

1 Acre

61 Acres

61 Acres

119 Acres

242 Acres Pulaski Pike
Huntsville, AL

RUSS RUSSELL CCIM, ALC, CEA

256.527.7777

russ@russrussell.com

RANDY LEWIS

256.694.1142

randy@russrussell.com

JAMES FLATT

256.655.4890

james@russrussell.com

R RUSS
RUSSELL

COMMERCIAL REAL ESTATE

SPARKMAN DEVELOPERS

REAL ESTATE LICENSE NO.: 33765



Vision Statement...

At Russ Russell Commercial Real Estate, we pledge to do our best to market our client's property in the most effective ways we can and to keep our clients informed on our efforts and the responses received and to deliver the highest quality experience to all our clients now and beyond.

Comprehensive knowledge and daily involvement in the Huntsville market provides valuable insight designed to maximize our client's market position, saving both time and money while achieving optimum results.

Property Highlights

- 5 Residential Subdivisions within a 5-mile radius of subject property
- Major Industry within a 5-mile radius of subject property
- 17 minutes to downtown Huntsville
- 15 minutes to Research Park
- Potential for a large residential community
- Sparsely populated makes for quite country living
- Larger, more affordable residential or development tracts needed for Huntsville's continued growth.
- Nearby destination retailers include: Food City, Dollar General, Lowes Home Improvement Center, Subway, Tractor Supply, Rural King, Bojangles, Big Lots, Walmart
- 10 minutes from the Northern Bypass in North Huntsville.
- 5 minutes from Mae Jemison High School (870 students) & 10 minutes to James Dawson Elementary School (447 students)
- Oakwood College and Alabama A & M University a 15-minute commute.
- 20 minutes to Huntsville International Airport

79,562 2023 POPULATION WITHIN FIFTEEN MINUTES

\$119,113 2023 AVERAGE HOUSEHOLD INCOME WITHIN FIVE MINUTES

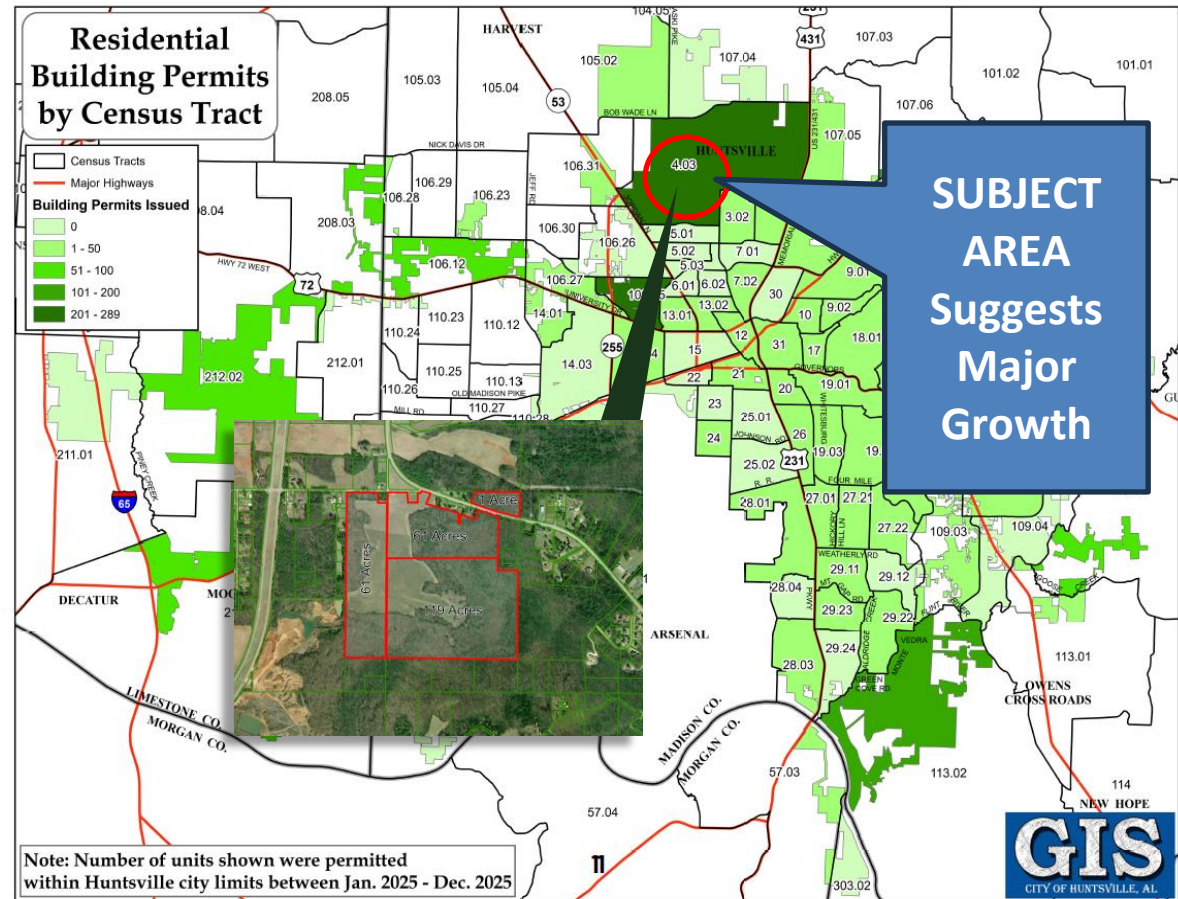


2025 Housing Development Overview

BUILDING PERMITS ISSUED IN THE CITY OF HUNTSVILLE

There were 1,914 residential dwellings issued building permits in the City of Huntsville in 2025, a decrease of 24 percent over 2024's total of 2,507.

- Multi-family new construction permits are returning to historical averages after several years of record growth. The number of multi-family units issued building permits decreased by 32 percent over 2024.
- Single-family detached permits grew by 2 percent year-over-year.
- Several areas of the City experienced an increase in housing construction activity in 2025, including Lake Forest, Greenbrier, and North Huntsville.
- The census tract with the largest total number of units permitted was 4.03 (Wade Mountain).
- 2025 had the second-highest annual total for new housing units since the Development Review began keeping records in 1983.
- The number of single-family units granted CO's decreased by 9.8 percent between 2024 and 2025.
- In comparing the December 2025 estimate with the 2020 Census, the City of Huntsville's housing stock increased by 23.3 percent, or around 4.1 percent annually.



Note: The information contained herein has been obtained from sources we deem reliable.

R1 Land Overview

\$53,536.30

Average List Price Per Acre

\$45,377

Average Sold Price Per Acre

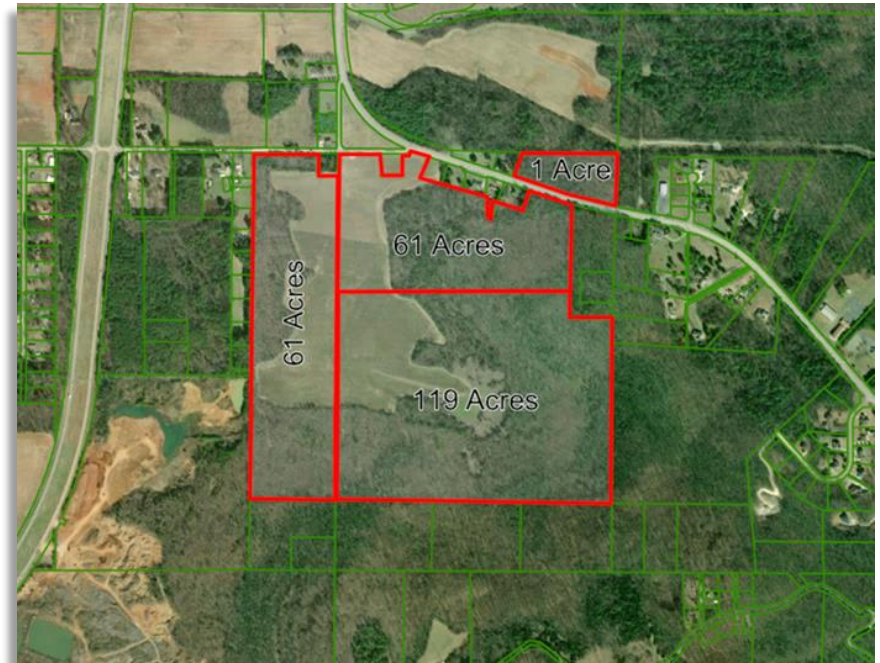
TOPOGRAPHY	LEVEL, WOODED, PARTIALLY CLEARED
NEARBY INDUSTRY	MAZDA/TOYOTA, N. HSV INDUSTRIAL PARK
5 MILE TRAFFIC COUNT	31,588
AVERAGE LIST PRICE	\$3,677,000
AVERAGE SOLD PRICE/ ACRE	\$45,377
AVERAGE INCOME PER CAPITA	\$70,778
MEDIAN HOME VALUE	\$330,000
RENTAL UNITS- 5 MILES	14,703
NUMBER OF SF HOMES- 5 MILES	17,489

4 162+/- Acres 80+/- Acres
Parcels Wooded Cleared

83

*Residential Properties Sold in the past 10 years
Between 50 & 250 Acres in Madison County.*

**242 ACRES ON PULASKI PIKE IN
HUNTSVILLE LISTED FOR
\$34,000 PER ACRE OR
ASKING PRICE: \$8,228,000**



Note: All lease provisions to be independently verified by Buyer during the Due Diligence Period. The information contained herein has been obtained from sources we deem reliable.

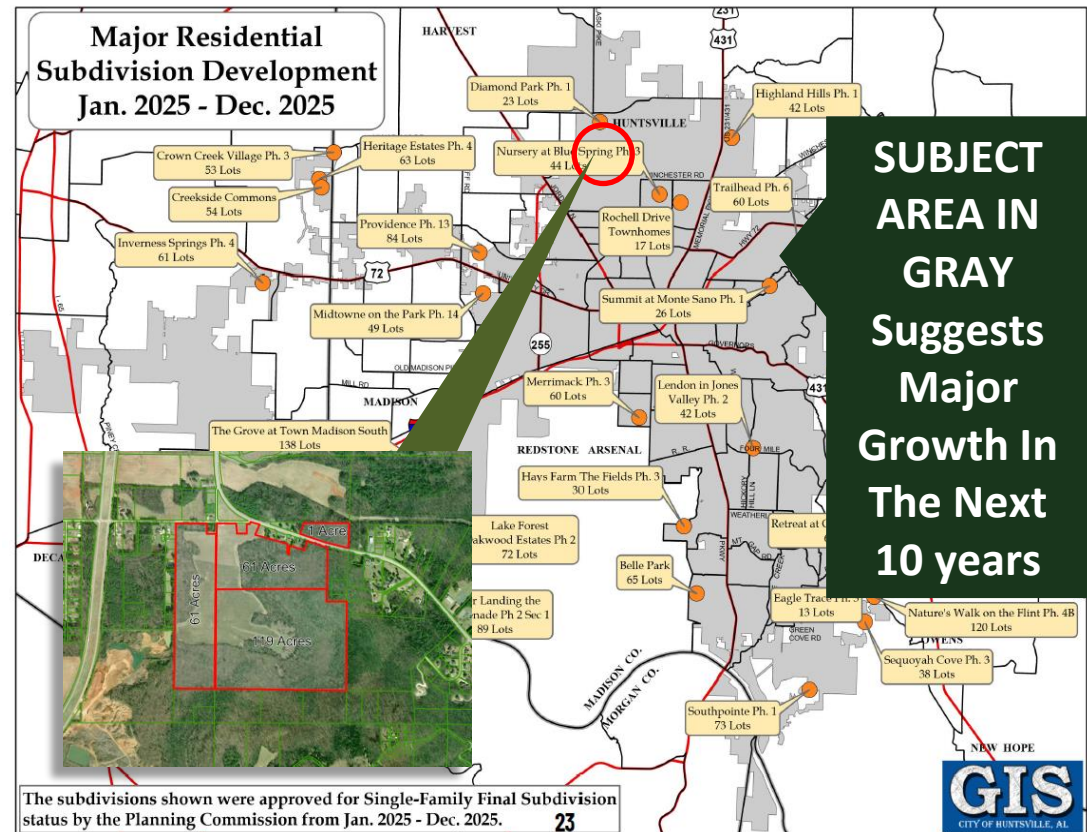
HSV Area Real Estate Market Report

Q3 2025 Huntsville Area Association of Realtors:

- **Median Sales Price Decreased:** The median sales price slightly decreased by 2.1% year-over-year, settling at **\$330,000**, down from \$336,995 in Q3 2024. This marks the second median price decline in the last three years as the market adjusts.
- **Sales Volume is Flat:** A total of **1,961 homes sold**, representing a slight 0.5% decrease from Q3 2024. The total sales figure is still 2.1% higher than the three-year third-quarter average.
- **Days on Market Increased:** Homes spent more time on the market, with the Average Days on Market rising to **51 days**, a notable increase from 39 days in Q3 2024.
- **Inventory is Down:** Total units on the market at the end of September 2025 stood at **2,427**, an 7.8% decline from the previous year. However, the Months of Supply for all homes remained unchanged at **4.0 months** compared to Q3 2024.
- **Pricing Trends Normalize:** Sales above the list price dropped to **16%**, while **36%** of homes sold below the asking price.
- **Mortgage Rate:** The 30-year fixed mortgage rate was noted at **6.3%** in the week ending September 2025.
- **Most Active Segment:** The \$350,000–\$500,000 price range recorded the most sales, accounting for 24% of all transactions.

79,562 2025 POPULATION WITHIN FIVE MILES

\$90,482 2025 AVERAGE HOUSEHOLD INCOME WITHIN FIVE MILES



Residential Housing Needed For Local Industrial Work Force



 **Meta**
DATA CENTER

AEROJET
ROCKETDYNE



3 MILES

NORTHERN BYPASS UNDER CONSTRUCTION

**DOLLAR
GENERAL**

FOOD CITY

Wade
Mountain
Nature
Preserve...


**DAVIDSON
HOMES**

SPRAGINS COVE:
RESIDENTIAL DEVELOPMENT
UNDER CONSTRUCTION

Spragins Cove by
Davidson Homes

**SUBJECT PROPERTY
242+/- ACRES
APPROX. 3 MILES TO
PROPOSED
NORTHERN BYPASS**

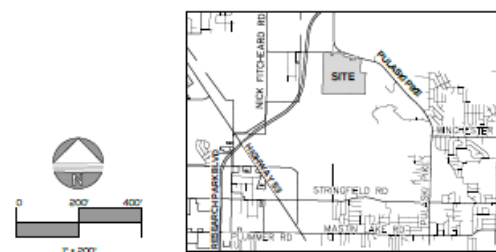
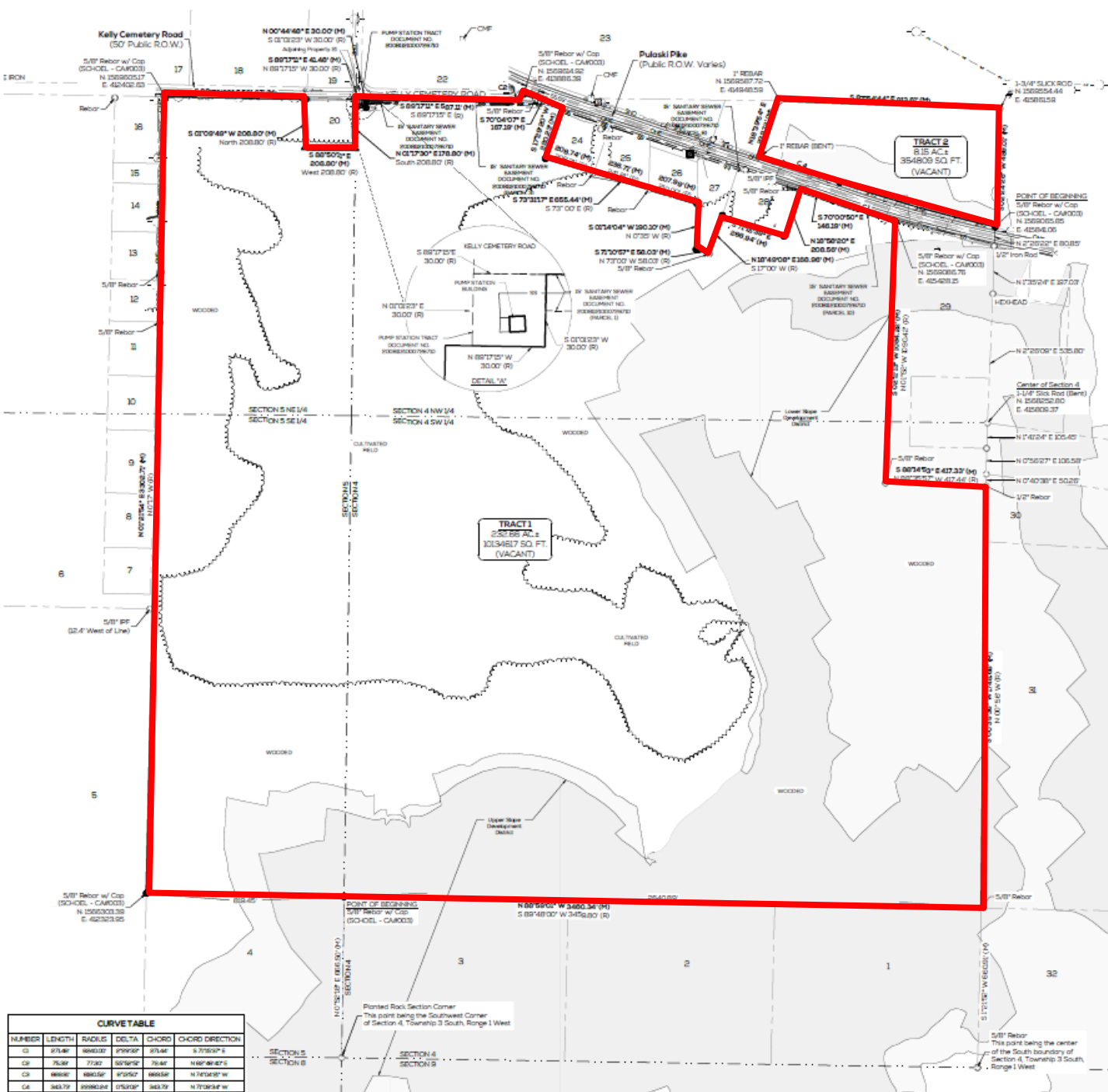
CHEROKEE HILLS

Bojangles



FRANK
CLARK ACRES

 **ALABAMA
A&M
UNIVERSITY**



ABBREVIATIONS		LEGEND	
AI	AREA INLET	CONCRETE MONUMENT FOUND	PROPERTY CORNER FOUND
CP	CAPPED IRON PIN FOUND	CONCRETE MONUMENT FOUND	SUBJECT PROPERTY LINE
CO	CLEAN OUT	ADJOINER PROPERTY LINE	ADJOINER PROPERTY LINE
ELEV	ELEVATION	FINISHED FLOOR ELEVATION	FINISH
F.F.E.	FINISHED FLOOR ELEVATION	UTILITY POLE	UTILITY POLE
LE	INVERT ELEVATION	OVERHEAD ELECTRIC LINE	OVERHEAD ELECTRIC LINE
ME	MEASURED	WATER VALVE	WATER VALVE
M.F.	MAGNETAL FOUND	WATER METER	WATER METER
P.O.B.	POINT OF BEGINNING	WATER METER	WATER METER
P.O.C.	POINT OF COMMENCEMENT	WATER METER	WATER METER
R.O.W.	RIGHT OF WAY	WATER METER	WATER METER
R.S.	RAILROAD SPIKE FOUND	WATER METER	WATER METER
S.S.H.	SANITARY SEWER MANHOLE	WATER METER	WATER METER
S.S.H.	STORM SEWER MANHOLE	WATER METER	WATER METER
T.B.M.	TEMPORARY BENCHMARK	WATER METER	WATER METER

- GENERAL NOTES:**
1. NORTH ARROW AND COORDINATES AS SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD 83.
 2. ALL MEASUREMENTS SHOWN ARE IN U.S. SURVEY FEET.
 3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN.
 4. SUBJECT PROPERTY HAS PUBLIC ROAD ACCESS TO PULASKI PIKE NW (R.O.W. VARIES) AND KELLY CEMETERY ROAD (50-FOOT R.O.W.).
 5. ONLY SURFACE UTILITY, STORM AND SANITARY SEWER STRUCTURES WHICH ARE LOCATED WITHIN THE BOUNDARY AND OUTSIDE OF DESIGNATED EASEMENTS ARE SHOWN. NO EFFORT HAS BEEN MADE TO LOCATE ANY SUB-SURFACE UTILITY, STORM AND SANITARY SEWER LINES EXCEPT AS SHOWN.
 6. SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY WHICH MAY OR MAY NOT BE OF RECORD.
 7. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUB-SURFACE STRUCTURES OR EAVE OVERHANGS EXCEPT AS SHOWN.
 8. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, EXISTING DRAWINGS OBTAINED FROM COOPERATING UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
 9. THIS BOUNDARY REPRESENTS THE PROPERTY. DOCUMENT NO. 2025-128270
 10. SOURCES OF INFORMATION: DOCUMENT NO. 2025-76570
D.B. 172, PG. 322
D.B. 178, PG. 225
 11. OWNER OF RECORD: NANCE, SILEAN (ESTATE)
222 MARSHALL AVE NW,
HUNTSVILLE, AL 35890
PARCEL NO. 14-02-04-0-000-044.000
PARCEL NO. 14-02-04-0-000-047.000

STATEMENT OF POTENTIAL ENCROACHMENTS:

A. NONE FOUND AT TIME OF SURVEY

FLOOD INFORMATION:

BY GRAPHIC SLOTTING ONLY THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "1" (UNSHADED) OF THE NATIONAL FLOOD INSURANCE PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). FLOOD INSURANCE RATE MAP (FIRM), MADISON COUNTY, ALABAMA, COMMUNITY PANEL NUMBER 60363626E MAP REVISED OCTOBER 2, 2024, ZONE "1" (UNSHADED).

SURVEYOR CERTIFICATION TO BLUE RIVER DEVELOPMENT ACQUISITIONS, LLC, A GEORGIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS & FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THE MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2025 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS:

1-ALTA, 9-4, 10-6 & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 09/13/2022.

I, ROGER V. JOINER, A REGISTERED PROFESSIONAL LAND SURVEYOR WITH THE FIRM OF SCHOL ENGINEERING COMPANY 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.

ACCORDING TO THIS SURVEY, UNDER MY SUPERVISION, THIS IS:

22nd DAY OF September, 2022

Roger V. Joiner

ROGER V. JOINER PLS #234743

Civil Engineering | Land Surveying | Landscaping Architecture
Environmental | Water Resources | Laser Scanning | Modeling

Prepared for: LV Huntsville LLC and M Tallulah LLC

PULASKI PIKE

Section 4 and S. Township 3 South, Range 1 West
Huntsville Meridian, Madison County, Alabama

DATE: 09/14/2022
DRAWN BY: BAI / ASM
CHECKED BY: R. JOINER
FIELD DATE: 09/13/2022
FIELD CREW: VMU / LDM
PROJECT NO.: 22-384160

1 OF 2

What's Special About Huntsville?



#13 SAFEST CITY TO LIVE 2024

78% HUNTSVILLE CITY SCHOOLS QUALITY
RANKS #15 NATIONALLY IN 2025

2.2% UNEMPLOYMENT COMPARED TO 4.4%
NATIONAL AVERAGE

26.7% OF ADULTS HAVE A GRADUATE OR 4-YEAR DEGREE
IN A 5- MILE RADIUS COMPARED TO THE 21.84%
NATIONAL AVERAGE

\$80,000+ SUBJECT AREA HOUSEHOLD INCOME PER
CAPITA VERSUS U.S. AVERAGE AT \$83,730

\$330,000 MEDIAN HOME VALUE – HOUSING RANKS
BELOW AVERAGE PRICE OF \$365,185 IN
AMERICA



AIMING FOR EXCELLENCE

Since opening the doors to Russ Russell Commercial Real Estate in 1987 with a single listing for an office condo building located at 1580 Sparkman Drive, Russell has acquired the largest number of commercial real estate listings in North Alabama. By implementing new technology, persisting in continuing education, and executing visionary marketing tactics, he could forever set himself apart from the others. That strategy is still intact 41 years later.

DESIGNATIONS:

CCIM: *Certified Commercial-Investment Member since 1987 and HUNTSVILLE'S 1st CCIM*

Note: Only 1% of all REALTORS hold this designation.

SIOR: *Specialist, Industrial and Office Realtor since 2002 and HUNTSVILLE'S 2nd SIOR*

Note: Only 1% of all REALTORS hold this designation.

ALC: *Accredited Land Consultant through RLI since 2013 and HUNTSVILLE'S 1st ALC*

Note: Only 1% of all REALTORS hold this designation.

CEA: *Certified Exchange Advisor since 1997 and HUNTSVILLE'S 1st CEA*

Note: Only 1% of all REALTORS hold this designation.

THE 1st AND ONLY REALTOR IN THE STATE OF ALABAMA TO HOLD THE TOP TWO COMMERCIAL REAL ESTATE DESIGNATIONS (CCIM, SIOR) AND THE TOP DESIGNATION FOR TAX-DEFERRED EXCHANGES.

R RUSS
RUSSELL

COMMERCIAL REAL ESTATE

SPARKMAN DEVELOPERS

REAL ESTATE LICENSE NO.: 33765