



HIGHWAY 72

MOORES MILL RD

FOR
SALE

±4 AC LAND OPPORTUNITY

US-72
& MOORES MILL RD

HUNTSVILLE,
ALABAMA



CUSHMAN &
WAKEFIELD

KEY HIGHLIGHTS

PRIME LOCATION

This site is at that the intersection of Highway 72 and Moores Mill Road with great visibility from the highway. It is the first gas station after coming from downtown Huntsville through the Chapman Mountain Nature Reserve. There are several access points from the main road and neighboring roads. This site is close to multiple industrial buildings as well as Alabama A&M University.

CURRENT USE

The highest and best use for this site is retail development.



DEMOGRAPHIC SUMMARY (3 Mile Radius)



POPULATION
26,076



DAYTIME POPULATION
22,400



MEDIAN HOUSHOLD INCOME
\$70,739



MEDIAN AGE
39.1

PROPERTY DETAILS

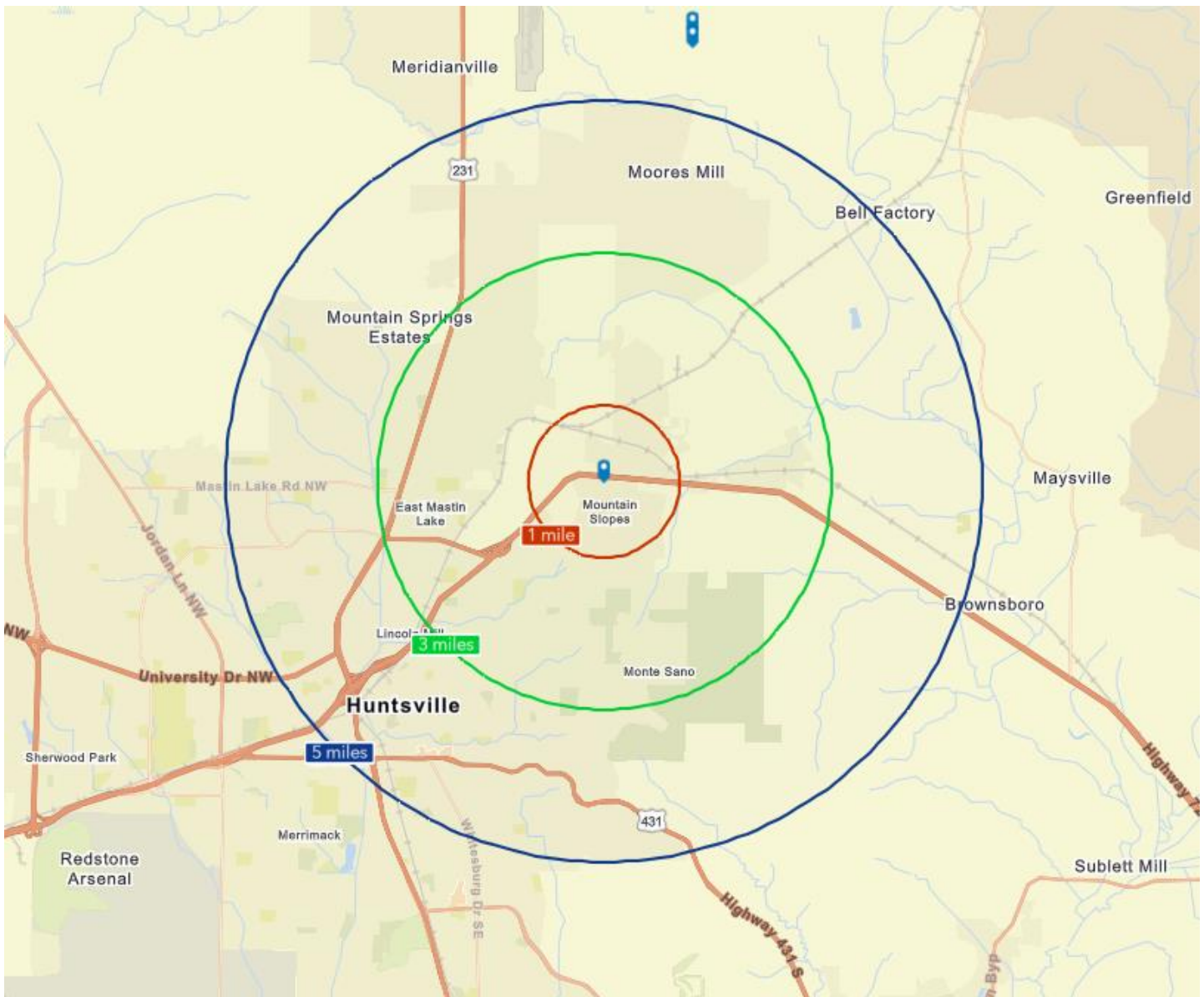
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|------------------|---|
| ADDRESS | Highway 72 & Moores Mill Road Huntsville, AL 35811 |
| SITE AREA | ±4 Acres |
| FRONTAGE | |
| Highway 72 | 621.90 ft. |
| Moores Mill Road | 533.55 ft. |
| ZONING | C4 |
| TAX PARCEL ID | 13-04-17-0-000-031.000 |

AERIAL VIEW



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 site is well located on a major thoroughfare and is poised for development to accommodate the growth the market is experiencing. Within a 3-mile radius of Highway 72 & Moores Mill Road, there are 615 businesses and 8,260 total employees. Those within 3 miles of the property have an average disposable income of \$73,835.





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