



JAMES RECORD RD AT GLENN HEARN BLVD

ABOUT THE PROPERTY

The Land, located on James Record Road, just west of Glenn Hearn Blvd and south of I-565, presents an excellent opportunity for the development in Southwest Huntsville's Jetplex Industrial Park.

Totalling 9.43 acres, the land is perfectly situated between I-565 and the Huntsville International Airport, this plot of land is located in close proximity to major corporate headquarters for companies such as Boeing, Raytheon, Remington and LG Electronics, in addition to being adjacent to Sunset Landing golf course.



THE LOCATION

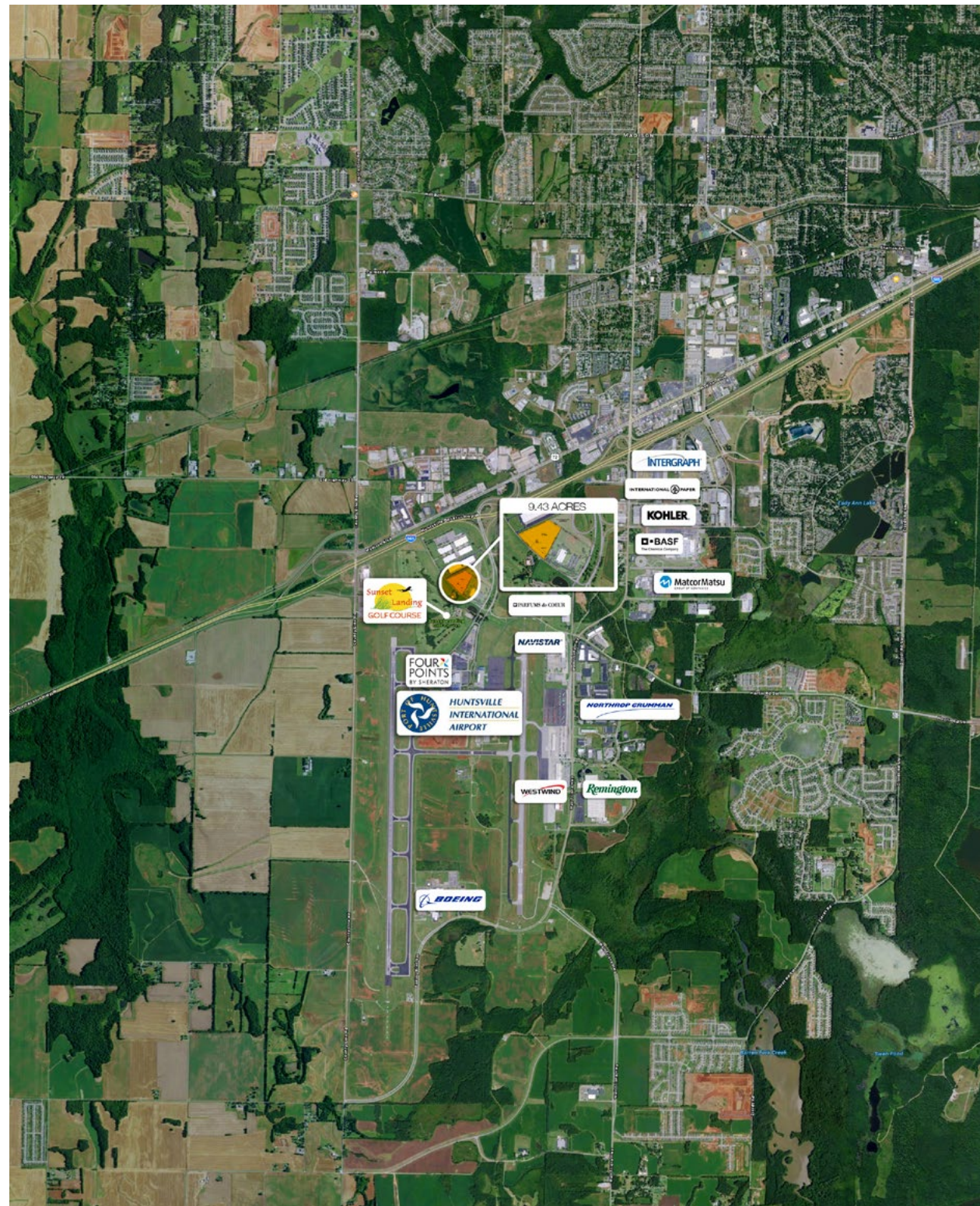
271-325 James Record Rd SW

Huntsville AL 35824

34.659664, -86.773661

ABOUT THE AREA

- Located in the prosperous Jetplex Industrial Park.
- Site offers convenient access to Interstate 565.
- In close proximity to the Huntsville International Airport and its on-site Four Points by Sheraton hotel.
- Located across the street from Sunset Landing, an 18 hole golf course with beautiful Bermuda grass fairways, Crenshaw Bent grass greens and a full-service bar and grille.
- Existing tenants in the Jetplex Industrial Park include: CDI Electronics, LG Electronics, Trane Supply, Turner, Northrop Grumman, SAIC, Remington, Yulista, The Boeing Company and many more.
- An ideal location for companies focusing in automotive suppliers, electronics, aviation/aerospace, office and lab, aircraft MRO, unmanned aerial systems, office development – both technical and engineering, and warehouse or distribution centers.





Four Points By Sheraton



CDI



Sunset Landing Golf Course



Huntsville International Airport

PROPERTY DETAILS

ACREAGE:

9.43 Total Acres

SALE PRICE:

\$943,000

ZONING:

Airport Industrial / Planned Industrial

UTILITIES:

Gas (Huntsville Utilities); Water (Huntsville Utilities); Sewer (City of Huntsville); Electric (Huntsville Utilities)

JETPLEX INDUSTRIAL PARK TENANTS



NORTHROP GRUMMAN



Turner

**WESTWIND
TECHNOLOGIES**



PROPERTY SITE MAP



BUSINESS MAP OF THE AREA



THE GREATER HUNTSVILLE TRADE AREA



HUNTSVILLE, ALABAMA

For more than 200 years, beautiful Huntsville, Alabama, nestled in the foothills of the Appalachian Mountains has attracted tourists, transfers, retirees and young professionals seeking opportunities of big city with small town hospitality. Home to NASA's Marshall Space Flight Center, state-of-the-art medical facilities and the second largest research park in the United States, Huntsville has been nicknamed "The Rocket City".

DEMOGRAPHICS

- Average household income: \$77,690 (15 mile radius)
- Population: 353,037 (15 mile radius)
- Households: 141,901 (15 mile radius)
- 4th highest average salary of any MSA in the Southeast
- Highest concentration of engineering degrees in the Nation
- MSA = Limestone & Madison Counties

COLLEGE & UNIVERSITIES

Home to the University of Alabama in Huntsville, Alabama A&M University & Calhoun Community College, Huntsville has a student population of over 18,000 students.

BUSINESS & INDUSTRY

- Huntsville is one of the Top 30 fastest growing major metro's in the country (US Census, March 2014)
- Huntsville is among the top 10 Most promising U.S. Tech Hubs to watch in 2014 (Techie.com, January 2014)
- Huntsville named one of the Best Places to Live (Livability, October 2013)
- Huntsville 4th for Growth Potential (Business Facilities, August 2013)
- CNN Money ranks Madison County No. 7 in the country of a great place to live and find a job (August 2013)
- Huntsville named one of Forbes Top 20 Leading Metros for Business (Forbes, July 2011)

REDSTONE ARSENAL

Redstone Arsenal and NASA have over 7 million SF of office and research facility with 32,000 daytime employees and a budget of over \$100 billion. Agencies include: U.S. Army Materiel Command, Aviation & Missile Command and Space & Missile Defense Command as well as NASA Marshall Space Flight Center. Through BRAC (Base Realignment and Closure) over 5,000 new jobs have moved to Huntsville.

CUMMINGS RESEARCH PARK

Encompassing 3,843 acres housing over 285 companies and more than 25,000 employees and a payroll of over \$1.4 billion per year, Cummings Research Park (CRP) is the 2nd largest research park in the U.S. and the 4th largest in the world.





CRUNKLETON

COMMERCIAL REAL ESTATE GROUP

256.536.8809 • 515 Fountain Row Suite 110 Huntsville AL 35801

RICHARD CRUNKLETON, CCIM