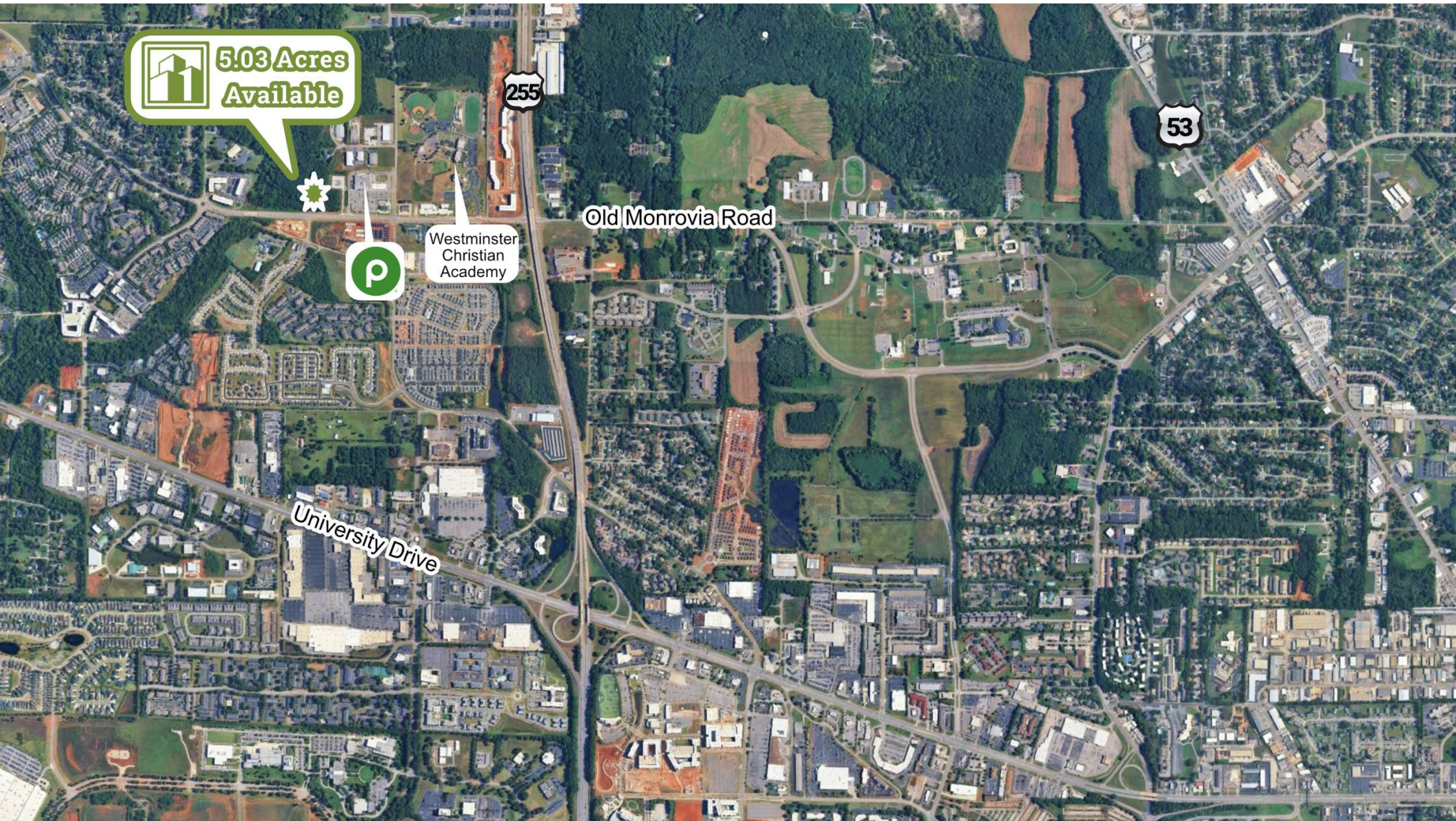


5.03+/- ACRES FOR SALE

1656 OLD MONROVIA RD NW, HUNTSVILLE, AL 35806

GrahamCompany.com



FOR SALE | 5.03+/- Acres - 1656 Old Monrovia Rd NW, Huntsville, AL 35806



PROPERTY HIGHLIGHTS

- C-1 Zoning
- 1,025' frontage on Old Monrovia Road
- Adjacent to Publix
- Less than 2 miles to The Village of Providence
- Versatile development potential in an area of rapid growth
- Traffic Count: 23,900 VPD
- Convenient access to Research Park Boulevard
- Ideal for retail, mixed-use, or other concepts

OFFERING SUMMARY

SALE PRICE: \$2,200,000
LOT SIZE: 5.03+/- Acres

PROPERTY DESCRIPTION

Explore the potential of this prime property, zoned C-1 and offering over 1,000' of frontage along Old Monrovia Road. Boasting a strategic location and versatile zoning, this parcel presents a compelling opportunity for a range of land or other investment ventures. With convenient access to major roadways and situated in a dynamic commercial district, this property offers an ideal setting for diverse development possibilities. Whether envisioning retail space, a mixed-use project, or another innovative concept, the flexible zoning and sought-after location make this property an attractive investment prospect with endless potential.

LOCATION DESCRIPTION

This prime investment location is adjacent to the Publix shopping center, The Pinnacle at Providence, and a mere two minutes from The Village of Providence. 1656 Old Monrovia Road offers convenient accessibility to Research Park Boulevard, providing easy access to Cummings Research Park and Redstone Arsenal.



VICINITY MAP
1" = 800'

LEGEND	
○	IRON PIN FOUND
●	IRON PIN SET
⊕	SANITARY SEWER MANHOLE
⊗	STORM SEWER STRUCTURE
⊖	UTILITY POLE
---	ADJOINING PROPERTY LINE
---	MINIMUM BUILDING LINE
---	UTILITY AND DRAINAGE EASEMENT

ABBREVIATIONS	
CM	CONCRETE MONUMENT SET
DI	DUCTILE IRON PIPE
E	ELECTRIC
F	FIBER OPTIC
G	GAS
I	INVERT ELEVATION
IF	IRON PIN FOUND
IS	IRON PIN SET
M	MEASURED
R	RECORD
RC	REINFORCED CONCRETE PIPE
SM	SANITARY MANHOLE
UD	UTILITY AND DRAINAGE
W	WATER METER

CENTRAL NOTES

1. NORTH ARROW AS SHOWN HEREON IS BASED ON ALABAMA STATE PLANE COORDINATES, EAST ZONE, NAD 83.
2. ALL MEASUREMENTS SHOWN ARE TO US STANDARDS.
3. THERE ARE TWO LOTS IN THIS SUBDIVISION CONTAINING A TOTAL OF 8.4 ACRES, MORE OR LESS.
4. THE SMALLEST LOT IS 1.37 ACRES, MORE OR LESS.
5. THERE IS A 10' UTILITY AND DRAINAGE EASEMENT ALONG THE PERIMETER OF THE SUBDIVISION AND A 5' UTILITY AND DRAINAGE EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES, UNLESS OTHERWISE SHOWN.
6. THIS PLAT IS A RESUBDIVISION OF A PORTION OF THE PROPERTY DESCRIBED IN PLAT BOOK 1052 PAGE 246 IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA.
7. THERE ARE NO CHANGES TO STREET RIGHTS-OF-WAY WITH THIS PLAT.
8. DIMENSIONS TO CENTERLINE AS SHOWN ARE IN REFERENCE TO EXISTING STREET SECTION AT TIME OF FIELD SURVEY.
9. SURVEY ONLY REFLECTS VISIBLE OR RECEIVED EASEMENTS PROVIDED BY OTHERS.
10. SOURCES OF INFORMATION: PLAT BOOK 1052 PAGE 246, INSTRUMENT NUMBER 2014-00072220, DEED BOOK 518 PAGE 297, INSTRUMENT NUMBER 2019-00066520, DEED BOOK 507 PAGE 808, INSTRUMENT NUMBER 2017-00070280, INSTRUMENT NUMBER 2019-00005483.
11. PROPERTY ADDRESS: 1656 OLD MONROVIA ROAD, HUNTSVILLE, AL 35895
12. PROPERTY OWNER: BAYMONT CORPORATION LTD, 303 D BELLING PLACE, SUITE 601, SW DECATUR, AL 35603

SURVEYOR'S CERTIFICATION AND FLOOD HAZARD NOTE

I, KENNETH JOSEPH WELLS, A REGISTERED PROFESSIONAL LAND SURVEYOR WITH WELLS LAND SURVEYING, INC. HEREBY CERTIFY THAT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF THAT THE SURVEY SHOWN HEREON HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X (SUIT-UNSHADED) AND ZONE X-SHADED (26 ANNUAL CHANCE FLOOD HAZARD), AS SHOWN ON THE FEDERAL INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 03060306, DATED 10-05-2014.

ACCORDING TO THIS SURVEY, UNDER MY SUPERVISION, THIS THE

15TH DAY OF APRIL, 2021.

Kenneth Joseph Wells
KENNETH JOSEPH WELLS, PLS. #00332

HARVEST AND MONROVIA WATER

THE UNDERSIGNED, A DULY AUTHORIZED REPRESENTATIVE OF HARVEST AND MONROVIA WATER OF MADISON COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF MADISON COUNTY, ALABAMA.

THIS THE 20TH DAY OF APRIL, 2021.

Harvest and Monrovia Water Representative
HARVEST AND MONROVIA WATER REPRESENTATIVE

ENR. AND 153A GOODING
104 CEDAR STONE WAY
HUNTSVILLE, AL 35895
PARCEL 15062000107000
DB 516 PG 237

CITY ENGINEER

THE UNDERSIGNED, AS CITY ENGINEER OF THE CITY OF HUNTSVILLE, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF MADISON COUNTY, ALABAMA.

THIS THE 14TH DAY OF APRIL, 2021.

David R. Smith
CITY ENGINEER
CITY OF HUNTSVILLE, ALABAMA

HUNTSVILLE UTILITIES

THE UNDERSIGNED, A DULY AUTHORIZED REPRESENTATIVE OF HUNTSVILLE UTILITIES OF THE CITY OF HUNTSVILLE, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF MADISON COUNTY, ALABAMA.

THIS THE 14TH DAY OF APRIL, 2021.

David R. Smith
HUNTSVILLE UTILITIES REPRESENTATIVE

Huntsville Utilities can provide Gas and Electric Service according to its Standard Service Rules and Regulations, Main Extension Policies, and Area to Construction Policies.

The cost to relocate any Huntsville Utilities facilities required due to this project must be paid by the Developer or Property Owner.

TRAFFIC ENGINEER

THE WITHIN SUBDIVISION PLAT HAS BEEN REVIEWED BY THE TRAFFIC ENGINEER FOR THE CITY OF HUNTSVILLE, ALABAMA.

DATE: 12TH APRIL 2021

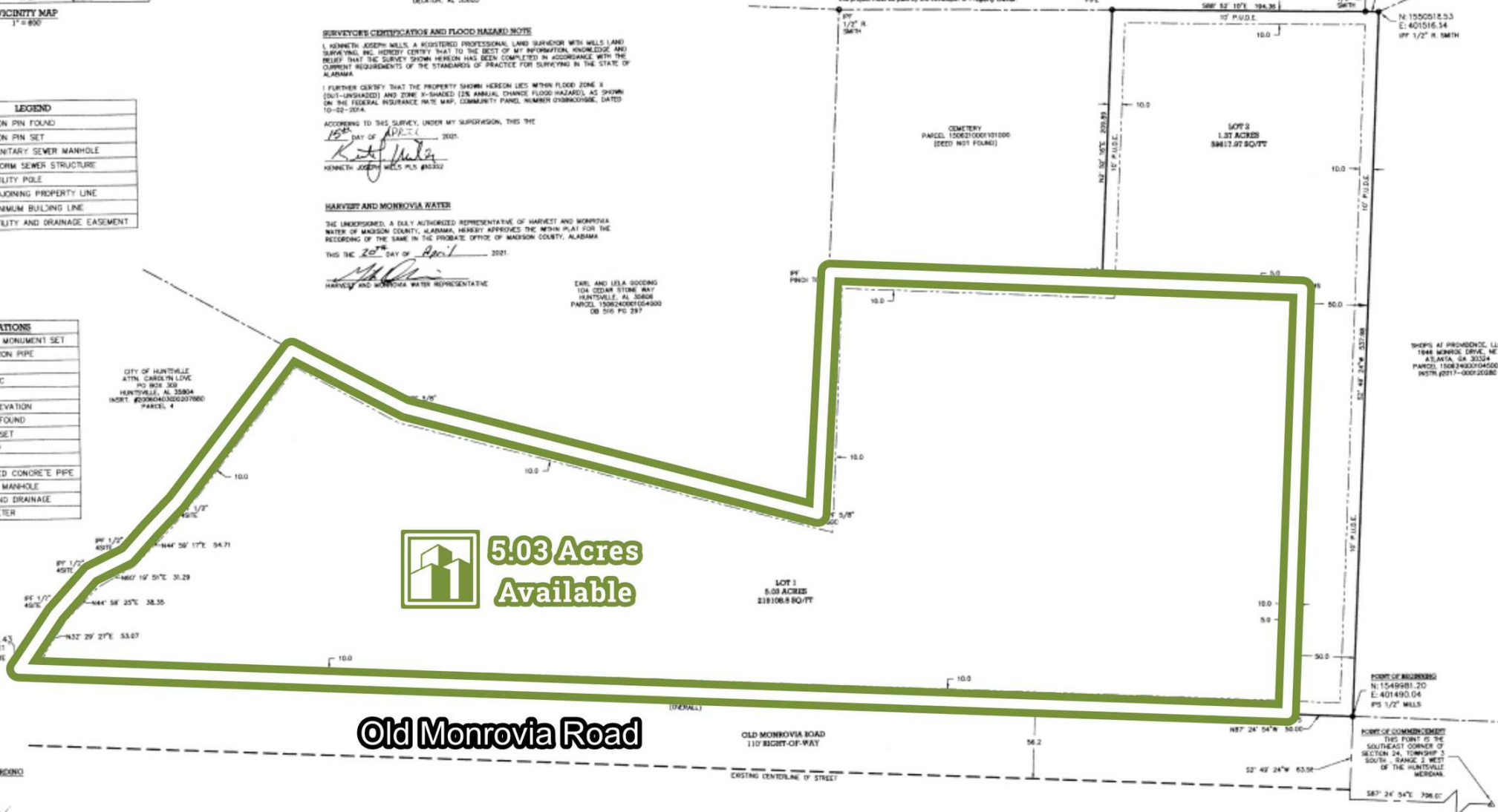
David R. Smith
TRAFFIC ENGINEER
CITY OF HUNTSVILLE, ALABAMA

SNOWD PROPERTIES, LLC
184 JIM HARDING WAY
HUNTSVILLE, AL 35899
PARCEL 15062000045000
MOTR #2014-00057223

15062000045000 11x4 PLAT
FILED: 2021-04-15 10:50 AM
FILE NO: 243-28 Page 1 of 1
Huntsville, Alabama
FROM: BART SMITH, SIOR
PLAT: 2021-00035483

LINDA AND OLIVER MORARD
124 JIM HARDING WAY
HUNTSVILLE, AL 35899
PARCEL 15062000045010
MOTR #2019-00066511

THEPS AT PRINCEDON, LLC
1648 MONROE DRIVE, NE
ATLANTA, GA 30324
PARCEL 15062000045000
MOTR #2017-00070280



Old Monrovia Road

5.03 Acres Available

STATE OF ALABAMA
COUNTY OF MADISON