



WINCHESTER RD NW

MEMORIAL PKWY NW

FOR
SALE

±3.06 AC LAND OPPORTUNITY

4965

MEMORIAL PWKY NW

HUNTSVILLE,
ALABAMA

 CUSHMAN &
WAKEFIELD

KEY HIGHLIGHTS

PRIME LOCATION

Located at the intersection of Winchester Road NW and Memorial Parkway NW. Across the street from Alabama A&M and many residential communities, traffic counts reach about 27,000 cars per day on Memorial Parkway. This site is only a 10-minute drive to Downtown Huntsville - Alabama's most populous city gaining thousands of new residents each year.

CURRENT USE

The property is a former c-store (improved). It is currently a developed site that lends itself to a variety of uses.

DEMOGRAPHIC SUMMARY (3 Mile Radius)



POPULATION
29,562



DAYTIME POPULATION
28,241



MEDIAN HOUSEHOLD INCOME
\$47,245



MEDIAN AGE
36.6



UPS CUSTOMER CENTER

LOWE'S HOME IMPROVEMENT

ALABAMA A&M UNIVERSITY

WALMART SUPERCENTER

CHAPMAN MOUNTAIN NATURE PRESERVE

DOWNTOWN HUNTSVILLE

431

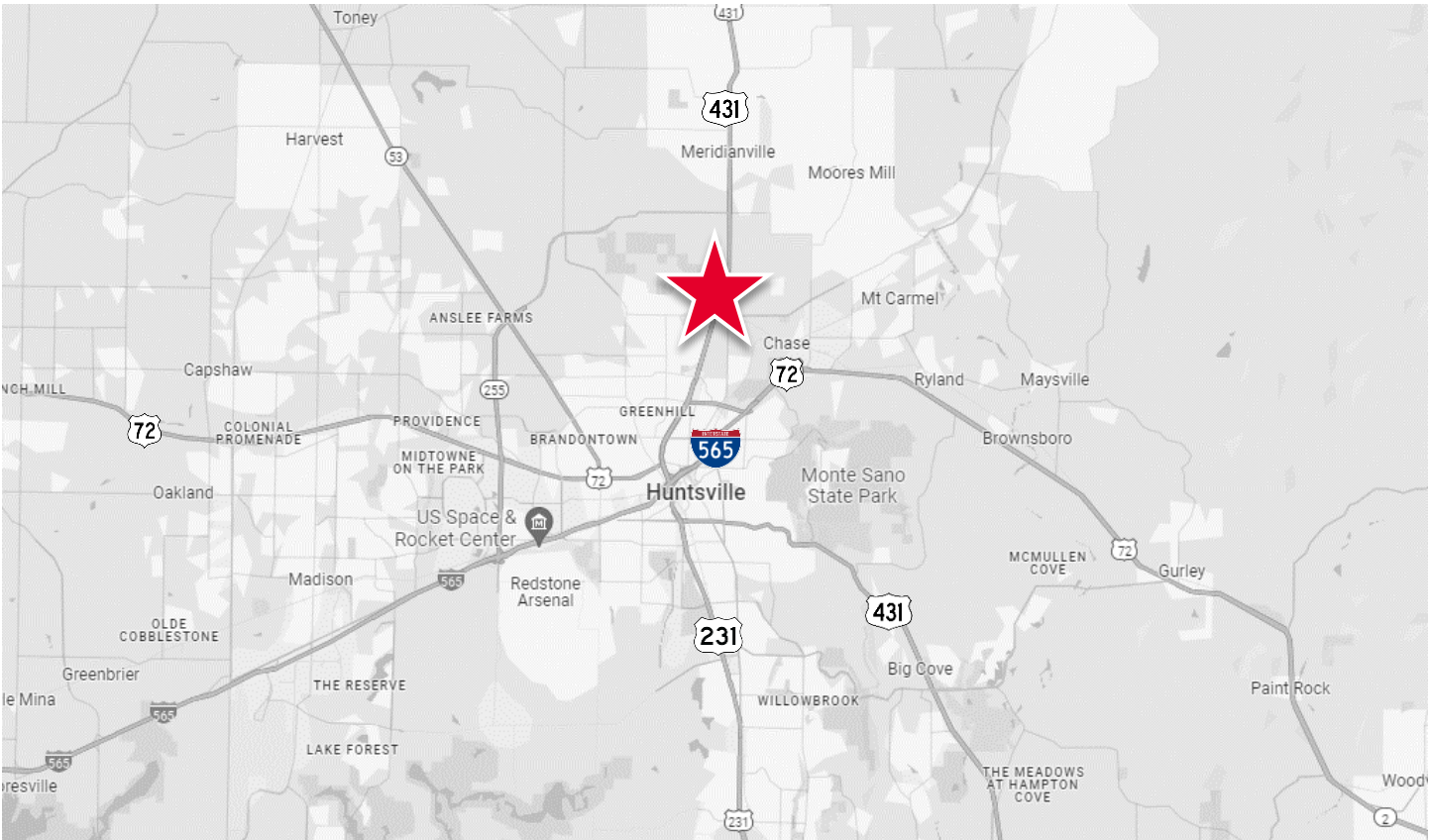
565



PROPERTY DETAILS

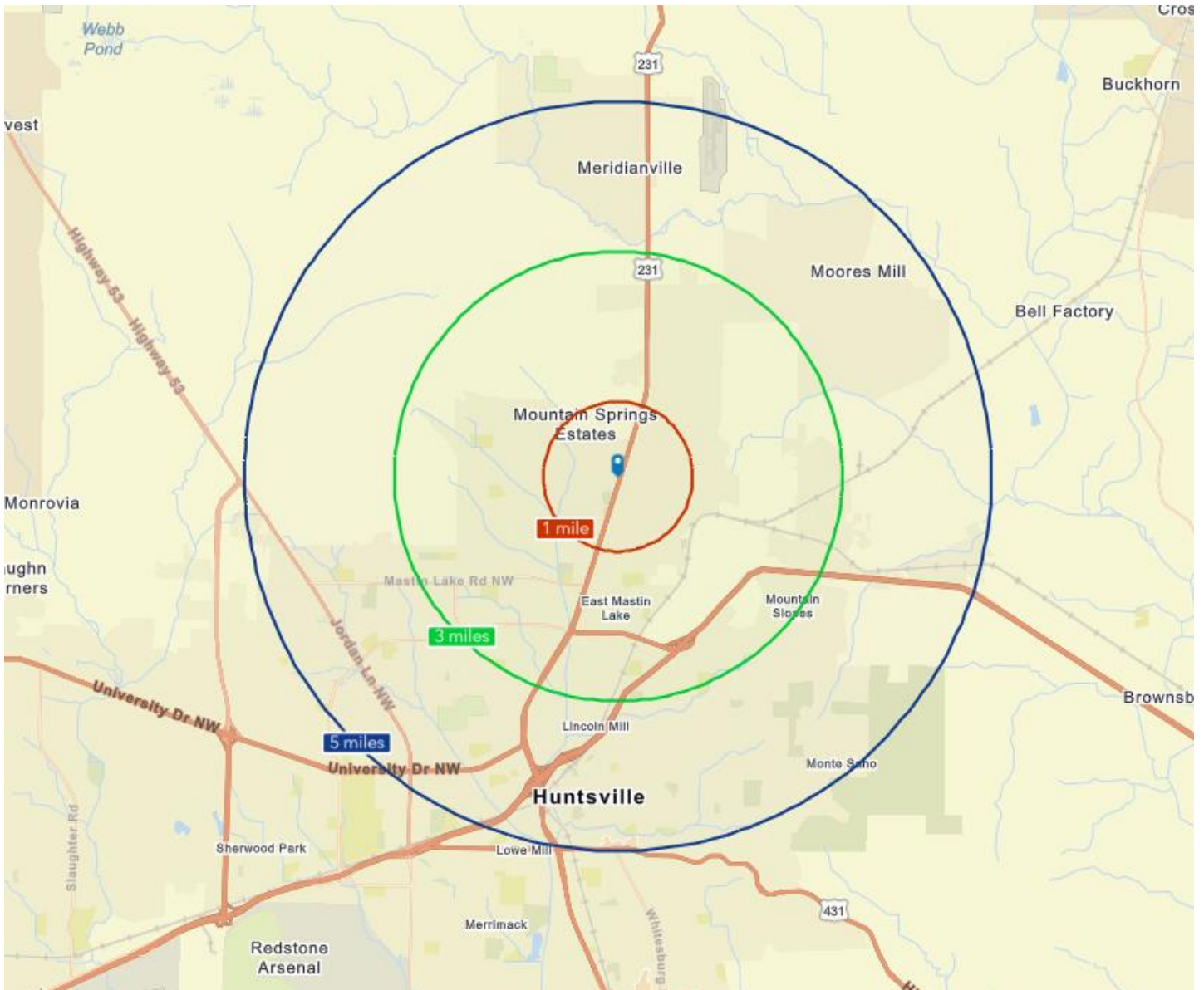
ADDRESS	4965 Memorial Parkway Northwest Huntsville, AL 35810
SITE AREA	±3.06 Acres
BULIDING SF	n/a
FRONTAGE	
Memorial Pkwy NW	757.97 ft.
Winchester Rd NW	249.05 ft.
ZONING	General Retail
TAX PARCEL ID	14-01-12-4-000-031.000 14-01-12-4-000-030.000

AERIAL MAP



DEVELOPMENT POTENTIAL

Huntsville, the fastest growing city in Alabama, is known as a hub for its aerospace, informational technology, defense, bioscience and manufacturing industries. According to the 2020 Census, from 2010 to 2020 Huntsville experienced annual growth in population, housing and households. Per day, 46 people moved to the region in 2022 and that number is growing. Huntsville has produced 30,000 new jobs (16% employment growth from 2018 – 2023) and boasts \$10.8B in investment since 2010. This infill site is poised for development to accommodate the growth the market is experiencing. Within a 3-mile radius of 4965 Memorial Parkway NW, there are 789 businesses and 10,362 total employees. Those within 3 miles of the property have a disposable income of \$39,531.





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