

CHAPMAN MOUNTAIN HUNTSVILLE, ALABAMA

For Sale!!!





Chapman Commercial Realty, LLC.

2310 Whitesburg Drive, Suite 6

Huntsville, AL 35801

Office: (256) 715-8064

<http://www.chapmancommercialrealty.com>

PROPERTY: CHAPMAN MOUNTAIN
HUNTSVILLE, ALABAMA 35811

Chapman Commercial Realty is focused on providing expert services across Office, Industrial, Retail and Land properties located throughout North Alabama. We are committed to enhancing value and building long-term relationships by delivering exceptional service while employing ethical and honest business practices. We are all about providing full service real estate solutions to our clients with the best possible results. Our commercial brokerage team offers knowledge and depth drawn from our many years of experience in the local market.

We are pleased to offer these eighty one (81) acres on the prime location of Hwy 72 East/I565. This is the perfect location for a developing Huntsville! Perched on the edge of the heart of Huntsville off I565, this location has easy access to Research Park and all of Huntsville. Incredible growth potential from surrounding businesses. Zoned R2B.

This property is offered for sale at \$4,000,000.

William "Bill" Chapman

Broker/Owner

Chapman Commercial Realty

REPRESENTATION

THIS PROPERTY IS REPRESENTED BY:



CHAPMAN COMMERCIAL REALTY

**William "Bill" Chapman
Broker/Owner**

2310 Whitesburg Drive, Suite 6

Huntsville, AL 35801

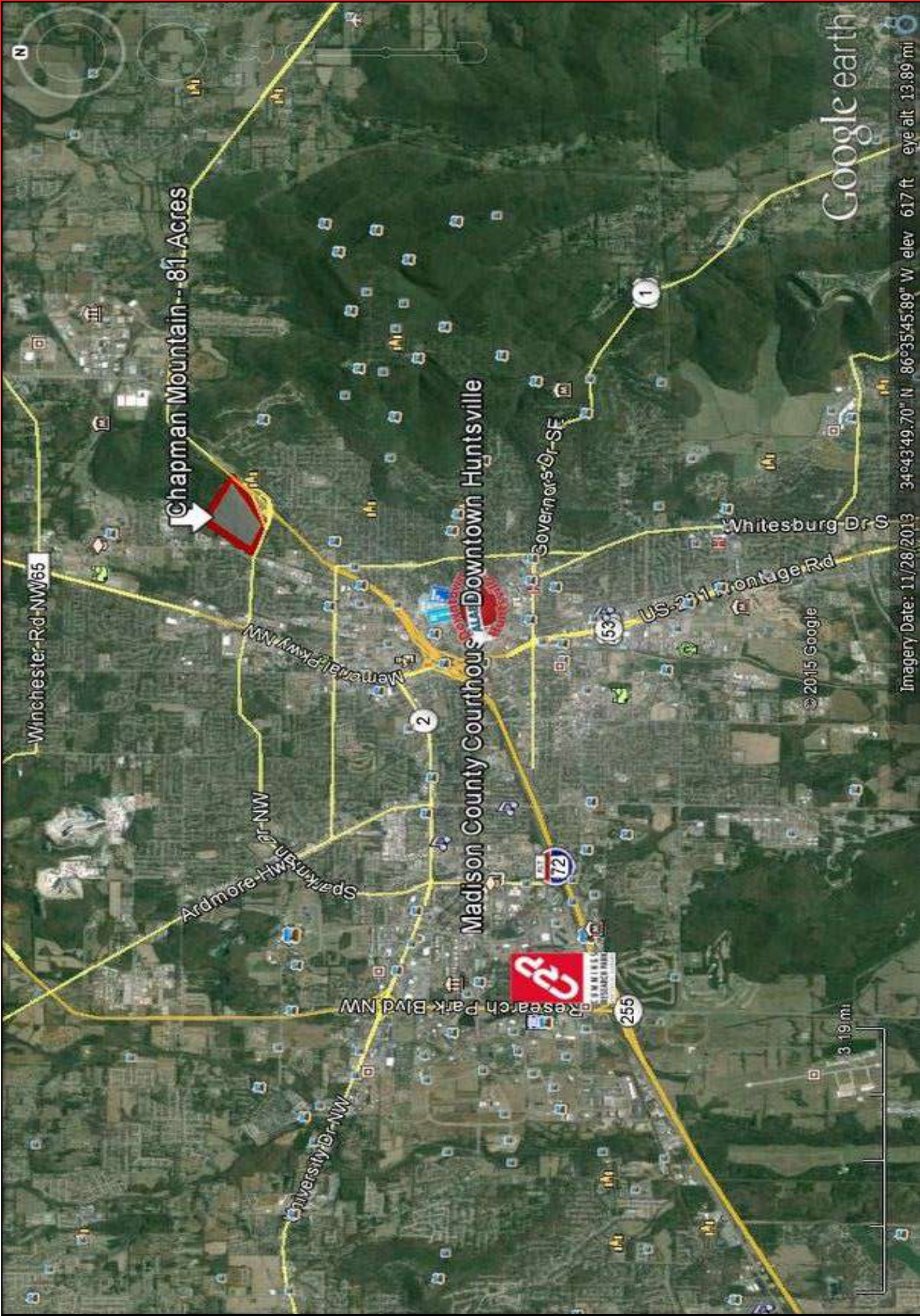
Cell: (256) 656-8413

Office: (256) 715-8064

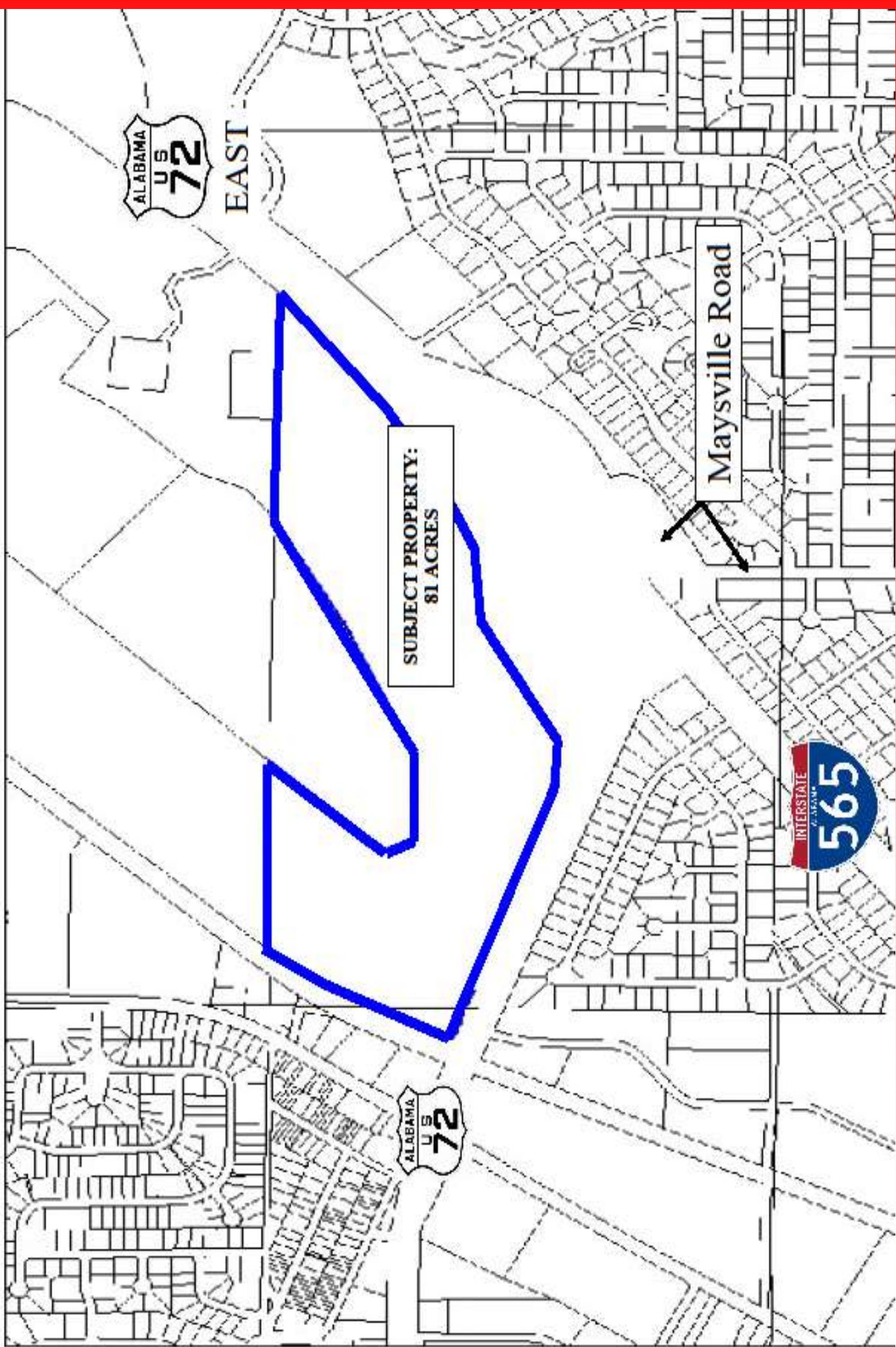
bill@huntsvillecommercialbrokerage.com

<https://www.chapmancommercialrealty.com>

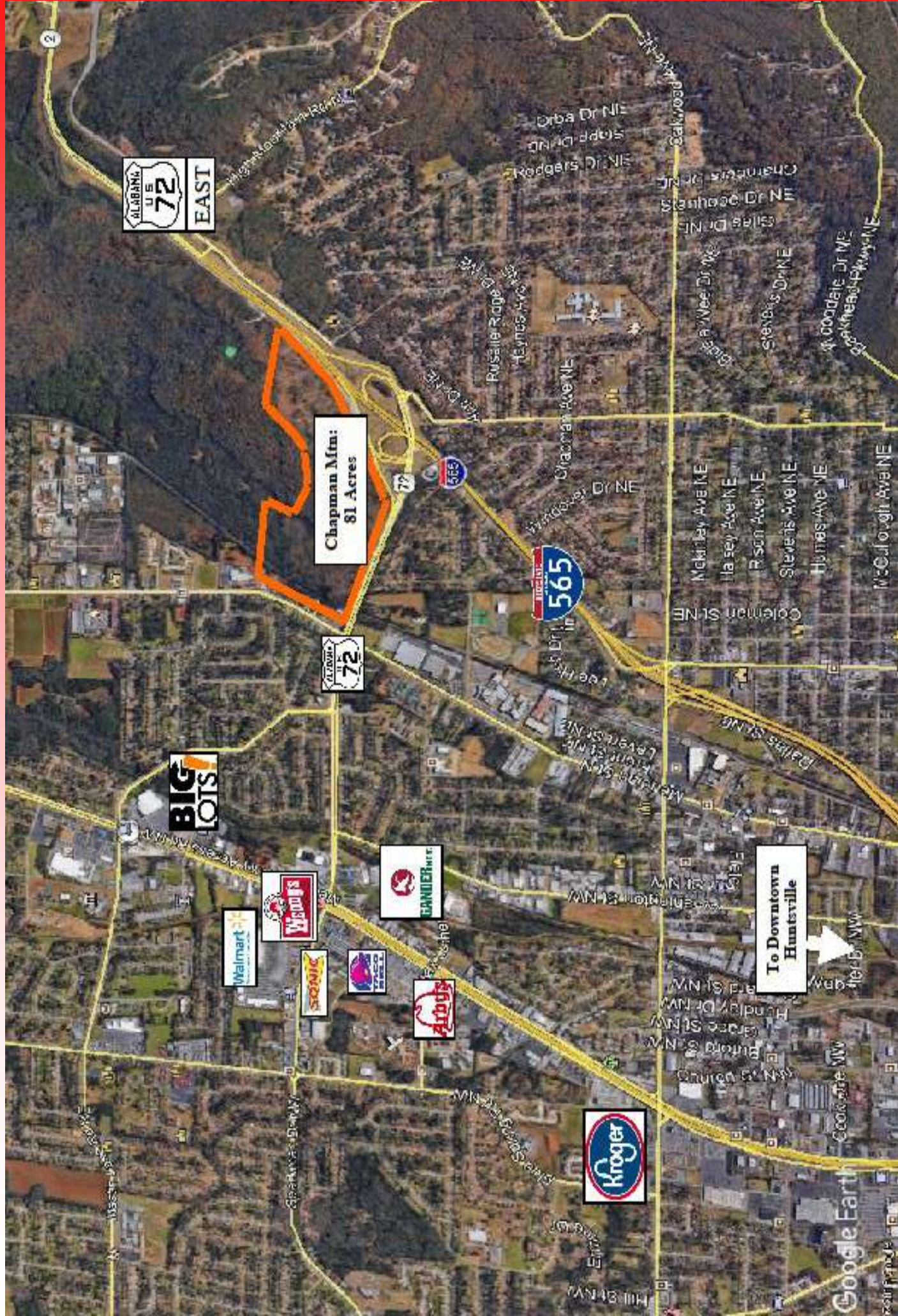
PROPERTY LOCATION



PLAT MAP



MAP OF SURROUNDING BUSINESSES



MAP OF SURROUNDING APARTMENTS



PROPERTY SUMMARY

Eighty One (81) Acres Available.

Parcel No.:
1304190000002003

Zoning:
R2B

Traffic Count (Per Day):
I565: 44,030

DEMOGRAPHICS

Radius		1 Mile	3 Mile	5 Mile
Population:				
	2024 Projection	7,129	45,678	106,261
	2019 Estimate	6,884	44,173	102,729
	2010 Census	6,616	42,836	99,441
	Growth 2019 - 2024	3.56%	3.41%	3.44%
	Growth 2010 - 2019	4.05%	3.12%	3.31%
	2019 Population Hispanic Origin	184	1,567	5,989
2019 Population By Race:				
	White	3,725	22,327	52,483
	Black	2,921	20,228	45,628
	Am. Indian & Alaskan	55	313	700
	Asian	46	314	1,414
	Hawaiian & Pacific Island	1	39	120
	Other	136	951	2,384
U.S. Armed Forces:		0	18	92
Households:				
	2024 Projection	2,738	18,730	44,143
	2019 Estimate	2,642	18,119	42,705
	2010 Census	2,541	17,673	41,684
	Growth 2019 - 2024	3.63%	3.37%	3.37%
	Growth 2010 - 2019	3.97%	2.52%	2.45%
	Owner Occupied	1,754	11,150	24,464
	Renter Occupied	888	6,970	18,240
2019 Avg. Household Income		\$54,676	\$62,721	\$61,784
2019 Med. Household Income		\$39,927	\$40,651	\$38,815
2019 Households By Household Income:				
	<\$25,000	896	6,132	14,769
	\$25,000 - \$50,000	668	4,310	10,431
	\$50,000 - \$75,000	480	2,861	6,361
	\$75,000 - \$100,000	205	1,476	3,561
	\$100,000 - \$125,000	236	1,267	2,538
	\$125,000 - \$150,000	70	693	1,611
	\$150,000 - \$200,000	25	564	1,594
	\$200,000+	62	816	1,838



CHAPMAN COMMERCIAL REALTY

William "Bill" Chapman
Broker/Owner

2310 Whitesburg Drive, Suite 6

Huntsville, AL 35801

Cell: (256) 656-8413

Office: (256) 715-8064

bill@huntsvillecommercialbrokerage.com

<https://www.chapmancommercialrealty.com>

REAL ESTATE DISCLAIMER

The information contained herein has been obtained from sources deemed reliable, but has not been verified or confirmed, and no guarantee, warranty or representation, either expressed or implied, is made with respect to such information. Term of sale or lease and availability, are subject to change or withdrawal without notice. All information to be verified by Purchaser and/or Lessee.