

6030 US 431
BROWNSBORO, AL 35741



MIXED-USE
CITY/COUNTY
COMMERCIAL/RETAIL

PROPERTY SUMMARY
PRICE REDUCED!

51ac +/- Total. Great development land near Hampton Cove includes thriving business and busy Hwy frontage. Motivated seller. Many purchase options available.

PROPERTY HIGHLIGHTS

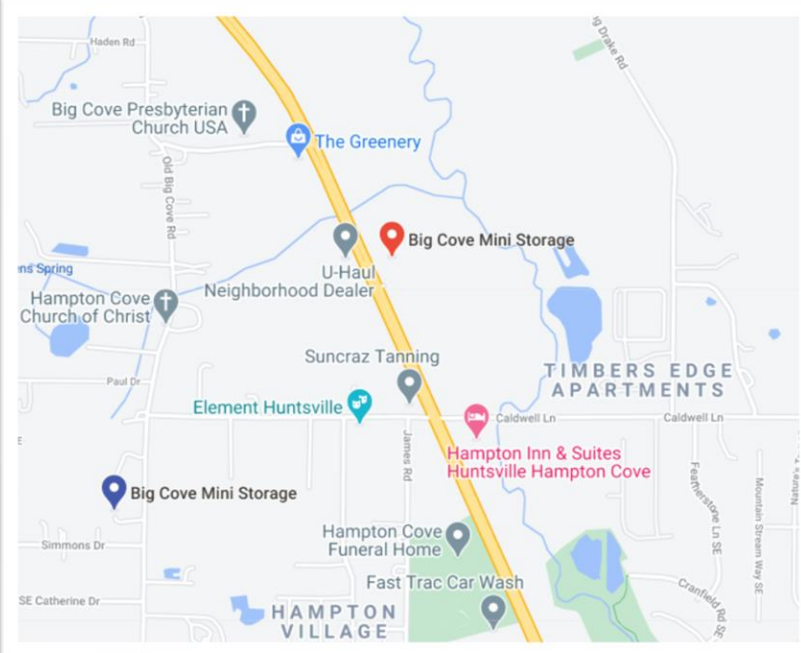
- 1. Development land - A**
 - 9.81ac +/- (500ft +/- Front)
 - Zoned County
- 2. Cleared Development land - B**
 - 4 AC +/- (380ft +/- Front)
 - Parcel has been cleared and 70% graded/leveled
 - Zoned County
- 3. Mini Storage - C**
 - 3.5 AC +/- (720ft +/- Front)
 - 145 Variable size Non Climate Units
 - 100% Full with waiting list
 - Older but well maintained.
 - Secured Fence
 - -Zoned County
- 4. Development land - D**
 - 10.33ac +/- (600ft +/- Front)
 - Zoned C-4
- 5. Development land - E**
 - 23ac +/-
 - Treed Land w/stream. Call for Price.

FOR SALE - 5 PROPERTIES SOLD ALL OR PART



1115 Church Street, Suite H. Huntsville, AL 35801
BlueAndAssoc.com

CALL FOR DETAILS
Donna Blue | 256 797 6333
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DEMOGRAPHICS

HWY 72 Traffic Count - 32,000 (2019)
Caldwell Traffic Count - 4,500 CPD (2019)
Zip 35763 Average Income - \$122,000
Zip 35741 Average Income - \$92,000
Huntsville Hospital - 6miles/10min
Redstone Arsenal - 12miles/15min
Huntsville International Airport - 20miles/24min



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