

MEDICAL DISTRICT PROPERTIES

315 & 317 Longwood Drive, Huntsville, AL 35801



Russ Russell, CCIM, ALC, CEA

Russ Russell Commercial Real Estate

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PROPERTY INFORMATION

Call For Price

PROPERTY ADDRESS

*315 & 317 Longwood Drive
Huntsville, AL 35801*

PROPERTY SIZE

48,100 Sq. Ft.

LAND SIZE

0.50 Acres

315 & 317 Longwood Drive
Huntsville, AL 35801

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



PROPERTY OVERVIEW

Sold separately or as a bulk sale. 315 and/or 317 Longwood Drive in the Medical District of Huntsville, near Huntsville Hospital, directly behind UAB Medical, and centrally located to industry and retail. Zoned RO2(Residential Office 2 District) on approx. .54 acres with has numerous possibilities. Both buildings have 3 bedrooms, 2 baths, kitchen, den and extra space and are ready for remodel or redevelopment. Priced separately: 315 Longwood Drive on .26 acres, priced at \$700,000 and 317 Longwood Drive on .28 acres, priced at \$800,000. Call Russ Russell for more information.



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315 & 317 Longwood Drive, Huntsville, AL 35801



PROPERTY PHOTOS



MEDICAL DISTRICT PROPERTIES

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PROPERTY PHOTOS

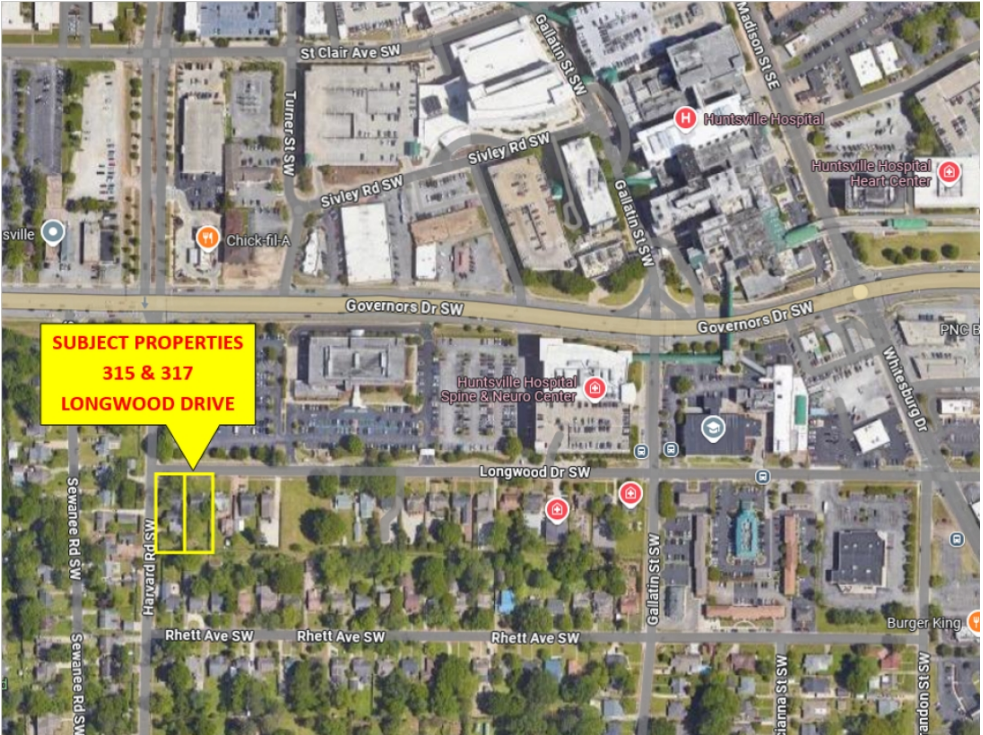


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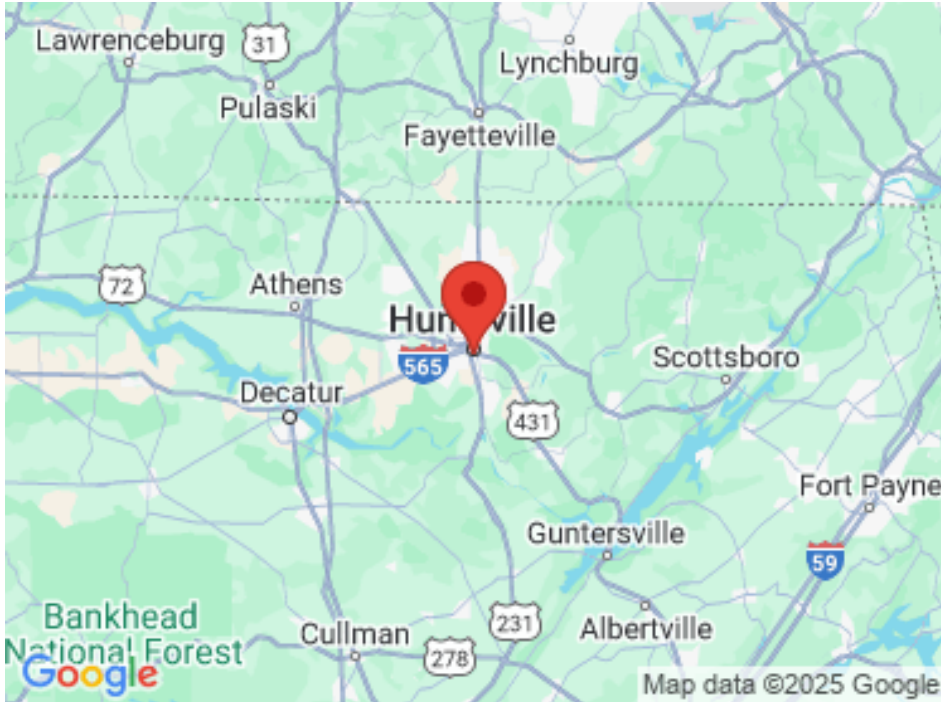


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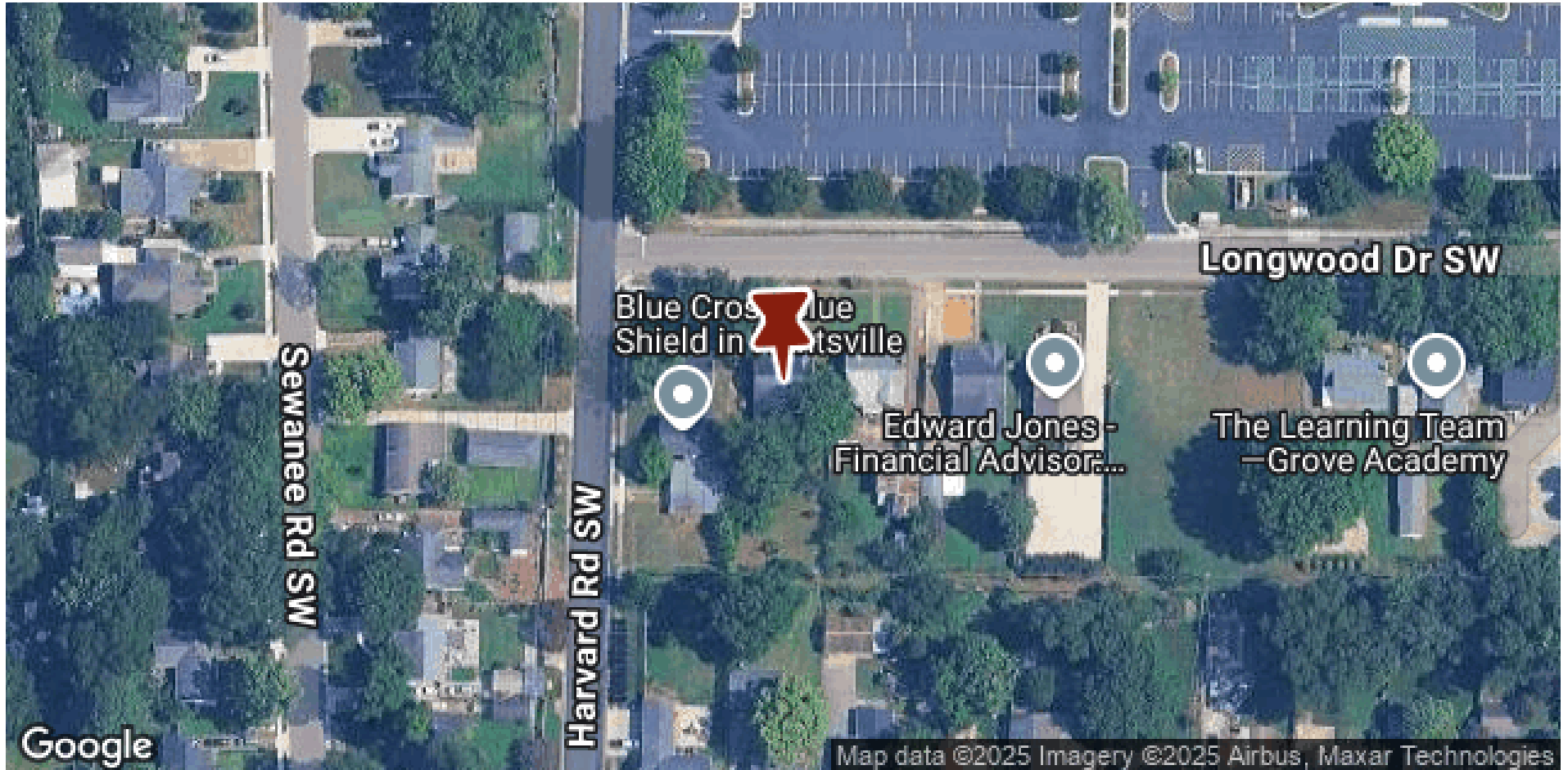
AREA LOCATION MAP



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315 & 317 Longwood Drive, Huntsville, AL, 35801

AERIAL ANNOTATION MAP



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STREET VIEW MAP



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FOR IMMEDIATE RELEASE

Russ Russell CRE Celebrates 37 Years As Huntsville Commercial Real Estate Leader Russ Russell Known For Being 1st In Education, Technology, & Creative Marketing

HUNTSVILLE, AL *March 1, 2024* — 2024 marks 37 years in the commercial real estate business in Huntsville for Russ Russell Commercial Real Estate, and attached is a long list of “firsts” for the real estate entrepreneur and proletariat historian. Aware that Huntsville was and still is the largest city in Alabama by land total* and realizing at the time that he was the new kid on the block among several deeply entrenched real estate competitors, Russell developed a long-term growth strategy. 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 intact 30 years later.

Foreseeing the technological benefits of small unmanned aerial vehicles (UAV), also known as drones, for quickly and conveniently providing aerial views of properties, in July 2014, Russ Russell became the first commercial real estate broker in Madison County to use drones for real estate marketing purposes. In 2016, he was recognized by the National Association of Realtors (NAR) as the first Realtor to deliver a listing contract to a customer using a drone.

Russell is the first and only Realtor out of 1.2 million nationwide to have company mascot. Played by Brandon McMillan, “Ruff” Russell has grown in popularity with the kids and business community in Madison County and helps promote local school and community projects. This summer, the team known as “Ruff & Ranger” (the name of Russell’s drone) will make appearances at most property and community events.

A brilliant marketer and active member of the University of Alabama Alumni Association, Russ often creates marketing campaigns tying together Russ Russell CRE with the University of Alabama Athletics. His “Days to Kick Off” (DTKO) schedules and clever “Hurts Don’t It” adhesive “Bamdaids” are popular with customers.

For 36 years, Russell has used media to preserve and document historical and economic changes in Madison County business and property by laminating news and magazine articles and sharing them with business owners and civic leaders.

Russell followed in his parent’s footsteps, both whom were successful developing, leasing, and maintaining commercial properties. Russell graduated with an atypical degree in real estate from the University of Alabama’s Culverhouse College of Commerce. Only 1 percent of all Realtors have a degree in Real Estate.

Since opening the doors to Russ Russell CRE 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 for 36 years running. He has been a member of the Leadership Council for the Alabama Center for Real Estate for the past five years; he has been a member of the National Association of Realtors (NAR) for 32 years; a longtime member of the Alabama Association of Realtors (AAR); the Huntsville Area Association of Realtors (HAAR); the Chamber of Commerce of Huntsville-Madison County; and the Better Business Bureau of North Alabama (BBB).

Russ Russell has become the “first” in dozens of educational and certification areas: Russ Russell is the first and only Realtor in the nation to hold the top two (2) commercial real estate designations: Commercial Investment Real Estate Institute (CCIM) and the top land designation: Accredited Land Consultant (ALC); and the top tax-deferred exchange: Certified Exchange Advisor (CEA). Less than 5 percent of all Realtors have any one of these designations.

CONTACT



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