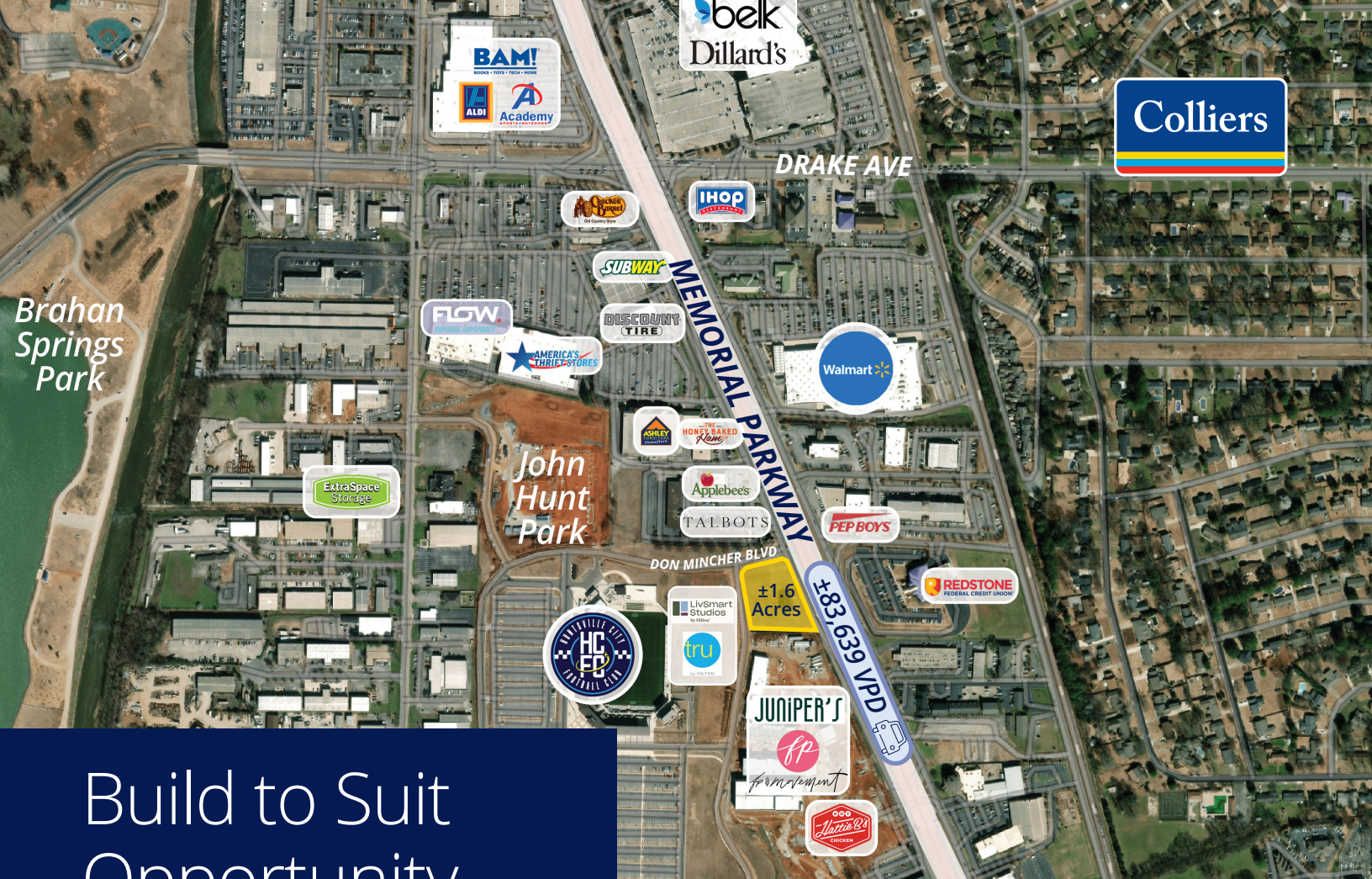




Build to Suit Opportunity

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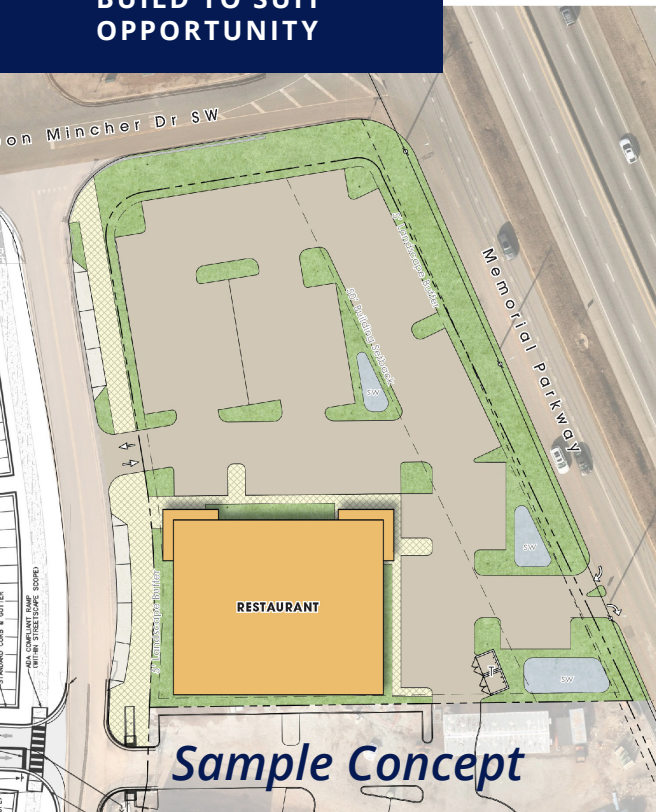
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3035 Memorial Pkwy S. Huntsville, AL

±1.6 Acre Pad Site Available for Build to Suit

An exceptional build-to-suit opportunity awaits at 3035 Memorial Parkway SW: a ±1.6-acre pad site positioned at the heart of one of Huntsville's most active retail and entertainment corridors. Situated adjacent to John Hunt Park, including Wicks Field at Joe Davis Stadium, this highly visible parcel benefits from dual access points via Don Mincher Boulevard and the Memorial Parkway service road, delivering exposure to ±83,639 vehicles per day. Hilton's co-branded properties—a LivSmart Studios by Hilton (108 rooms) and a Tru Hotel by Hilton (114 rooms)—are currently under construction on the adjacent parcel, bringing a significant new hospitality-driven customer base to the immediate area. The neighboring Stadium Commons development features Hattie B's Hot Chicken, Free People, FP Movement, and Juniper's Bar & Kitchen (coming soon), while Whole Foods, Aldi and Academy Sports are located ±1 mile to the north—combining to create a deep and diverse retail ecosystem surrounding this exceptional build-to-suit site.

BUILD TO SUIT OPPORTUNITY



Property Highlights

Address	3035 Memorial Pkwy SW
Location	Huntsville, Alabama 35801
Site Area	±1.6 Acres
Neighbors	LivSmart Studios by Hilton and Tru Hotel by Hilton (Dec 2026), John Hunt Park and Wicks Field @ Joe Davis Stadium, Hattie B's Hot Chicken, Free People, Whole Foods, Aldi, Academy Sports and more
Access	Access via Don Mincher Blvd and Memorial Parkway service road
Zoning	C4, Highway Business District
Traffic Count	±83,639 VPD
Price / Rate	Contact Broker

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Demographics (2025)

	1-MI	3-MI	5-MI
Population	4,698	55,519	114,330
No. of Households	2,346	25,544	51,873
Average HH Income	\$99,652	\$94,919	\$93,105
Median HH Income	\$68,597	\$61,088	\$62,486

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