

**FOR SALE**

**11671 Highway 231/431  
Meridianville, Alabama 35759**



**CUSHMAN &  
WAKEFIELD**

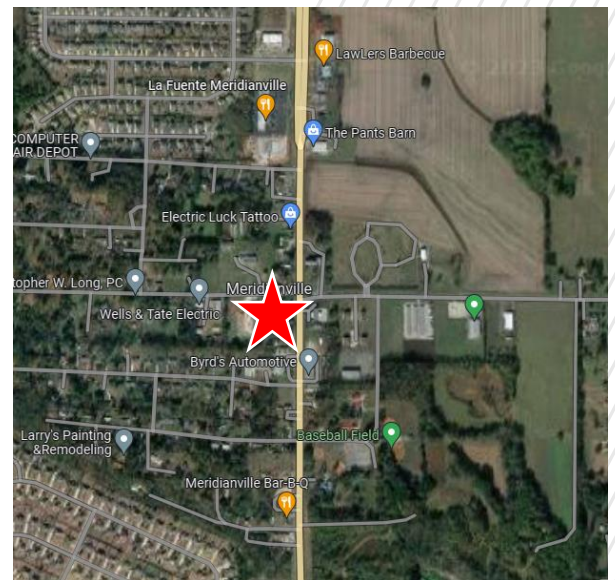
**EGS**



## PROPERTY HIGHLIGHTS

This property is situated on Highway 231/431, with downtown Huntsville located within 10 miles. The land is flat and has previously been developed. It is currently zoned for commercial use.

<b>LAND SF</b>	69,696 SF	<b>1-MILE (POP.)</b>	2,519
<b>TRAFFIC COUNTS</b>	38,078 VPD	<b>3-MILE (POP.)</b>	9,584
<b>SPACE USE</b>	Commercial	<b>MED. INCOME</b>	\$86,778



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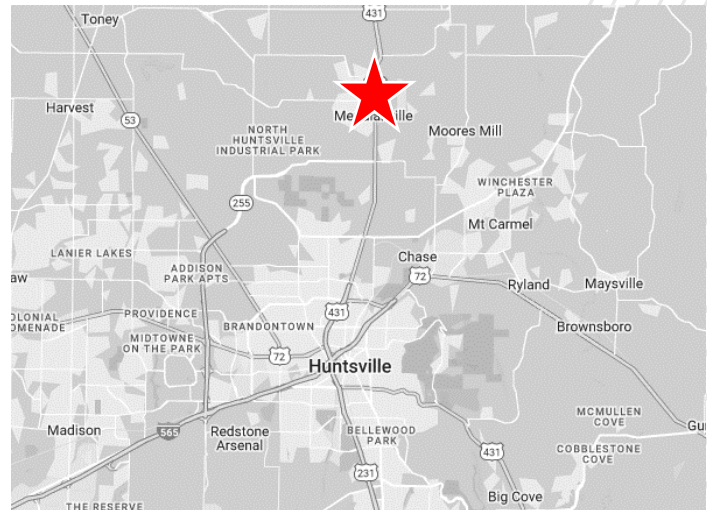
### ADDITIONAL INFORMATION

- Within a three-mile radius, there are 262 businesses, 1,810 daytime employees and 4,208 households with a median age of 40.5.
- 279 SF of front footage on US 231/431
- Signalized intersection with dedicated turn lane



### LEGAL INFORMATION

TAX PARCEL ID	07-06-24-4-001-001.000
2022 RE TAXES	\$2,990.09
ZONING	Commercial



### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

### OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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