

Understanding the Whitaker Landing Appeal

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Why Meridianville?

Meridianville, located in Madison County, offers a compelling balance of suburban comfort and convenient access to the economic powerhouses of the greater Huntsville area. Individuals and households are drawn to this area for its blend of open spaces and residential communities, all while being a short drive from the high-tech employment hub of Huntsville. The primary economic drivers for the region are centered around aerospace, defense, and technology, with major employers like Redstone Arsenal, Cummings Research Park, and numerous engineering and research firms fueling a robust job market. This economic stability, combined with a quality of life that affords a more relaxed pace than a dense urban center, makes Meridianville a popular choice for those working in and around Huntsville. The community is known for its access to quality schools within the Madison County system and offers a friendly, welcoming atmosphere.

What's the Market Like in Whitaker Landing?

The real estate market in the 35759 zip code, which includes Whitaker Landing, is active and reflects the overall health of the Huntsville metropolitan area. While specific data for the subdivision is granular, the broader Meridianville market provides a strong indicator of local conditions. The market can be described as relatively balanced, with healthy demand meeting a steady supply of homes.

Metric	Meridianville (35759) Data
Median Sale Price	~\$327,000
Median Price per Sq. Ft.	~\$151
Median Days on Market	~99 days
Sale-to-List Price Ratio	~99.1%
Percentage of Homes Sold Above List	~13.3%

Data sourced from recent market reports for July/August 2025.

Cost of Living Analysis

The affordability of Whitaker Landing within the broader context of Madison County is a significant draw. The overall cost of living in Meridianville is slightly lower than the national average, providing residents with financial advantages, particularly in housing and healthcare.

- **Overall Index:** Meridianville's cost of living is approximately 1% lower than the United States average.
- **Housing:** Housing costs are notably lower than the national average, presenting a significant value for homebuyers.
- **Utilities:** Energy and utility costs are also below the national average.
- **Groceries, Transportation, & Healthcare:** These categories are all competitively priced, contributing to the area's affordability.
- **Median Household Income:** The median household income for the 35759 zip code is approximately \$98,374, which is substantially higher than the state and national averages, indicating strong local earning potential.
- **Average Property Tax Rates:** As an unincorporated area, Whitaker Landing falls under the jurisdiction of Madison County. The property tax rate for improved property in rural Madison County is approximately \$3.65 per \$100 of assessed value, which is among the lower rates in the region.¹

An In-Depth Review of the Madison County School System

Whitaker Landing is zoned within the Madison County Schools district, a highly rated public school system. The district receives an overall "A-" grade from independent review sources and is recognized for its strong academic programs and athletic offerings.

- **Overall Rankings:** Madison County Schools ranks as one of the best school districts in Alabama.
- **Student Proficiency:** Across the district, approximately 59% of students are proficient in reading, and 37% are proficient in math, according to state test scores.

Reputation of Specific Schools:

- **Hazel Green High School:** Receives a "B+" rating. The school has a graduation rate of 94%. Student proficiency is reported at 41% in reading and 27% in math. The school offers a variety of sports and clubs.
- **Meridianville Middle School:** Holds an "A-" rating. Student proficiency is approximately 62% in reading and 26% in math.
- **Lynn Fanning Elementary School:** Also boasts an "A-" rating. Student proficiency scores are strong, with 67% in reading and 52% in math.

There are no significant current events like widespread rezoning or new school construction immediately impacting Whitaker Landing. However, it is always recommended to confirm specific addresses.

Disclaimer: School zoning can change. It is crucial to verify the specific school assignments for any property address directly with the Madison County School District's official tools.

Life in Whitaker Landing

Snapshot

Whitaker Landing is a modern residential community offering a comfortable and structured living environment. The neighborhood is defined by its newer construction, spacious homes, and a sense of community fostered by its organized layout and shared amenities.

Real Estate Landscape

The housing stock in Whitaker Landing consists primarily of single-household homes built in the last several years. Architectural styles are typically contemporary traditional, with brick and siding exteriors being common.

- **Architectural Styles:** Traditional and Craftsman-inspired designs.
- **Age of Homes:** Primarily new construction, built from the early 2020s to the present.
- **Price Ranges:** Homes generally range from the low \$400,00s to the mid \$500,00s.
- **Home Sizes:** Typical homes range from approximately 2,600 to over 4,000 square feet.
- **Lot Sizes:** Lot sizes are consistent with modern suburban developments, offering adequate yard space for outdoor activities.

Lifestyle & Amenities

Life in Whitaker Landing is centered around a quiet, residential atmosphere. The community is well-suited for those who appreciate a well-kept environment and access to neighborhood amenities. Proximity to U.S. Route 231/431 provides a direct path to shopping and dining options in the northern Huntsville area.

Educational Zoning

- **Elementary School:** Lynn Fanning Elementary School
- **Middle School:** Meridianville Middle School
- **High School:** Hazel Green High School

Verify school zoning with the Madison County School District.

Commuter's Index

Estimated commute times from Whitaker Landing during typical traffic conditions:

- **Redstone Arsenal (Gate 9):** Approximately 30-35 minutes
- **Cummings Research Park:** Approximately 25-30 minutes
- **Downtown Huntsville:** Approximately 20-25 minutes
- **Huntsville International Airport (HSV):** Approximately 30-35 minutes

Homeowner's Association (HOA) Insights

Whitaker Landing has a mandatory Homeowner's Association.

- **HOA Fee:** Approximately \$650 annually.
- **Services Covered:** The HOA dues typically cover the maintenance of common areas and any community amenities. Prospective buyers should confirm the full scope of services with the HOA management company.

General Disclaimer: *The information provided in this report is based on the most current data available at the time of writing. However, details such as school zoning, HOA fees, and property taxes are subject to change. It is strongly recommended that any potential homebuyer independently verify all critical information with the appropriate official sources.*