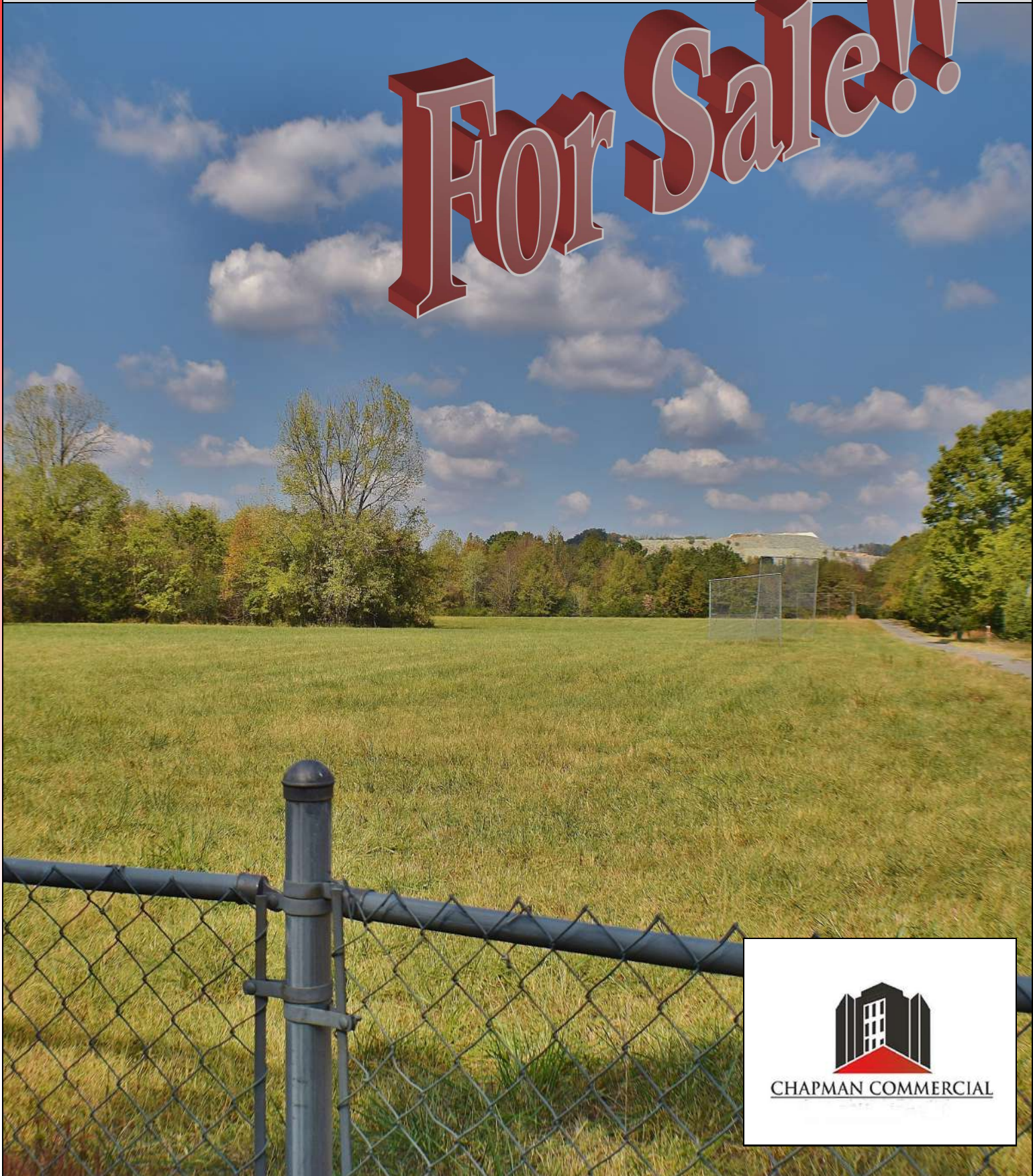


MASTIN LAKE ROAD

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: MASTIN LAKE ROAD
HUNTSVILLE, ALABAMA 35810

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 this property for sale that is approximately 20 acres connecting on Mastin Lake Road at \$35K per acre! Located just West of West Mastin Lake Elementary School and Northstar Subdivision, this property has the zoning of R2B and about 300 feet of road frontage. This property also has approximately 50 additional acres available for sale that can connect to this property. It has 1,500 feet of road frontage on Stringfield Road and is zoned Commercial Industrial Park (CIP). Just a short distance to Hwy 53/Jordan Road.

This property is offered for sale at \$699,000.

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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PHOTOGRAPHS



PROPERTY LOCATION



PROPERTY SUMMARY

Twenty (20) Acres Available.

Parcel No.:
1404170002001000

Zoning:
20 Acres R2B & 50 Acres CIP
(Commercial Industrial Park
Additional Acreage For Sale)

Traffic Count (Per Day):
Jordan Lane/Hwy 53: 24,690
Mastin Lake Road: 12,650
Stringfield Road: 4,000

DEMOGRAPHICS

Radius		1 Mile	3 Mile	5 Mile
Population:				
	2024 Projection	3,830	46,209	107,128
	2019 Estimate	3,685	44,515	103,115
	2010 Census	3,465	42,189	97,246
	Growth 2019 - 2024	3.93%	3.81%	3.89%
	Growth 2010 - 2019	6.35%	5.51%	6.04%
	2019 Population Hispanic Origin	141	2,250	5,859
2019 Population By Race:				
	White	609	13,041	45,341
	Black	2,940	29,354	52,293
	Am. Indian & Alaskan	23	205	654
	Asian	15	761	2,014
	Hawaiian & Pacific Island	8	80	160
	Other	89	1,074	2,652
U.S. Armed Forces:		0	16	714
Households:				
	2024 Projection	1,456	19,215	43,943
	2019 Estimate	1,402	18,505	42,255
	2010 Census	1,331	17,588	39,770
	Growth 2019 - 2024	3.85%	3.84%	3.99%
	Growth 2010 - 2019	5.33%	5.21%	6.25%
	Owner Occupied	1,070	9,491	22,010
	Renter Occupied	332	9,015	20,244
2019 Avg. Household Income		\$49,900	\$57,680	\$62,389
2019 Med. Household Income		\$37,777	\$37,409	\$39,324
2019 Households By Household Income:				
	<\$25,000	413	6,695	14,762
	\$25,000 - \$50,000	435	4,351	9,714
	\$50,000 - \$75,000	282	2,930	6,216
	\$75,000 - \$100,000	122	1,638	3,770
	\$100,000 - \$125,000	94	989	2,509
	\$125,000 - \$150,000	32	700	1,602
	\$150,000 - \$200,000	11	628	2,019
	\$200,000+	11	575	1,664



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