



LAND OPPORTUNITY • INDUSTRIAL / OUTDOOR STORAGE

RESEARCH PARK BLVD

Huntsville, AL 35806 | 34.7778, -86.6713

±5.15 AC
TOTAL SITE

This offering presents 5.15± acres of unimproved land fronting Research Park Blvd, one of the region's most active distribution and manufacturing submarkets — near the intersection of Research Park Blvd and Dan Tibbs Rd, with direct access to I-565 and Hwy 53. Minutes from Redstone Arsenal and Cummings Research Park, the site is largely clear and shovel-ready, with no zoning restrictions in Madison County.

HIGHLIGHTS

- **±5.15-acre industrial site on Research Park Blvd service road**
- ±27,770 VPD traffic count (FHWA/ALDOT)
- No zoning — located in Madison County, flexible use
- Minutes from Research Park, Redstone Arsenal & I-565
- Suited for outdoor storage, distribution, light industrial, or build-to-suit; rare small-acreage opportunity in a supply-constrained submarket

SITE FACTS

SITE SIZE

±5.15 Acres

TRAFFIC COUNT

±27,770 VPD

ZONING

None (County)

ROAD FRONTAGE

±454 FT

LOCATION

Huntsville, AL

ACCESS

I-565 & Hwy 53

REDSTONE ARSENAL

5.7 mi • ±45,000 emp.

RESEARCH PARK

2.5 mi • ±26,000 emp.

PRICING

\$250,000 / ACRE

±5.15 AC — ±\$1,287,500 Total



BILL POOLE REALTY
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