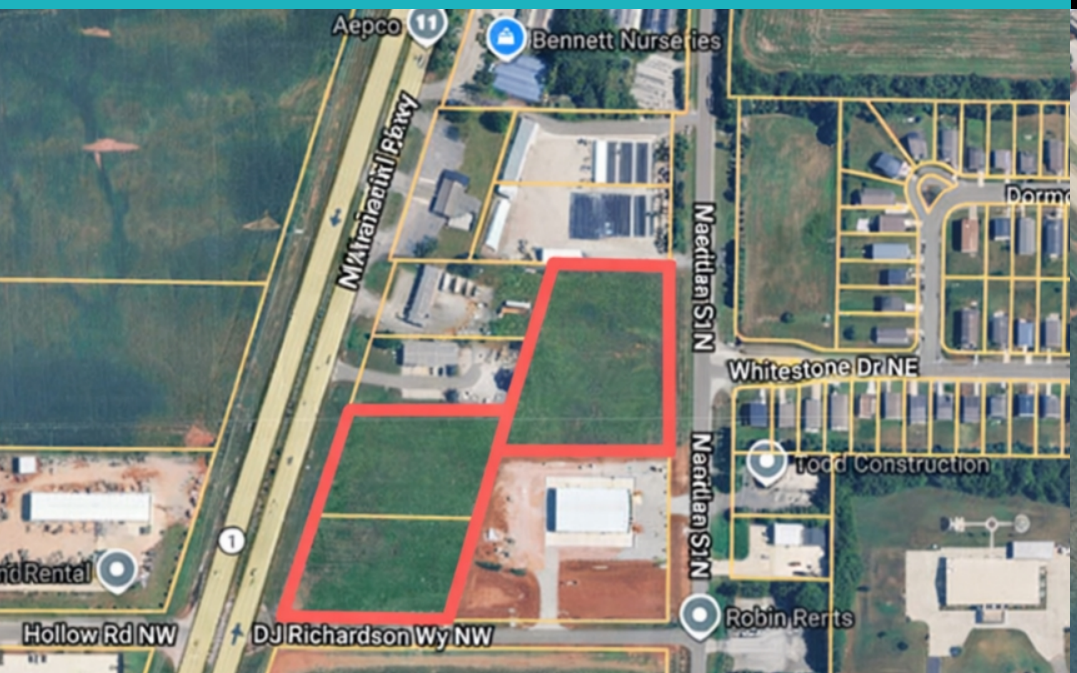
Offering Price	$2,500,000.00
Lot Size (acres)	4.91
Parcel ID	14-01-01-0-000-089.003, 14-01-12-1-000-001.001, 14-01-12-1-000-001.002
Zoning Type	Commercial - LI, Commercial
County	Madison
Frontage	400.00 Ft
Coordinates	34.800555,-86.572599



INVESTMENT HIGHLIGHTS

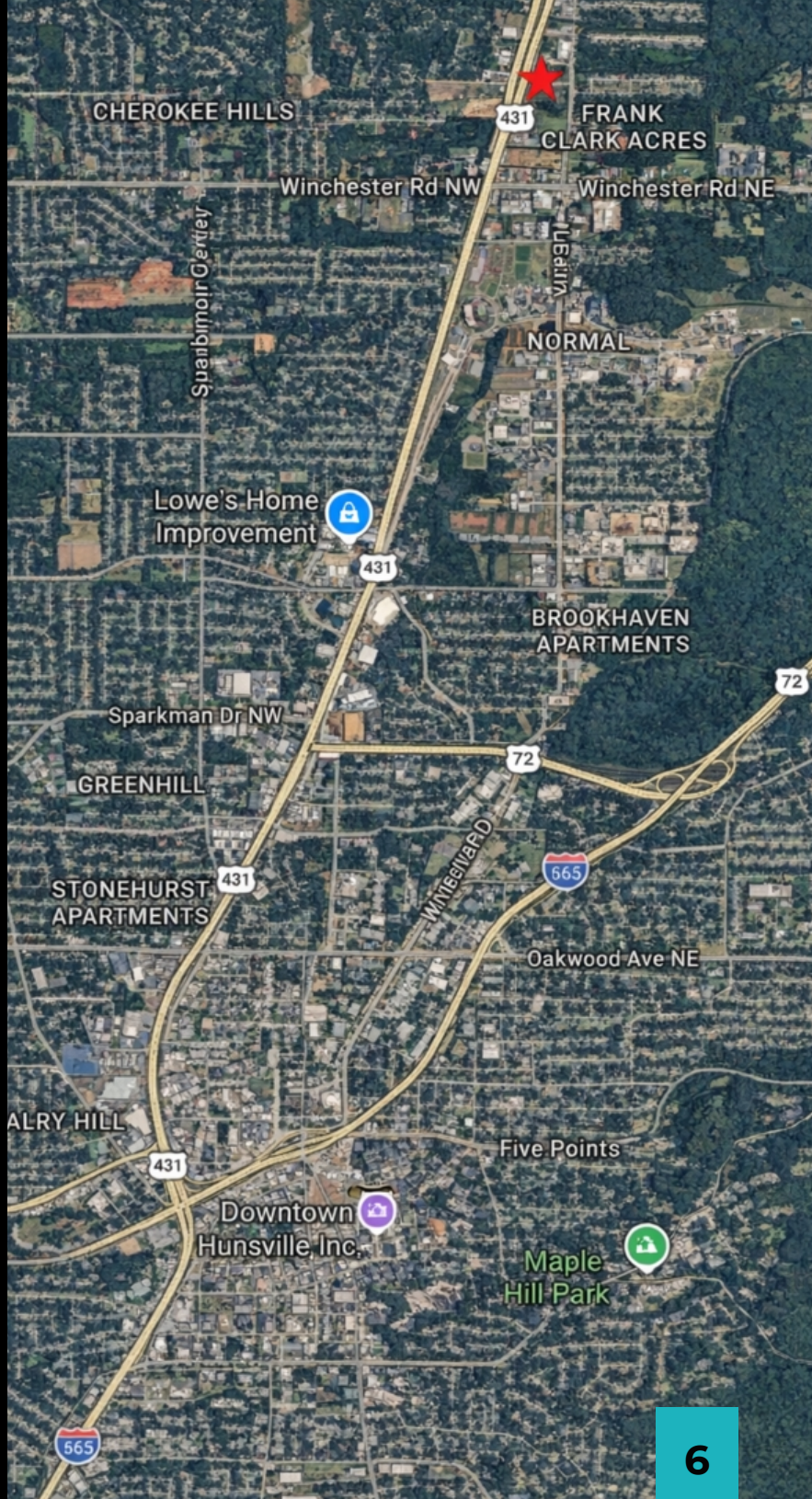
- ±4.91 acres at a major corner location
- Frontage and visibility along US-431 corridor
- Growing residential density in surrounding submarket
- Suitable for commercial, flex, or service-oriented development
- Strong accessibility to Huntsville employment hubs and retail





LOCATION HIGHLIGHTS

- ±4 miles north of the planned Target Supercenter and new Home Depot development corridor
- Positioned on US-431, a primary north–south commuter route carrying significant daily traffic and linking southeast Huntsville, Hampton Cove, and surrounding growth areas.
- Direct frontage and corner access provide strong exposure and ease of ingress/egress for commercial users.
- Direct proximity to the city's new Northern Bypass — Surrounded by planned and proposed retail, QSR, service, and mixed-use developments
- The corridor offers efficient connectivity to downtown Huntsville, medical districts, and retail centers throughout southeast Huntsville
- A well-located infill opportunity for developers or owner-users seeking scale, frontage, and long-term growth exposure in the Huntsville MSA
- Continued road-widening and transportation investments along US-431 are improving traffic flow and supporting future growth.



CITY OF HUNTSVILLE

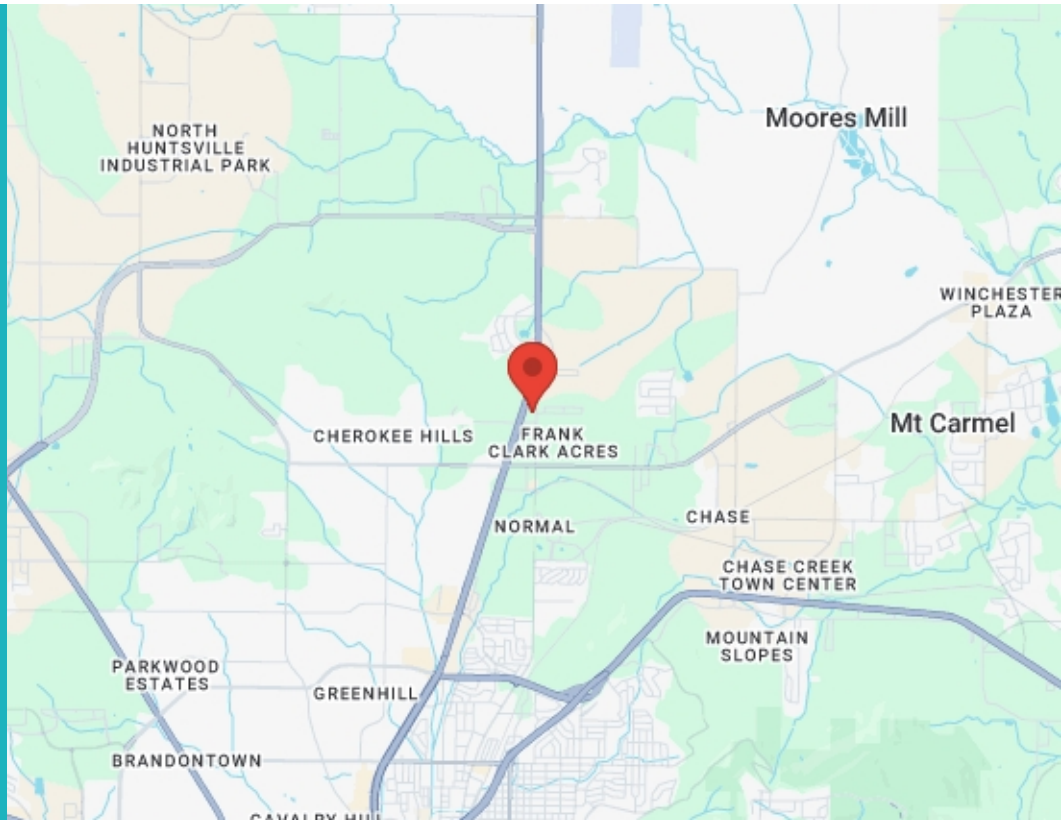
INCORPORATED	12/8/1811

AREA	
CITY	225.2 SQ MI
LAND	223.6 SQ MI
WATER	1.5 SQ MI
ELEVATION	577 FT

POPULATION

ABOUT HUNTSVILLE

Huntsville is the most populous city in the U.S. state of Alabama. The population was 215,006 at the 2020 census, making it the 100th-most populous city in the U.S., while the Huntsville metropolitan area has an estimated 542,000 residents and is the second-most populous metropolitan area in the state. As of July 1, 2025, the city's population was estimated to be 249,102 – a 15.9% increase since the 2020 Census.



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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to CHAPMAN COMMERCIAL REALTY. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. CHAPMAN COMMERCIAL REALTY has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, CHAPMAN COMMERCIAL REALTY has not verified, and will not verify, any of the information contained herein, nor has CHAPMAN COMMERCIAL REALTY conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE CHAPMAN COMMERCIAL REALTY ADVISOR FOR MORE DETAILS.

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