



**4810 BRADFORD DR  
DEVELOPMENT SITE**

**BUILD TO SUIT /  
LEASE OPTIONS**

**SITE**

**Alabama School of  
Cybertechnology  
and Engineering**



Business Administration Building  
University Fitness Center  
Graduate Studies  
Engineering  
National Weather Service Huntsville, Alabama  
La Petite Academy of Huntsville

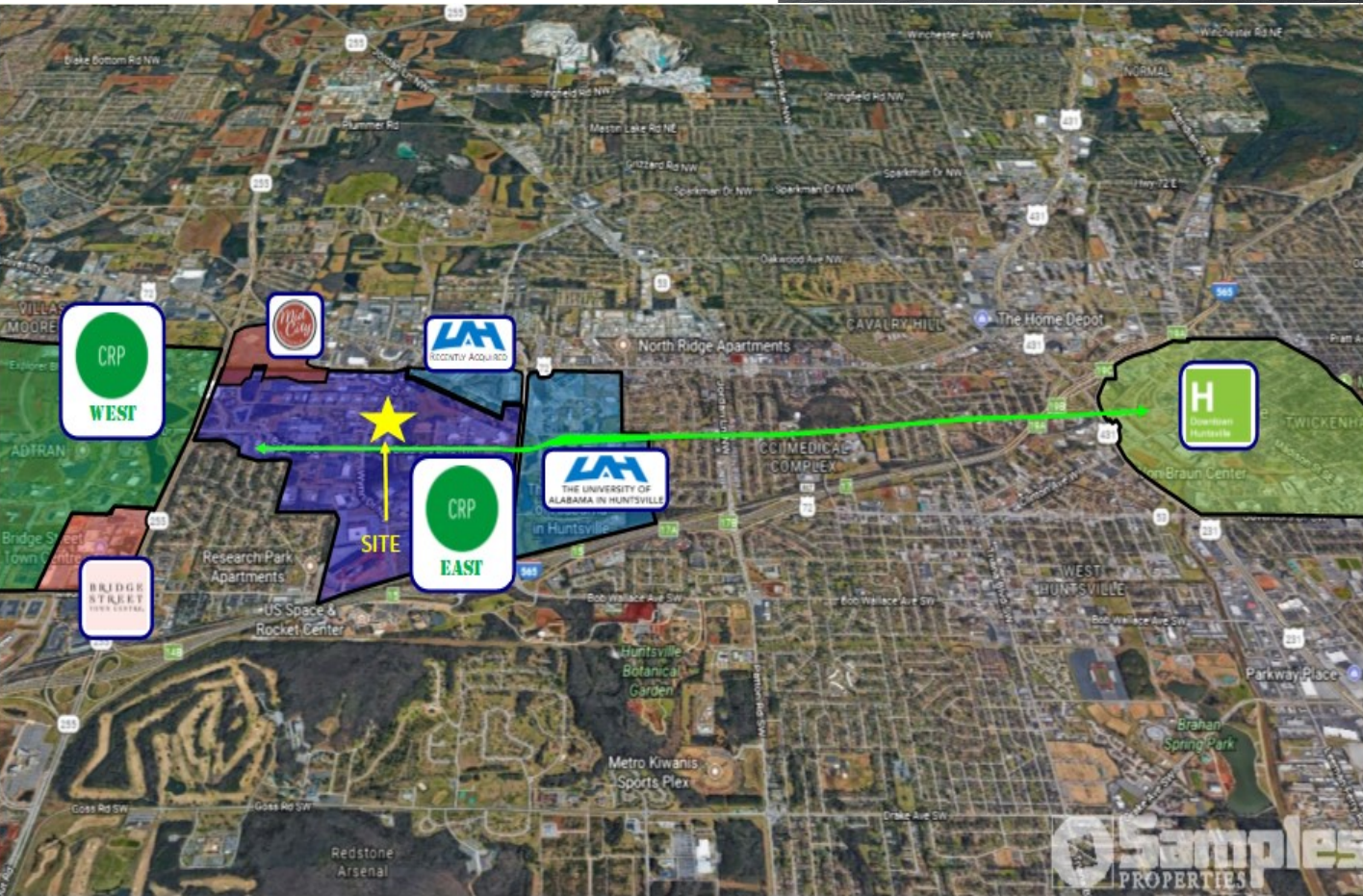


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# EXECUTIVE SUMMARY

Driven Capital Partners along with Samples Properties are excited to present the Bradford Crossing Development site. This +/- 3.78 acre multi-use zoned site is one of a kind, located in the heart of Cummings Research Park. This site was designated by the current City of Huntsville administration as well as the Cummings Research Park Board as one of three multi use nodes in the park's Master Plan. Along with its proximity to many of the cities top companies, this site provides close proximity to Huntsville's main education base. With a distance of less than one mile to University of Alabama Huntsville as well as Calhoun Community College, this site will be a premier destination for shopping, lodging as well as high profile office space. The growth that Huntsville has seen over the past few years with the relocation of many HQ's that include BAE Systems, Aerojet Rocketdyne, Blue Origin and Toyota Mazda positions this site as one of the top development sites in Huntsville, AL.



## Existing Value Propositions

- ★ NEW RP2 ZONING
- ★ LOCATED IN THE CENTER OF CUMMINGS RESEARCH PARK (2ND LARGEST RESEARCH PARK IN AMERICA)
- ★ ONE OF FEW DESIGNATED MULTI-USE NODES IN RESEARCH PARK MASTER
- ★ 1 MILE FROM UNIVERSITY OF ALABAMA HUNTSVILLE AND CALHOUN COMMUNITY COLLEGE
- ★ ADJACENT TO NEW STATE CYBERTECH AND ENGINEERING MAGNET SCHOOL



# Huntsville Area Overview

Huntsville, AL is the 2nd largest city in Alabama with an Estimated population of 205,061. Huntsville also known as the Rocket City is home to the Space and Rocket Center, the nations second largest research park and Redstone Arsenal. The city is on the growth track, since 2015 there have been over 15,000 new jobs announced in the area as well as \$4.7 Billion in Capital Expenditures from companies investing in the area. A look at current projections show that Huntsville will be the largest city in Alabama within the next 3-5 years. With this cities growth the town has become one of the best places to live in America, number 11 to be exact on US News' list of Best Places to live in the US.



## KEY FACTS

466,377

Population

39.1

Median Age

2.4

Average Household Size

## BUSINESS



15,301

Total Businesses



264,225

Total Employees

## EDUCATION

9%

No High School Diploma



23%

High School Graduate



29%

Some College



39%

Bachelor's/Grad/Prof Degree

## INCOME



\$62,594

Median Household Income



\$34,521

Per Capita Income



\$119,087

Median Net Worth

## EMPLOYMENT



67%

White Collar



18%

Blue Collar



14%

Services

4.5%

Unemployment Rate

## Households By Income

The largest group: \$100,000 - \$149,999 (18.6%)

The smallest group: \$200,000+ (6.4%)

Indicator ▲	Value	Difference	
<\$15,000	10.8%	+0.3%	
\$15,000 - \$24,999	9.5%	-2.1%	
\$25,000 - \$34,999	8.8%	+0.1%	
\$35,000 - \$49,999	11.3%	-0.7%	
\$50,000 - \$74,999	16.1%	-2.3%	
\$75,000 - \$99,999	11.7%	-0.3%	
\$100,000 - \$149,999	18.6%	+2.3%	
\$150,000 - \$199,999	6.7%	+1.2%	
\$200,000+	6.4%	+1.4%	

Bars show deviation from



# CUMMINGS RESEARCH PARK OVERVIEW

Cummings Research Park was established in 1962 with the idea to create an area for companies to collaborate, foster research and development and support governmental research on Redstone Arsenal. Now CRP is the 2nd largest research park in the US and 4th largest in the world. There are currently 300 companies operating within the research park with a total of above 26,000 employees. With a Vacancy Rate at approximately 6% the park is growing at a rapid pace with companies continuing to locate their businesses within the park. CRP is currently home to two colleges as well University of Alabama Huntsville and Calhoun Community College. To add to the education in Cummings Research Park, it is the future home to the Alabama School of Cyber Technology and Engineering.



## AVAILABILITY

Samples Properties has been secured as the exclusive listing broker and developer of the 4810 Bradford Drive Development site. The site is flexible and all renderings shown are suggested uses for the site. The site is being offered with build-to-suit, multi-use development, and acquisition possibilities.

### Property Tours

Call for appointment

### Asking Price

\$2,200,000

### Build-to-Suit

Call for Appointment

### Leasing

Call for information