

MOORESVILLE MARKET

PREMIERE RETAIL DEVELOPMENT - LAND ON I-565

Huntsville, AL MSA Huntsville, Limestone County, Alabama

Mooreville Market



D. Scott McLain, JD, CCIM, CRE, CIPS
256 533 3414 x142

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PREMIERE RETAIL DEVELOPMENT

MOORESVILLE MARKET

Interstate 565 at Mooresville Road



PROPERTY DESCRIPTION

Terrific highway business and retail development lots, suitable for larger retail development and outparcels. Located just east of the corner of Interstate 565 and Interstate 65. This is the "pin corner" of north Alabama.

PROPERTY HIGHLIGHTS

- Interstate 565 gateway to Limestone and Madison Counties.
- North Alabama "bull's eye" of Interstates 65 and 565.
- Proximate to over 8,600 new residential units
- Adjacent to largest new concentration of jobs in north Alabama
- Adjacent to Mooresville Station: 428 single - family homes, 594 multifamily homes (1,022 total dwellings).

OFFERING SUMMARY

Sale Price:	Various; Ground Lease and Build-to-Suit Considered
Lot Size:	Eight (8) sites; 38 total acres; Can be combined or divided
Zoning:	City of Huntsville "Highway Business C - 4"

PROJECT DETAILS

MOORESVILLE MARKET

Interstate 565/Mooresville Rd/AL Hwy 20

LOCATION INFORMATION

Project Name	Mooresville Market
Cross Streets	Interstate 565/Mooresville Rd/AL Hwy 20
City, State, Zip	Huntsville, Alabama 35649
County	Limestone
Market/Population	Huntsville MSA >500,000
Traffic signal	1 planned on Mooresville Road

PROJECT INFORMATION

Highest and Best Use	Retail, hospitality, restaurants, fuel, self-storage, grocery, other retail services
Number of Lots	Eight (8) planned lots - may be combined or divided

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Commercial
Zoning	City of Huntsville "Highway Business C - 4"
Lot Size	38 Acres

IMPROVEMENTS

Utilities	Water and sanitary sewer stubbed to property lines
Roadways	Public street by Seller
Stormwater Retention	Master stormwater detention by Seller
Terrain	Level

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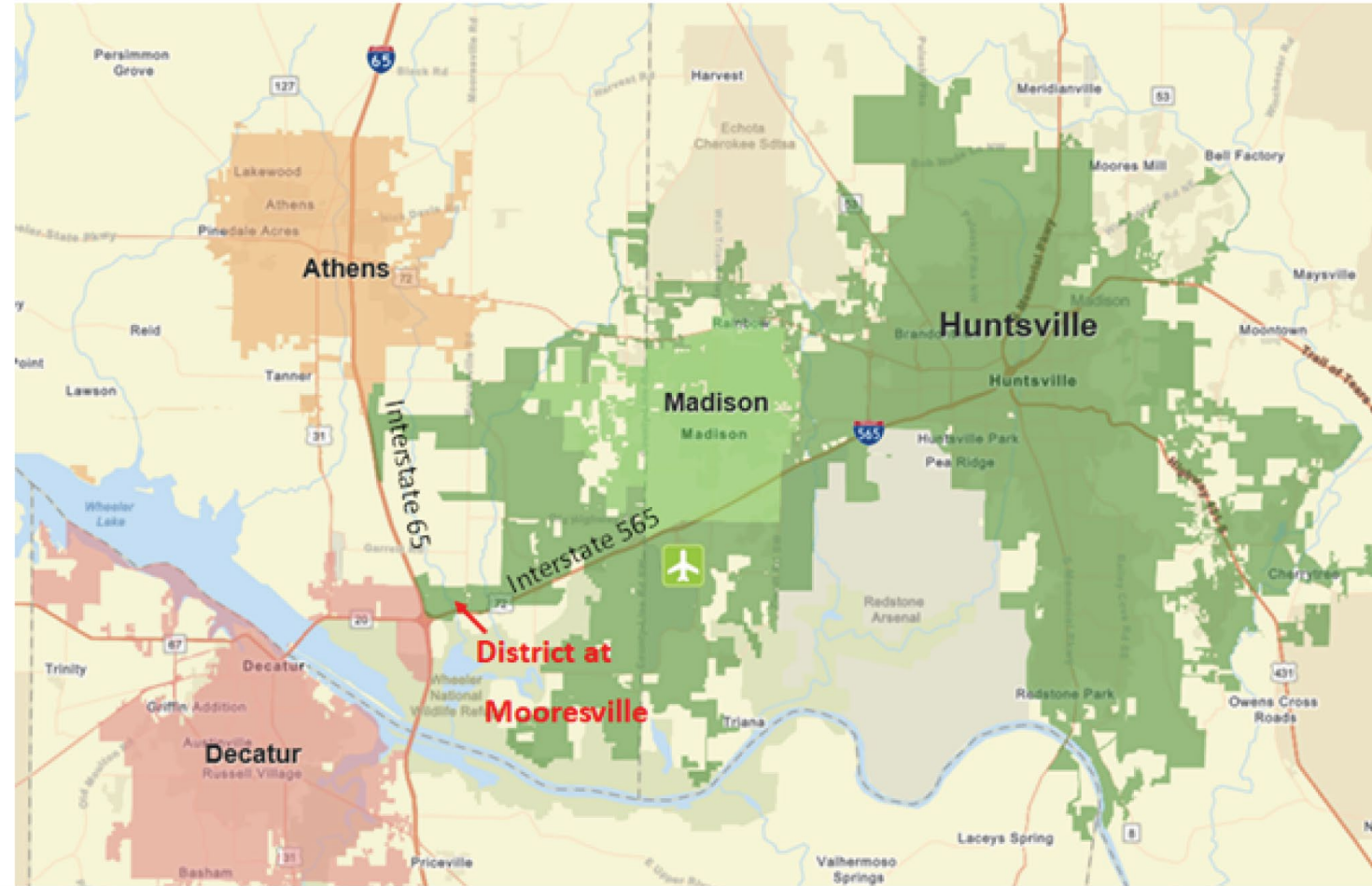


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REGIONAL MAP

MOORESVILLE MARKET Interstate 565 at Mooresville Road



Since the 2020 census, the Huntsville metro area has increased in population by more than 40,000 people – 10,188 new residents per year, to be exact.

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HIGHWAY MAP

MOORESVILLE MARKET Mooresville Road at Interstate 565 Huntsville, AL 35649



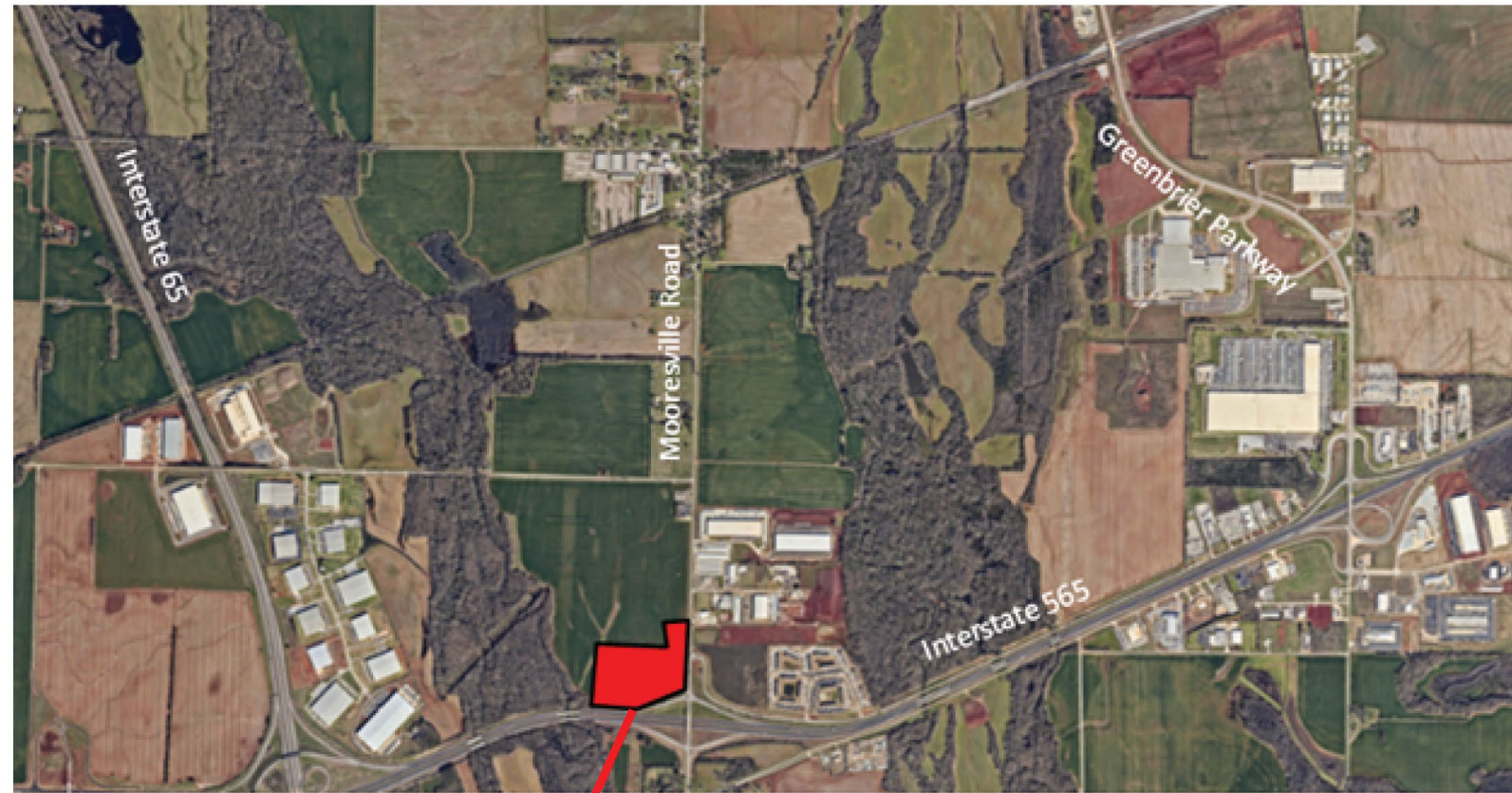
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AERIAL VIEW

MOORESVILLE MARKET

Interstate 565 at Mooresville Road



Mooresville Market 

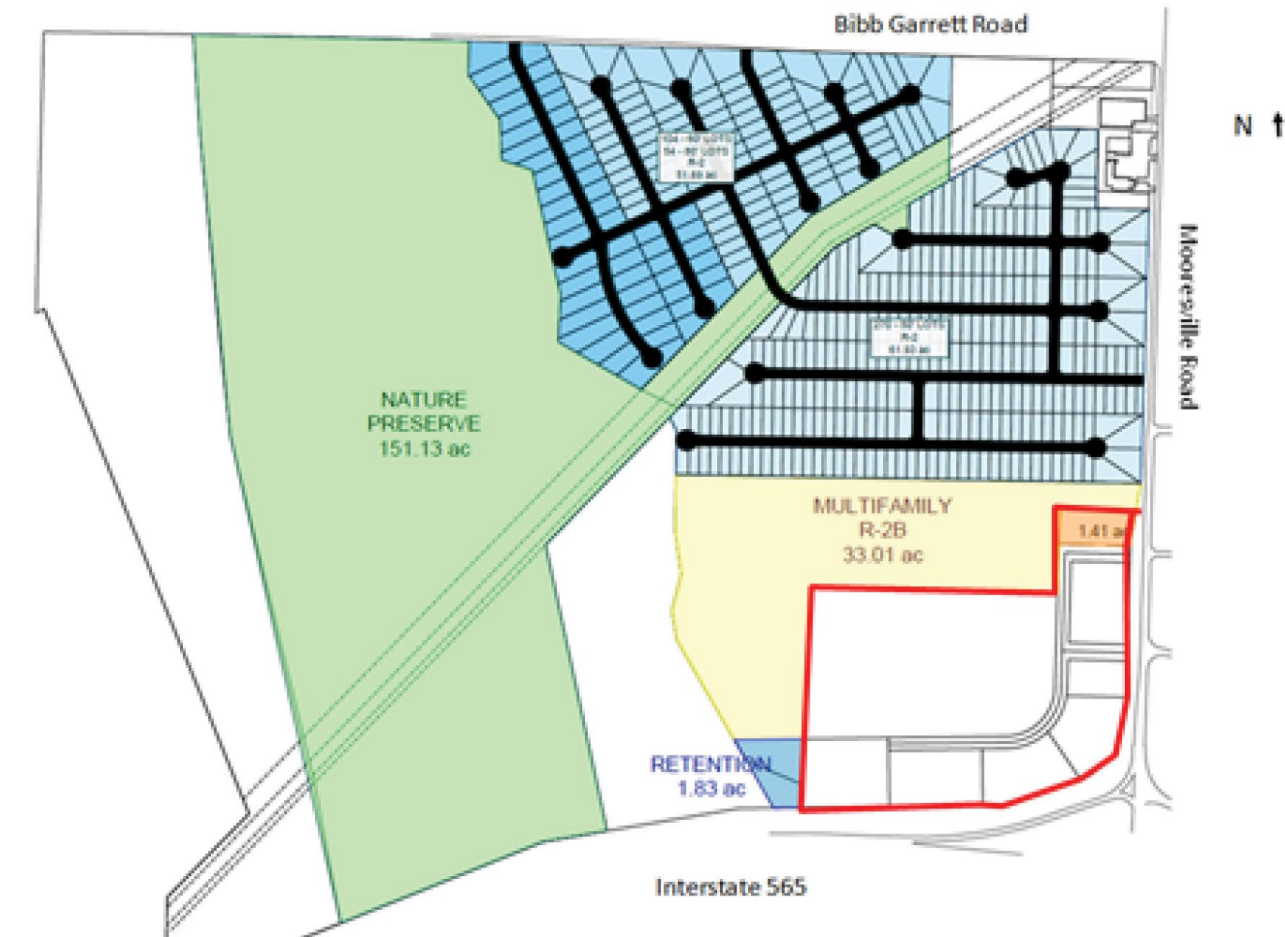
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PROJECT AND ADJACENT

MOORESVILLE MARKET

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Single - family and multi - family development in progress north of and adjacent to District at Mooresville.

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DEMOGRAPHICS

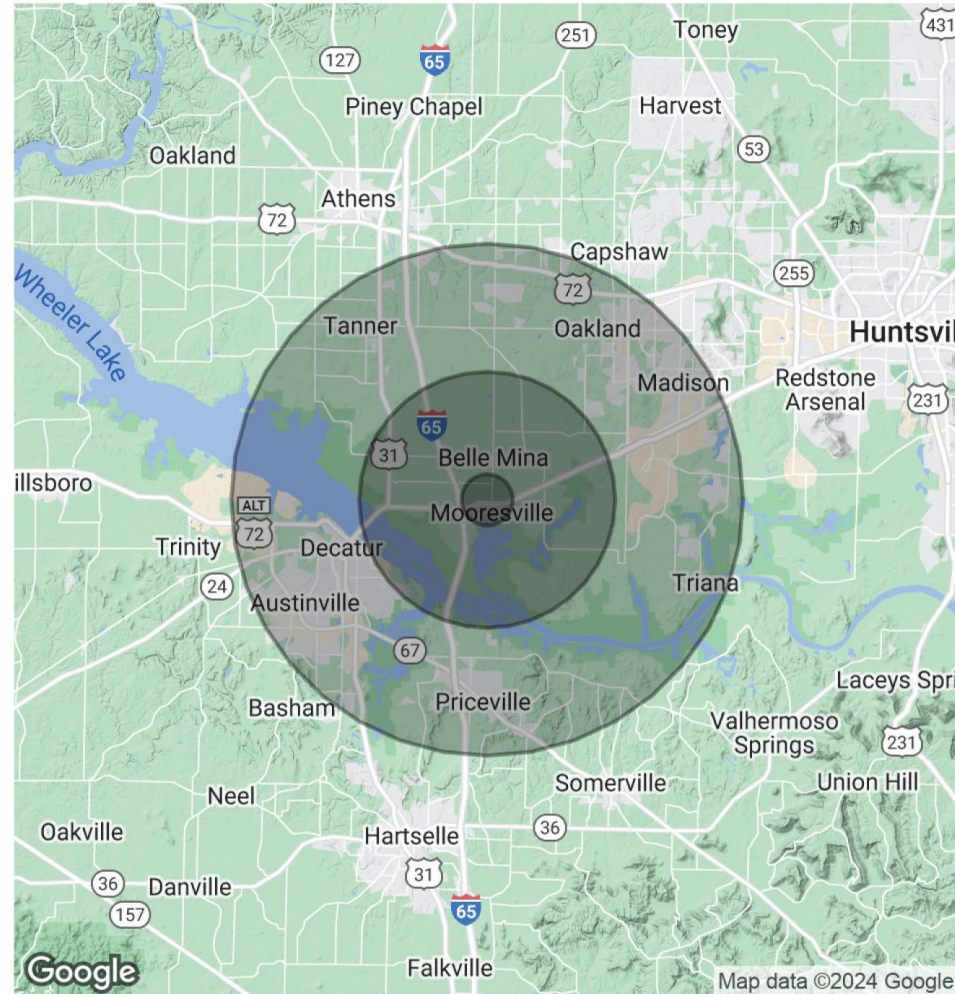
POPULATION	
Total Population	120,938
Average Age	39.5
Average Age (Male)	37.8
Average Age (Female)	40.8

HOUSEHOLDS & INCOME	
Total Households	52,273
# of Persons per HH	2.3
Average HH Income	\$79,615
Average House Value	\$183,800

2020 American Community Survey (ACS) Huntsville, Alabama's bustling heart and most populous city, influences neighboring counties

MOORESVILLE MARKET

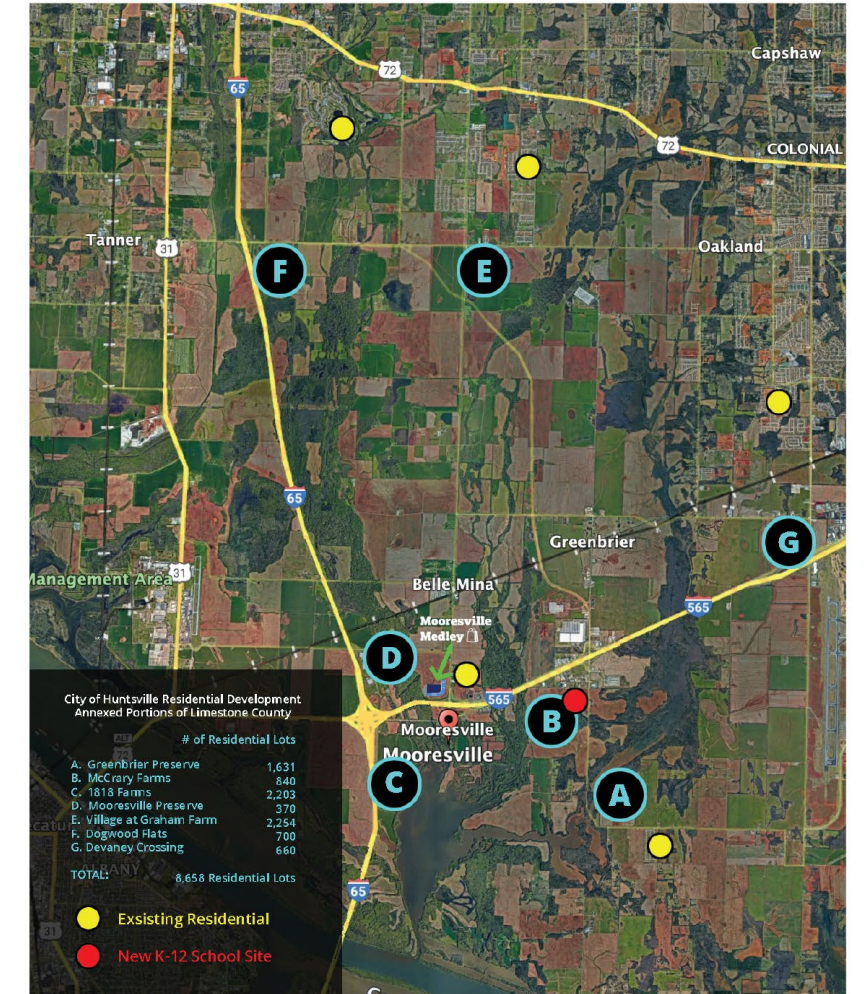
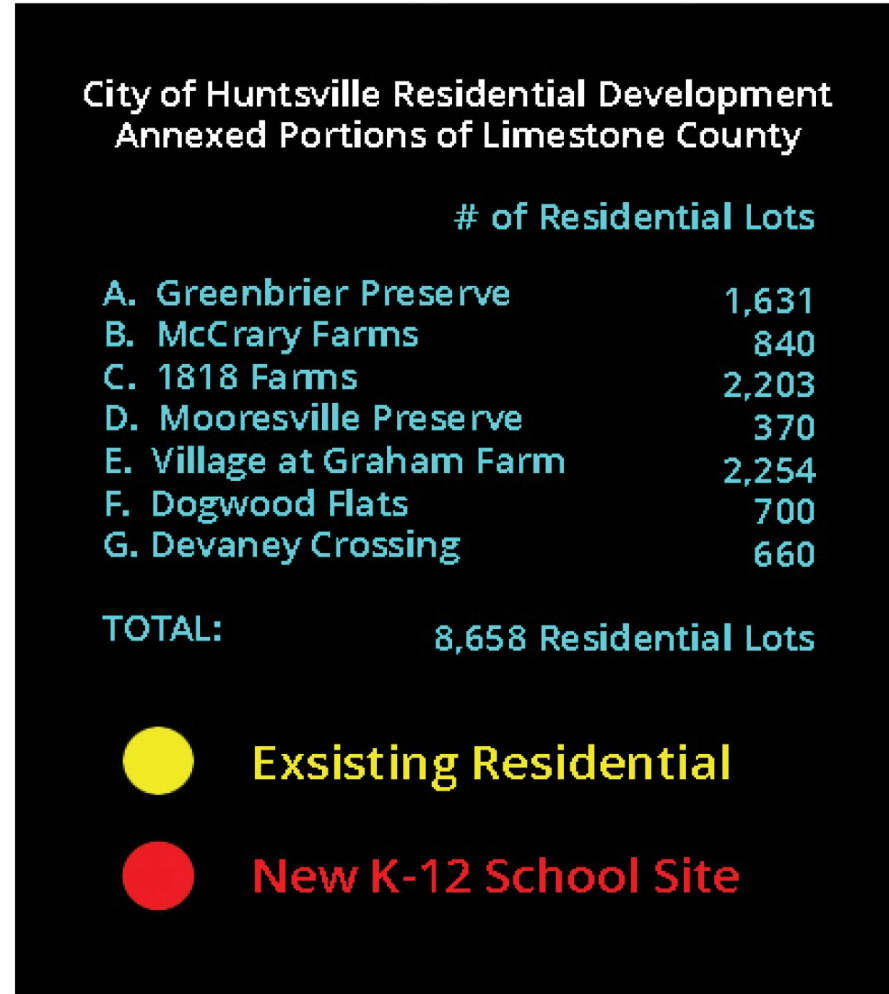
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NEW RESIDENTIAL

MOORESVILLE MARKET

Interstate 565 at Mooresville Road



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ECONOMIC DEVELOPMENT NEIGHBORS

MOORESVILLE MARKET

Interstate 565 at Mooresville Road



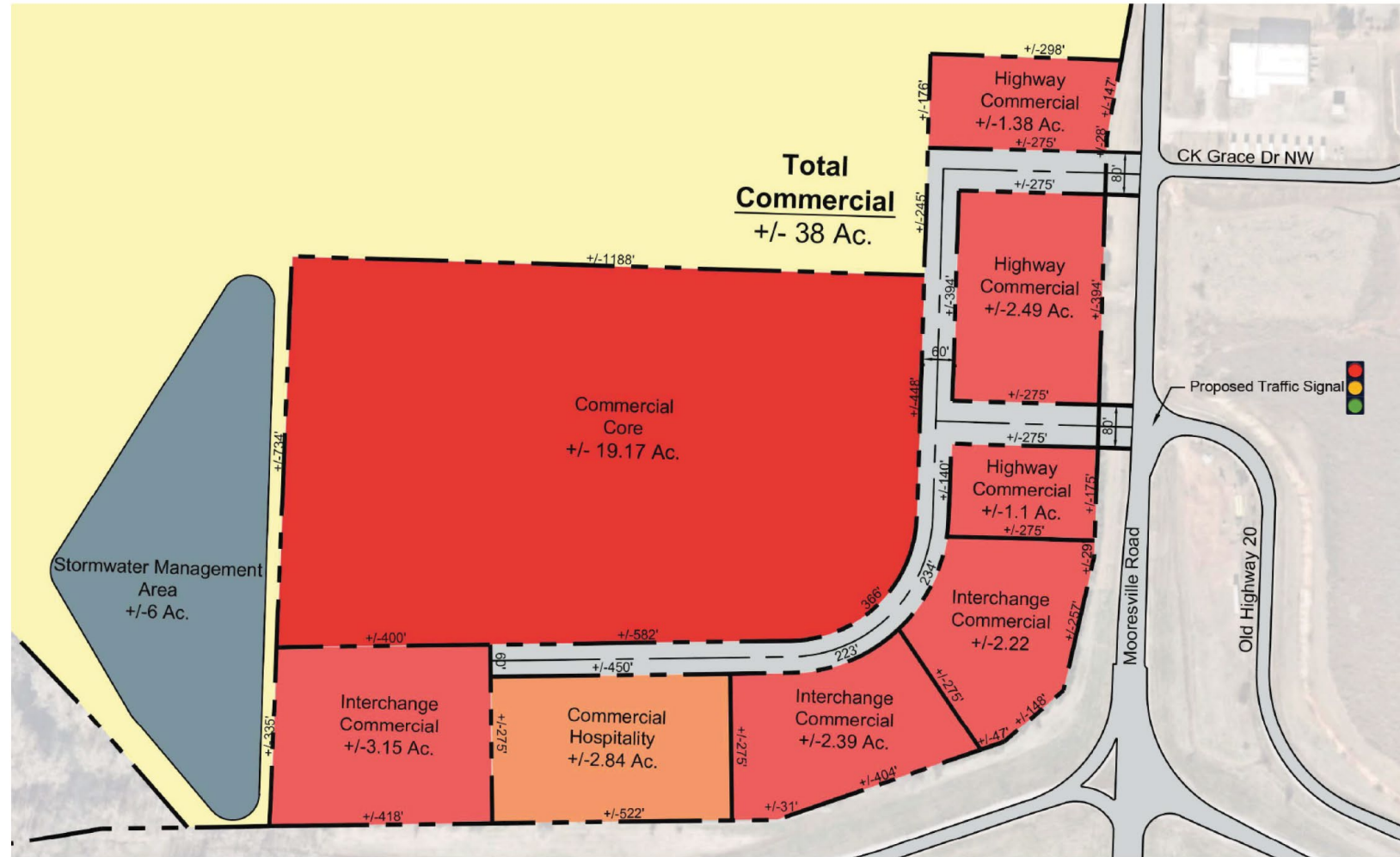
Huntsville stands as the bustling heart of Alabama, boasting the title of the state's most populous city and serving as the county seat of Madison County. Its influence extends across neighboring counties, with portions reaching into Limestone County and Morgan County, contributing to its regional significance. Madison County, anchored by Huntsville, experiences remarkable population growth, averaging an increase of approximately 25 individuals each day.

Meanwhile, just to the west, Limestone County emerges as a beacon of rapid expansion within the state, witnessing a staggering 3.4% surge in population. The county welcomed approximately 10 new residents daily over the past year, propelling its growth by over 10% since the last census. Forecasts paint a vivid picture of sustained development, with Madison County projected to surge by 34.7% and Limestone County by an impressive 56.6% by the year 2040, solidifying their positions as dynamic centers of demographic evolution in Alabama.



SITE PLAN

MOORESVILLE MARKET
Interstate 565 at Mooresville Road



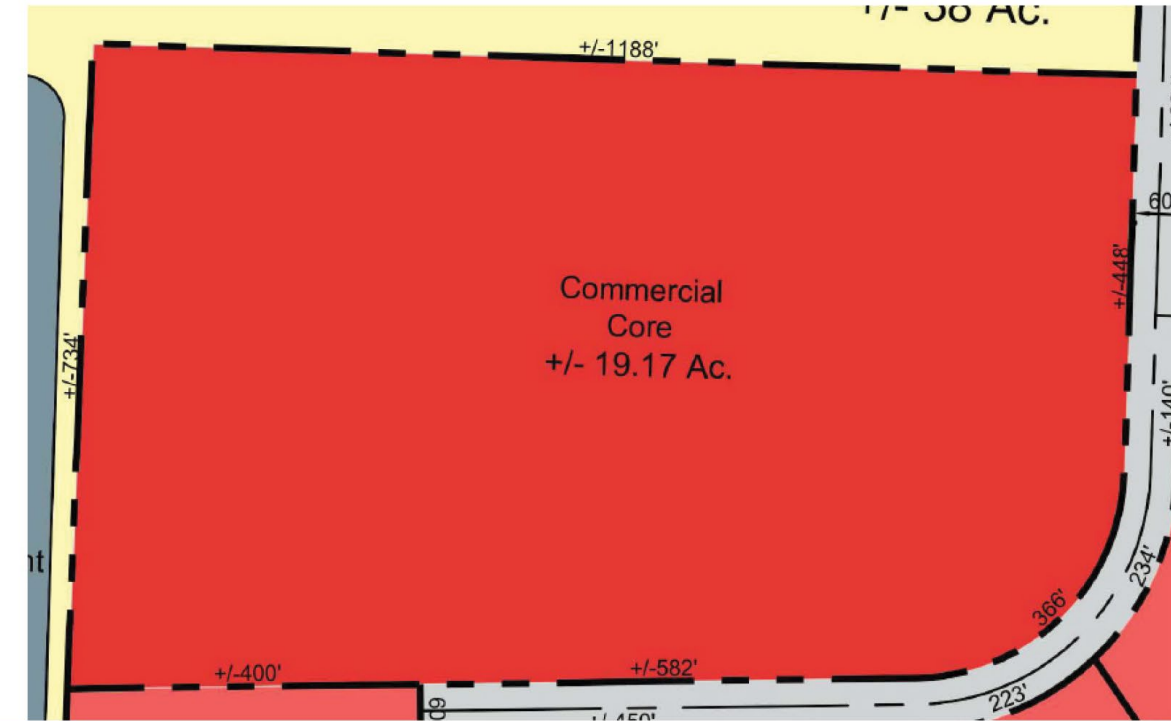
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SITE 1

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Site 1: Approximately 19.17 Acres
\$11 per square foot - \$9,185,497



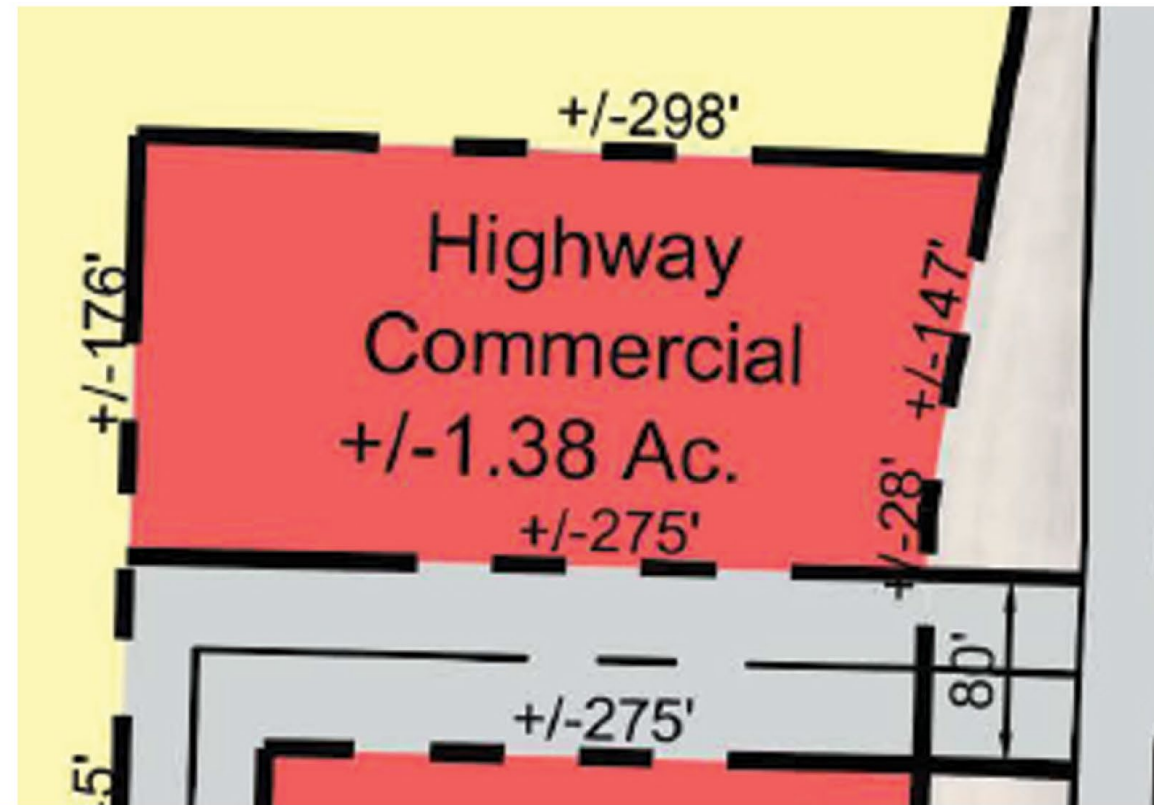
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SITE 2

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**Site 2: Approximately 1.38 Acres
\$22 per square foot - \$1,322,481**



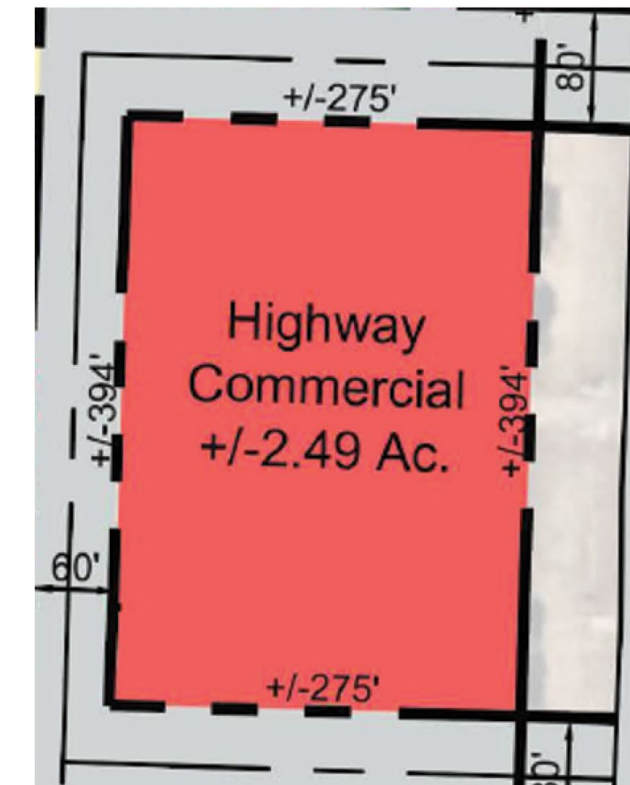
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SITE 3

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**Site 3: Approximately 2.49 Acres
\$20.85 per square foot - \$2,261,483**



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SITE 4

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**Site 4: Approximately 1.1 Acres
\$24 per square foot - \$1,149,984**



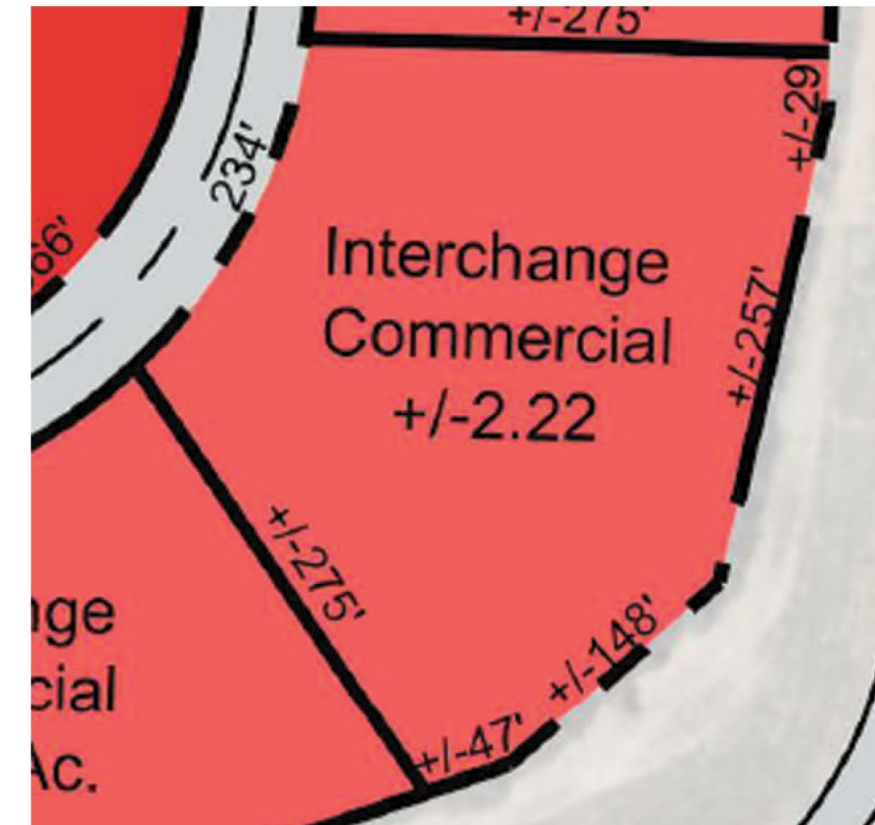
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SITE 5

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**Site 5: Approximately 2.22 Acres
\$14 per square foot - \$1,353,845**



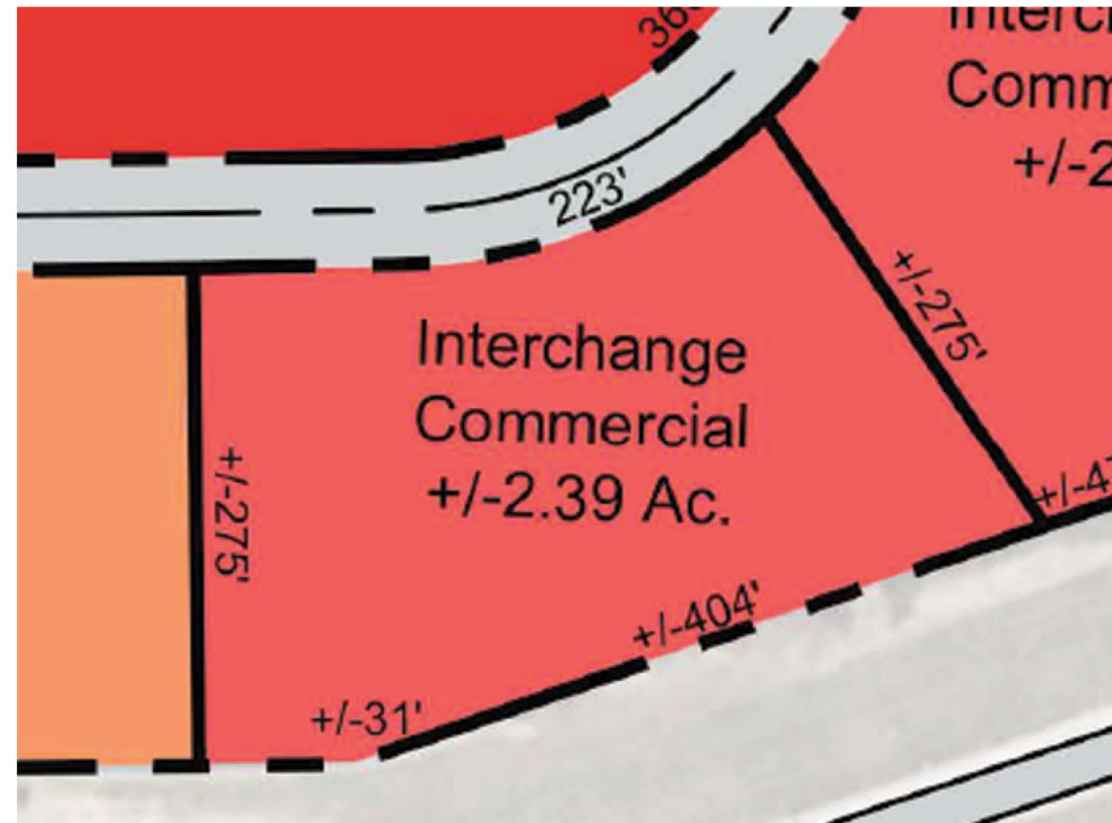
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SITE 6

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**Site 6: Approximately 2.39 Acres
\$13.50 per square foot - \$1,405,463**



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SITE 7

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**Site 7: Approximately 2.84 Acres
\$11.70 per square foot - \$1,447,412**



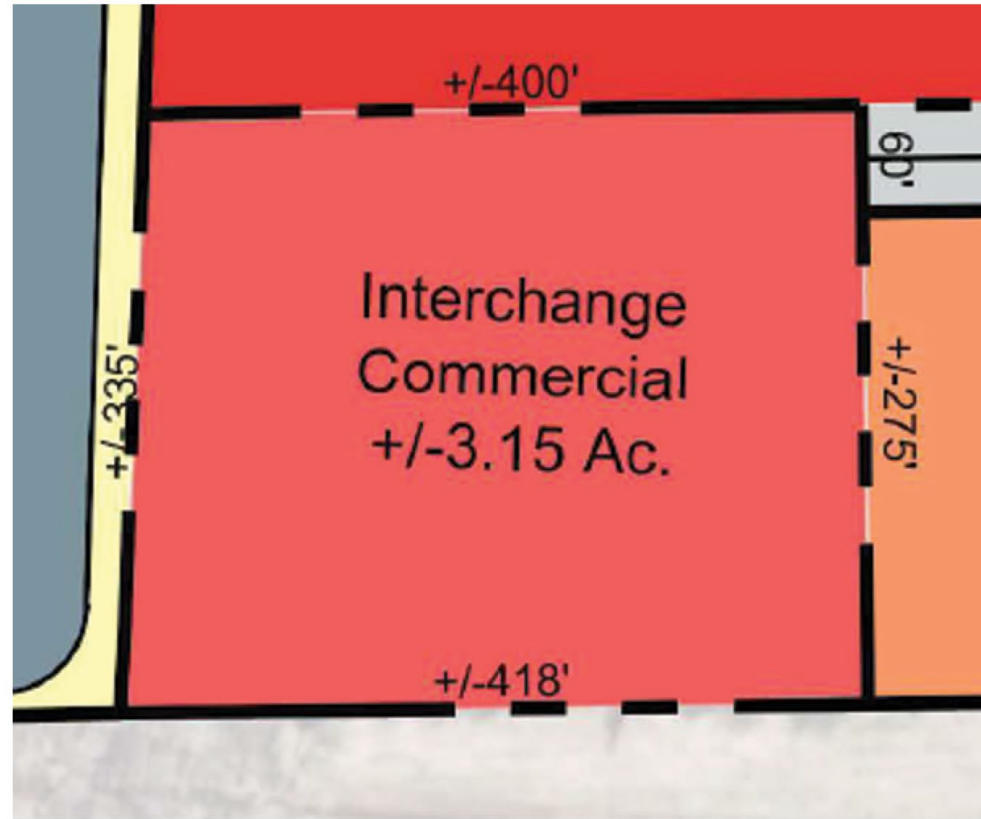
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SITE 8

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Site 8: Approximately 3.15 Acres \$11.50 per square foot - \$1,577,961



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PROPERTY CONTACT

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