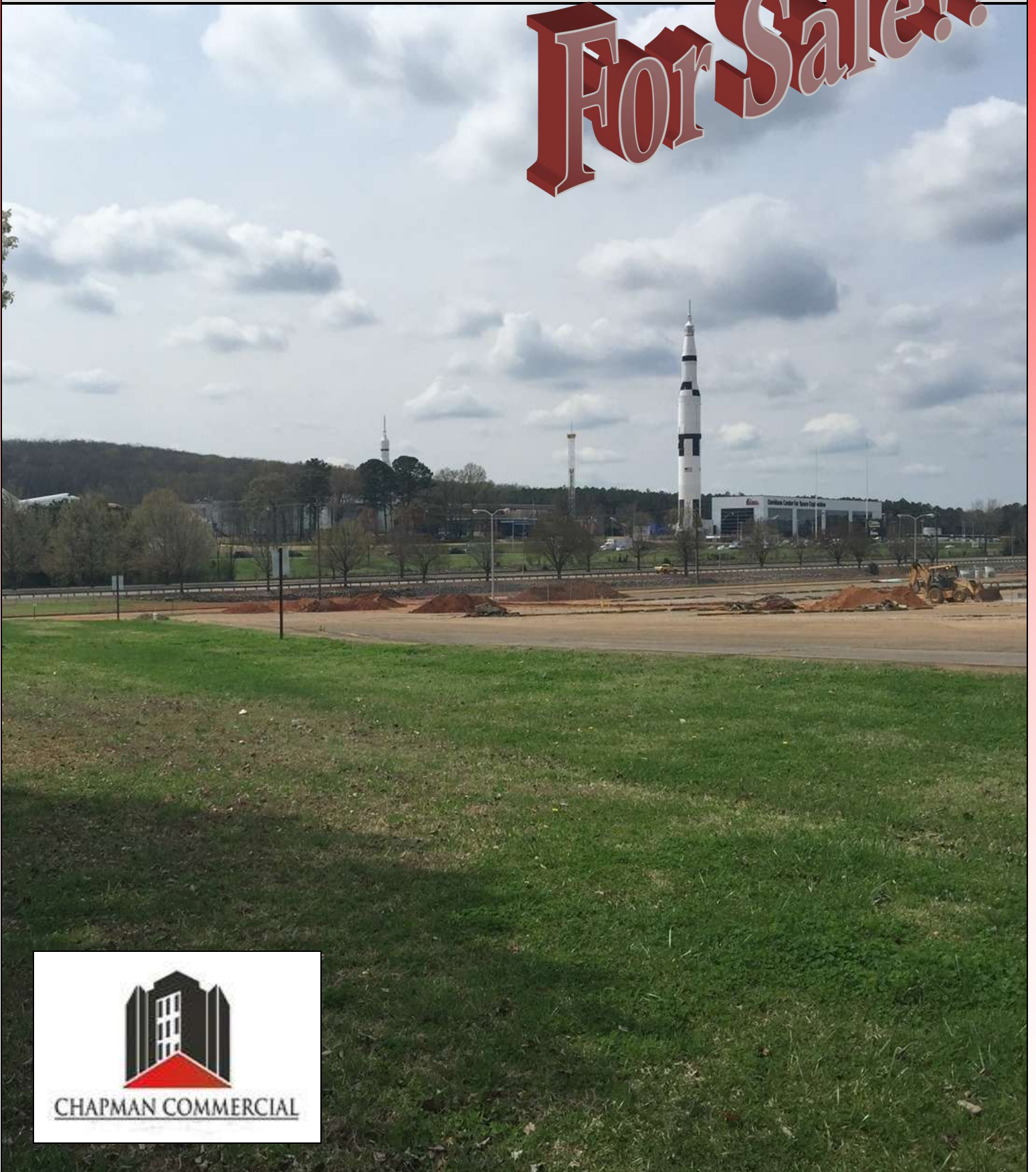


4.3 ACRES WYNN DRIVE
HUNTSVILLE, ALABAMA

For Sale!!



CHAPMAN COMMERCIAL



Chapman Commercial Realty, LLC.

2310 Whitesburg Drive, Suite 6

Huntsville, AL 35801

Office: (256) 715-8064

<http://www.chapmancommercialrealty.com>

PROPERTY: 4.3 ACRES WYNN DRIVE
HUNTSVILLE, ALABAMA 35805

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 4.3 Acres located in Huntsville's ever-growing Cummings Research Park. Great opportunity for development of various commercial and retail usage. Utilities to site. Easy access and visibility to I-565. Situated between a manufacturing building and The Drury Inn.

This property is offered for sale at \$1,000,000.

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

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PROPERTY SUMMARY

Total Acreage 4.3

Zoning: CRP (Cummings Research Park)

Traffic Count (Per Day):

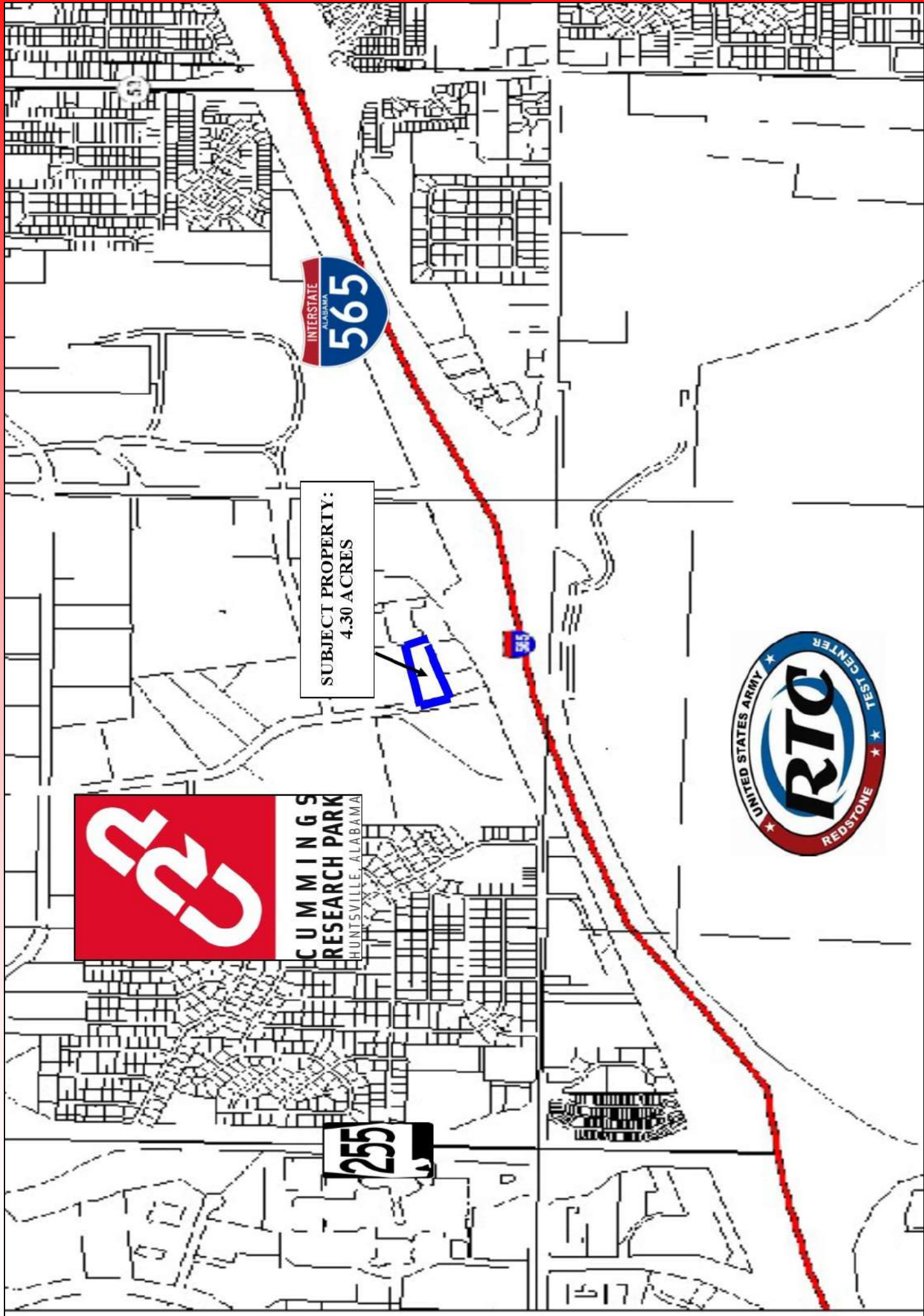
Wynn Drive 14,640



PHOTOGRAPHS



PLAT MAP



PROPERTY LOCATION



DEMOGRAPHICS

Radius		1 Mile	3 Mile	5 Mile
Population:				
	2024 Projection	3,311	46,600	116,460
	2019 Estimate	3,222	44,985	112,151
	2010 Census	3,241	43,177	106,080
	Growth 2019 - 2024	2.76%	3.59%	3.84%
	Growth 2010 - 2019	-0.59%	4.19%	5.72%
	2019 Population Hispanic Origin	264	5,148	9,620
2019 Population By Race:				
	White	2,053	21,118	61,134
	Black	868	20,707	44,073
	Am. Indian & Alaskan	19	386	789
	Asian	178	1,270	2,831
	Hawaiian & Pacific Island	9	116	231
	Other	95	1,388	3,093
U.S. Armed Forces:		115	955	986
Households:				
	2024 Projection	1,582	19,961	49,908
	2019 Estimate	1,540	19,266	48,039
	2010 Census	1,556	18,555	45,501
	Growth 2019 - 2024	2.73%	3.61%	3.89%
	Growth 2010 - 2019	-1.03%	3.83%	5.58%
	Owner Occupied	575	6,167	22,388
	Renter Occupied	965	13,099	25,652
2019 Avg. Household Income		\$49,678	\$43,726	\$64,182
2019 Med. Household Income		\$38,701	\$28,922	\$39,737
2019 Households By Household Income:				
	<\$25,000	619	8,624	16,780
	\$25,000 - \$50,000	266	4,988	11,132
	\$50,000 - \$75,000	301	2,502	6,687
	\$75,000 - \$100,000	206	1,434	4,103
	\$100,000 - \$125,000	109	664	2,785
	\$125,000 - \$150,000	4	376	1,917
	\$150,000 - \$200,000	22	503	2,507
	\$200,000+	14	175	2,130



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