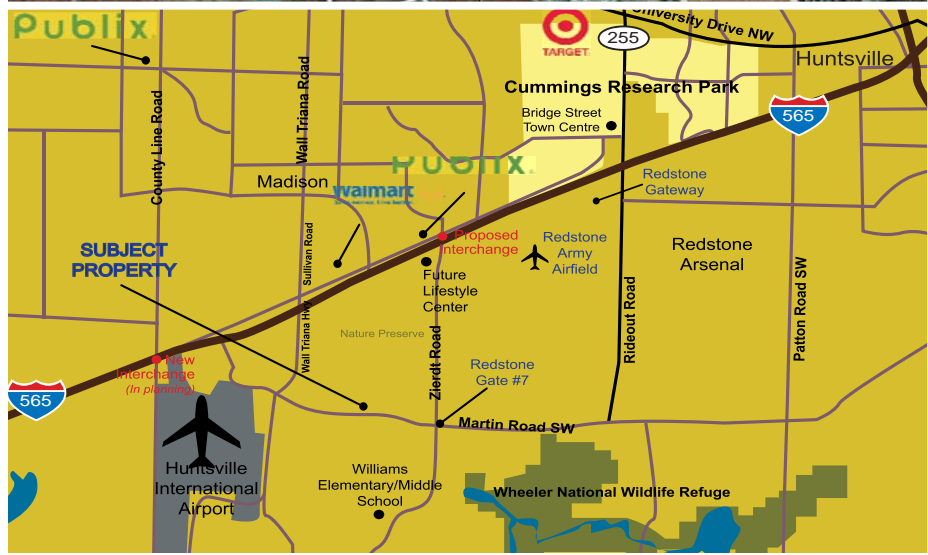


# AVAILABLE ZONED APARTMENT SITE

MARTIN ROAD SW

HUNTSVILLE, AL

## 27.7 Acres



### INVESTMENT HIGHLIGHTS

- One minute from Redstone Arsenal and two minutes to airport employment center
- Within 10 minutes of Cummings Research Park
- Located in fast-growing area -- offers fantastic surroundings
- Multifamily zoning in-place (Residence 2-A District)
- All utilities available at site boundary
- Extensive frontage along primary entrance road to Redstone Arsenal
- Good topography - mostly level without trees
- Extensive frontage along future "hike and bike" trail
- Efficient shape

Price	\$2,077,500 (\$75,000 per acre)
Land Size	27.7 Acres
Zoning	Residence 2-A District
Municipality	City of Huntsville
Utilities	All utilities at site (sewer already extended under road)
Topography	Mostly level and open, some wooded areas at rear
Surrounding Property Uses	Nature preserve to north, upscale single-family to south, patio homes to west and vacant land to east
Visibility	Excellent
Schools	Williams Elementary and Middle, Columbia High School

### HUNTSVILLE NATIONAL ACCOLADES

- Huntsville named one of the country's TOP 10 Most Attractive Metros for Business, September 2010 - AREA DEVELOPMENT
- Huntsville recognized as one of the country's leading Hotbeds for High-Tech Growth, December 2010 - TECH AMERICA FOUNDATION
- Strong growth propels Huntsville to Alabama's 2nd largest metropolitan area, February 2011 - UNITED STATES CENSUS 2010
- Huntsville recognized as the nation's leading Small City with Big Opportunities, July 2010 - ENTREPRENEUR MAGAZINE

FOR MORE INFORMATION, PLEASE CONTACT:

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