

PRESENTED BY

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COMMERCIAL/RESIDENTIAL DEVELOPMENT ACREAGE
FOR SALE

ATHENS HWY 31 DEVELOPMENT ACREAGE

Hwy 31, Athens, AL 35613



300 Market St, NE Suite 3 | Decatur, AL 35601 | GATEWAYCOMMERCIAL.COM



CONFIDENTIAL OFFERING MEMORANDUM

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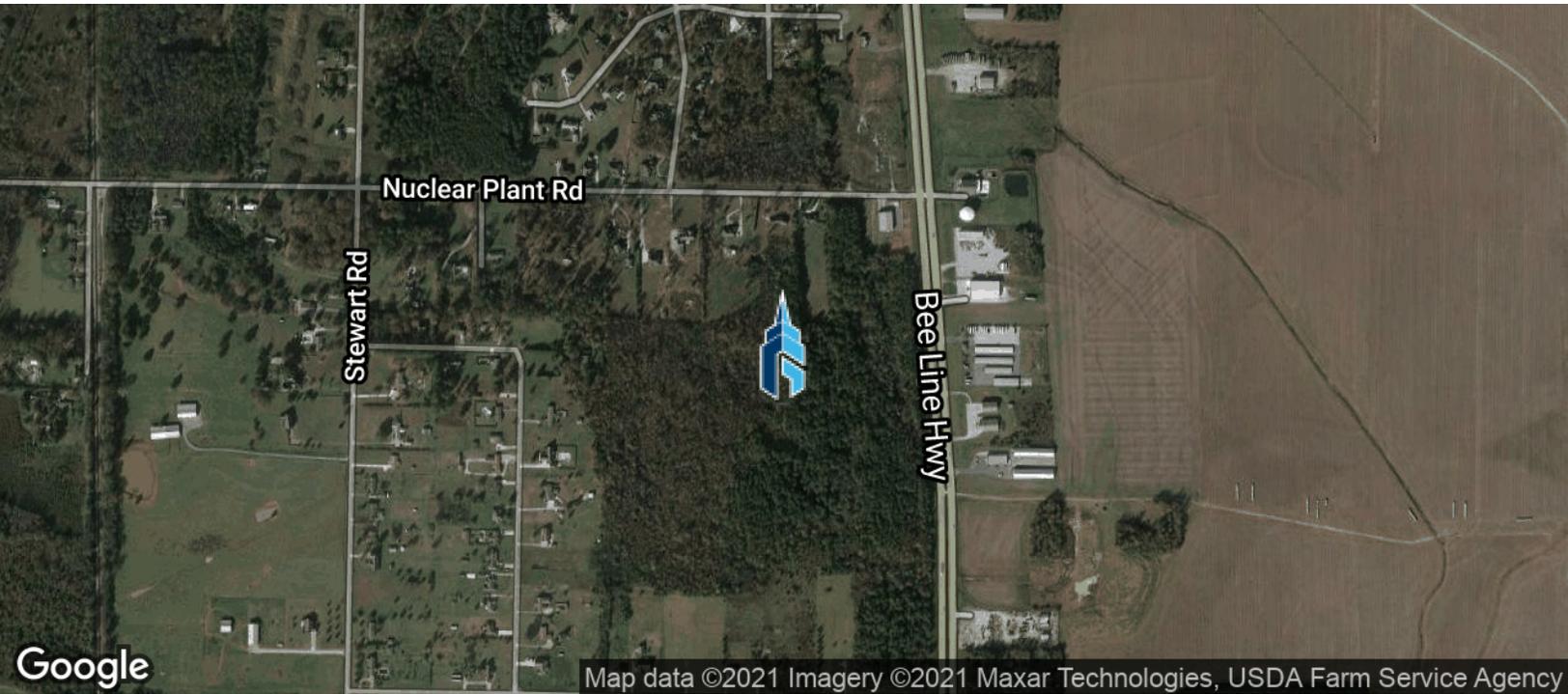
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,681,500
Available SF:	
Lot Size:	59 Acres
Price / Acre:	\$40,000
Zoning:	B-2, R11
Market:	Huntsville
Submarket:	Athens

PROPERTY OVERVIEW

Gateway Commercial Brokerage is pleased to present this fantastic offering which consists of approximately 59 acres of developable land situated along U.S. Highway 31 in Athens, Alabama. This offering is comprised of four tracts of unimproved land which provide plentiful highway frontage and great visibility. Multiple ingress/egress options are present as the property has roadway frontage on three separate thoroughfares. The property is also ideally zoned to accommodate a mix of development opportunities. The majority of the roadway frontage is zoned B-2 and would make an excellent location for commercial projects. The acreage to the rear of the property is zoned R-11 for residential development and is also included in the Athens City school district. Location is critical and it's worth noting that the property is centrally situated between three prominent cities within the Huntsville metro statistical area. Being only 8 miles from Decatur, AL, 7 miles to downtown Athens, AL and just 15 miles to Madison, AL, the property is located perfectly for the end-user that wants convenient access to these markets but desires a location in a more rural setting. All four tracts offered here are intended to be sold together. However, all written offers will be presented for consideration.



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PROPERTY
INFORMATION

**ATHENS HWY 31
DEVELOPMENT
ACREAGE**

Hwy 31 Athens, AL 35613



PROPERTY INFORMATION

AVAILABLE PARCELS



OF LOTS 4 | TOTAL LOT SIZE 5.9 - 24.2 ACRES | BEST USE MIXED USE COMMERCIAL /RESIDENTIAL DEVELOPMENT

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	ZONING	PRICE
Available	1	Hwy 31 Athens, Alabama	44-16-02-09-0-001-054.000	Industrial	5.9 Acres	B-2	\$40,000 Per Acre
Available	2	Hwy 31 Athens, Alabama	44-16-02-09-0-001-054.001	Residential	24.2 Acres	B-2, R11	\$40,000 Per Acre
Available	3	Hwy 31 Athens, Alabama	44-16-02-09-0-001-053.000	Residential	21.5 Acres	B-2, R11	\$40,000 Per Acre
Available	4	Hwy 31 Athens, Alabama	44-16-02-09-0-001-045.000	Industrial	7.5 Acres	B-2	\$40,000 Per Acre





PROPERTY INFORMATION

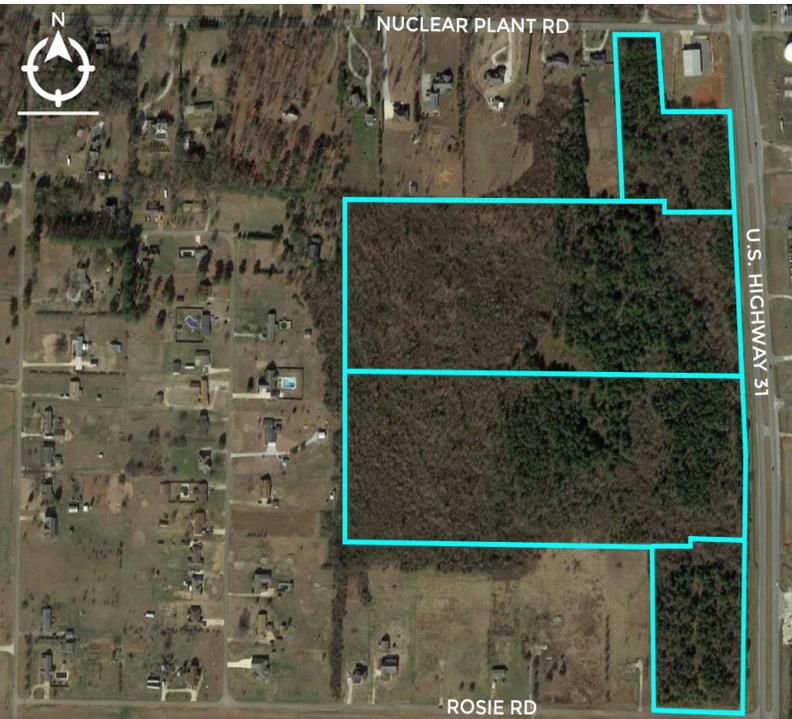
ROAD FRONTAGE MEASUREMENTS





PROPERTY INFORMATION

PROPERTY DESCRIPTION



SITE DESCRIPTION AND UTILITY INFORMATION

The acreage consists primarily of unimproved woodlands with underbrush. The soil is a mix of clay and loam. The property is not situated in a floodplain and the land lies relatively flat with a slightly downward sloping grade towards the southern parcels which aids in drainage.

UTILITIES

- Electricity is serviced by Athens Utilities
- Water is serviced by Limestone County Water and Sewer
- Sewer is not currently available on the site



Details contained, herein, are from sources we deem reliable. However, no liability is assumed for errors or omissions. This offering is subject to change or be withdrawn without notice.



PROPERTY INFORMATION

FLOOD ZONE DETERMINATION

Flood Zone Determination Report

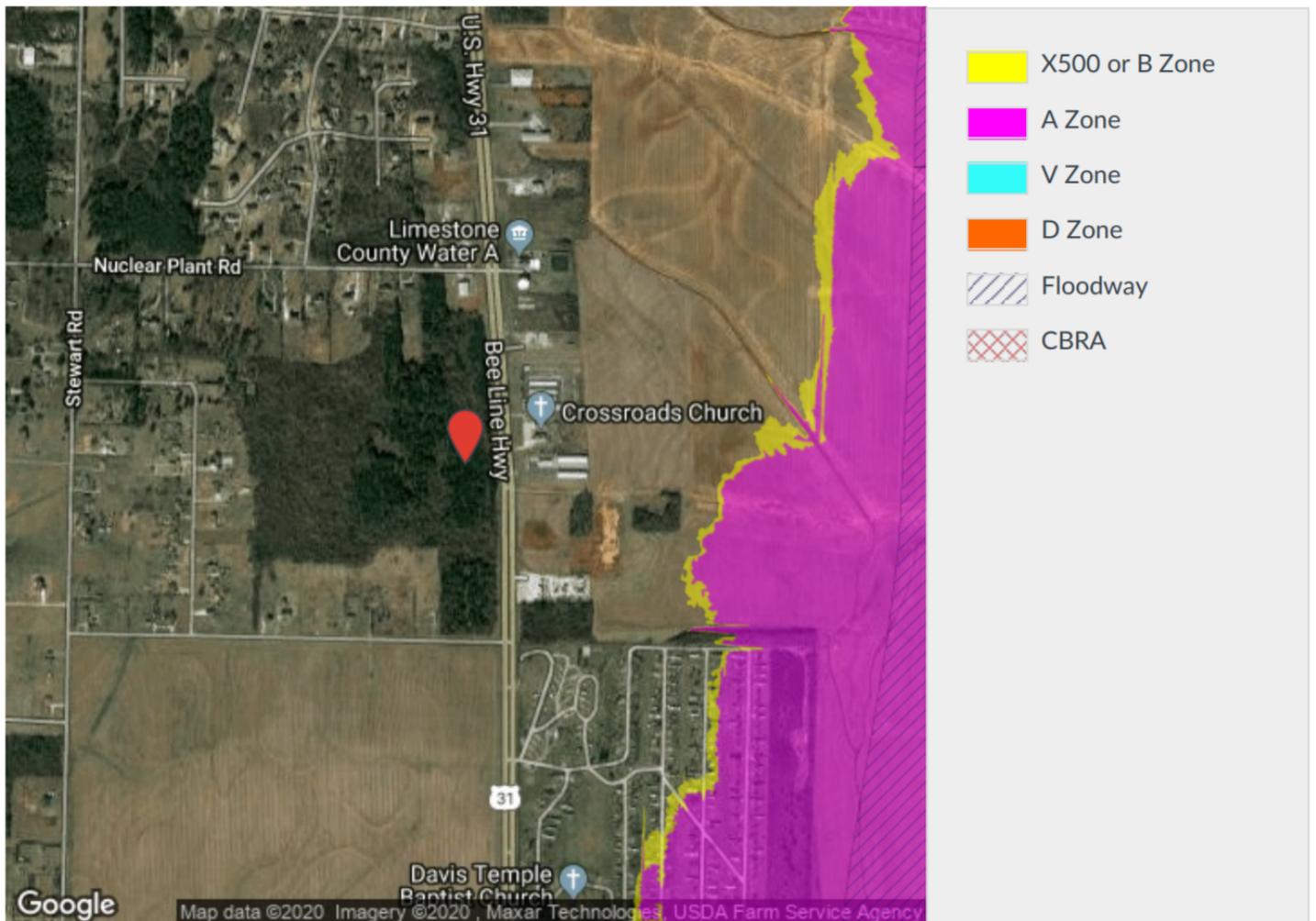
Flood Zone Determination: **OUT**

PANEL DATE

August 16, 2018

MAP NUMBER

010830279F



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LOCATION
INFORMATION

**ATHENS HWY 31
DEVELOPMENT
ACREAGE**

Hwy 31 Athens, AL 35613



LOCATION INFORMATION

ATHENS, ALABAMA



LOCATION DESCRIPTION

Athens, Alabama is a charming city with a population of approximately 21,870 people and serves as the county seat of Limestone County. The city which is located in north-central Alabama is included within the Huntsville metropolitan statistical area and shares a boundary with the city of Huntsville. Athens is conveniently nestled along I-65 and serves as a hub for three of the primary highways within Tennessee Valley including U.S. Hwy 72 and U.S. Hwy 31. Recently, Athens and Limestone county have experienced significant residential and economic growth. This surge in development is projected to steadily increase in the coming years. As a result, the city has been quietly preparing for increased growth. Last year, the city unveiled it's newly constructed Athens High School, a 55 million dollar, 285,000 square foot facility which can accommodate up to 1,500 students. Several roadway construction projects are also currently underway in and around Athens in order to alleviate traffic congestion between the city and Madison County. With unprecedented demand for housing in Athens and Limestone county coupled with a surge in recent economic development, the future for the area is looking as bright as ever.

LOCATION DETAILS

Market	Huntsville
Sub Market	Athens
County	Limestone
Cross Streets	Hwy 31, Nuclear Plant Rd.
Road Type	Highway
Market Type	Small
Nearest Highway	U.S. Highway 31
Nearest Airport	Huntsville International Airport

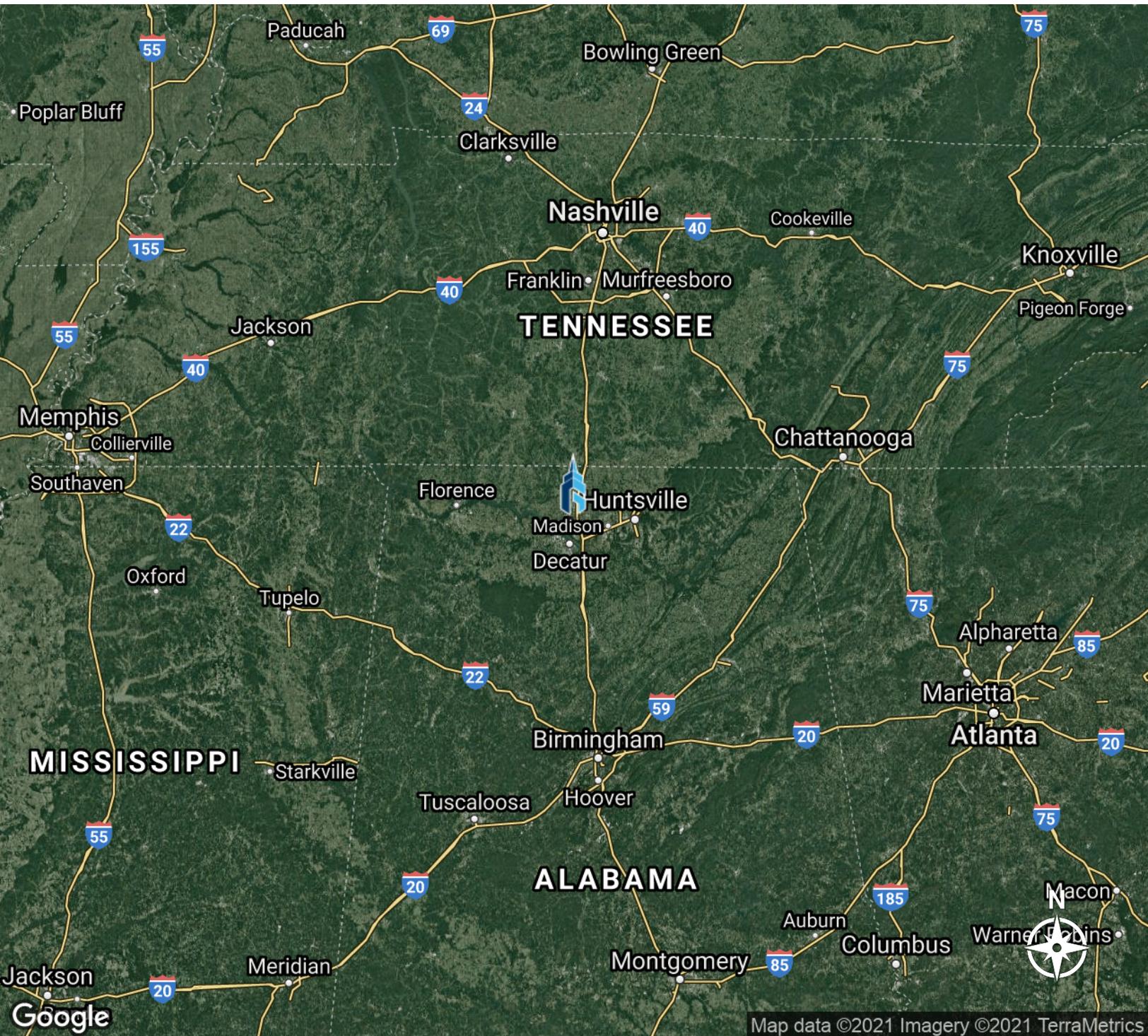


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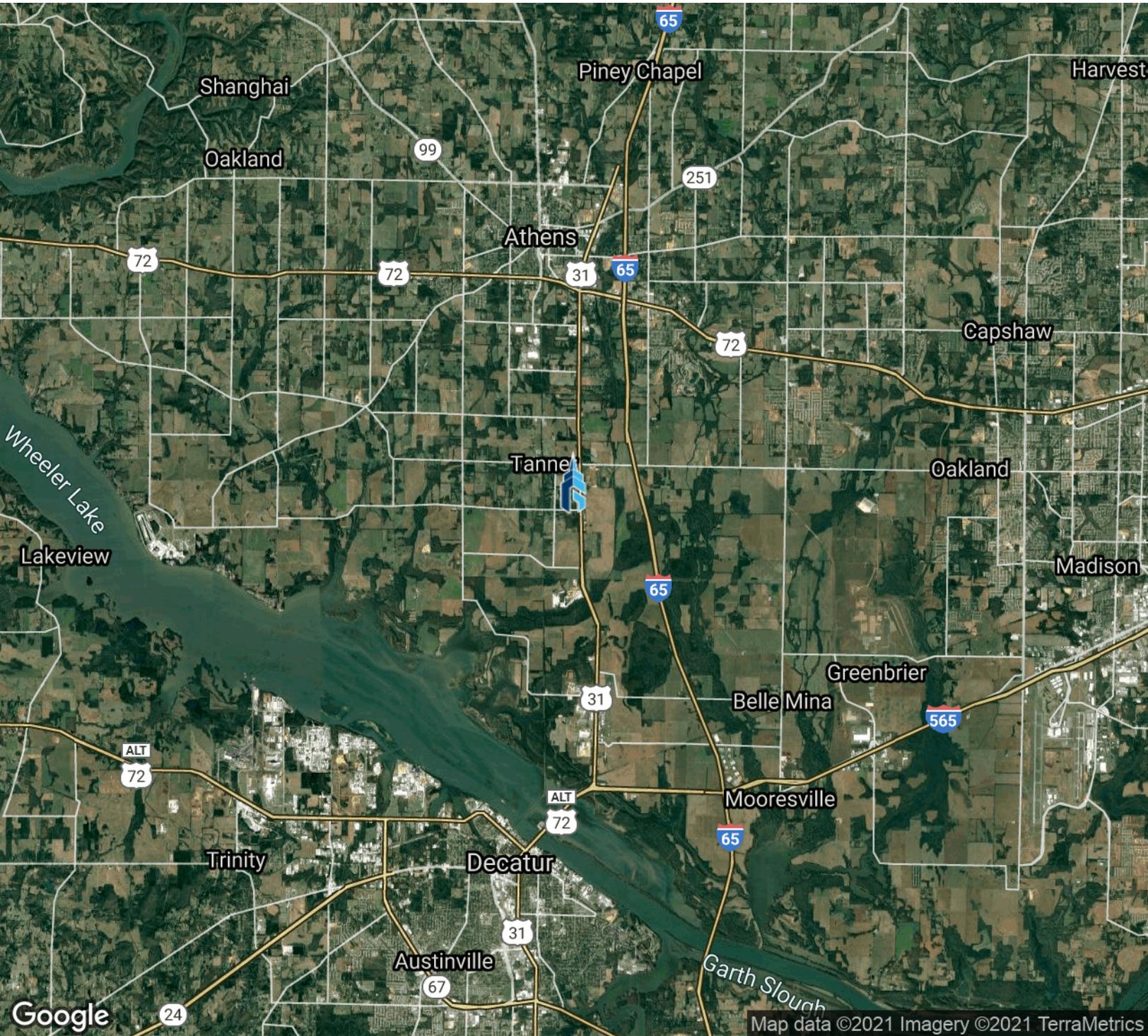
REGIONAL MAP





LOCATION INFORMATION

LOCATION MAPS

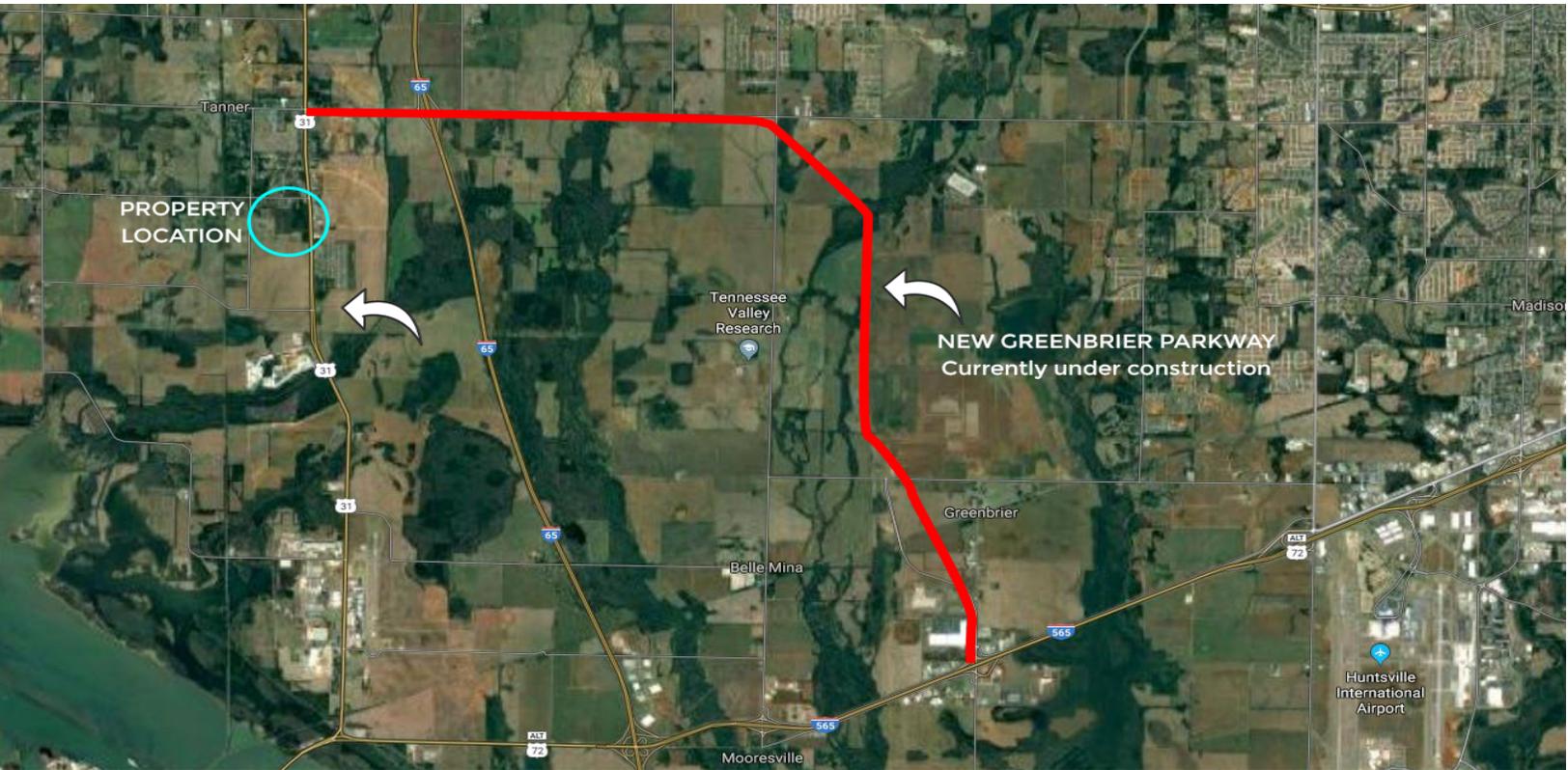


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LOCATION INFORMATION

PROXIMITY TO GREENBRIER PARKWAY



GREENBRIER PARKWAY

The Greenbrier Parkway is a 7.3 million dollar roadway project to develop a divided four-lane highway from the Greenbrier exit on I-565 to the Huntsville Brownsferry exit on I-65, just east of Athens city limits. The 5 phase project was started back in 2003 and is currently nearing the completion of phase 4-A. Phase 5 will widen the existing Brownsferry road to connect with I-65. The goal of the 6.5-mile parkway is to provide easier access from I-65 to Huntsville's growing industrial sector within Limestone county which includes the new Toyota-Mazda plant, Polaris, GE Aviation and the Target distribution center. Another intended benefit is that the parkway will provide for an easy commute between Athens, Decatur, and Huntsville by allowing residents to bypass the interstates altogether. As the project nears completion, Athens and Limestone county will continue to become prime development locations along this new corridor. Last year, Alabama Governor Kay Ivey announced that the Interstate 65 interchange at Tanner would be expanded and Huntsville Brownsferry Rd. would be widened to the intersection of U.S. Hwy 31 intersection. This site being offered is approximately one mile from the intersection of Huntsville Brownsferry Rd. and U.S. Hwy 31. This intersection will become the western origination point for the new Greenbrier Parkway.





PROPERTY INFORMATION

AERIAL VIEW



GATEWAY
COMMERCIAL BROKERAGE

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DEMOGRAPHICS

ATHENS HWY 31 DEVELOPMENT ACREAGE

Hwy 31 Athens, AL 35613

Key Facts - 1,5,10 Mile Radius

10739-10877 US-31 S (1 mile)
 10739-10877 US-31 S, Tanner, Alabama, 35671
 Ring of 1 mile

Athens Hwy 31 Development Land
 Latitude: 34.71328
 Longitude: -86.95707

KEY FACTS

888

Population

45.3

Median Age

2.4

Average Household Size

\$85,663

Median Household Income

EDUCATION

4%

No High School Diploma



35%

High School Graduate



23%

Some College



38%

Bachelor's/Grad/Prof Degree

BUSINESS



11

Total Businesses



124

Total Employees

EMPLOYMENT



61%

White Collar



25%

Blue Collar



13%

Services

10.2%

Unemployment Rate

INCOME



\$85,663

Median Household Income



\$49,268

Per Capita Income



\$408,799

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.2%)

The smallest group: \$15,000 - \$24,999 (1.6%)

Indicator	Value	Difference	
<\$15,000	4.4%	-6.1%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$15,000 - \$24,999	1.6%	-10.0%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$25,000 - \$34,999	11.2%	+2.5%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$35,000 - \$49,999	8.2%	-3.8%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$50,000 - \$74,999	20.2%	+1.8%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$75,000 - \$99,999	9.3%	-2.7%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$100,000 - \$149,999	16.6%	+0.3%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$150,000 - \$199,999	10.9%	+5.4%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$200,000+	17.7%	+12.7%	<div style="width: 100%; height: 10px; background-color: blue;"></div>

Bars show deviation from Limestone County

Key Facts - 1,5,10 Mile Radius

10739-10877 US-31 S (5 miles)
 10739-10877 US-31 S, Tanner, Alabama, 35671
 Ring of 5 miles

Athens Hwy 31 Development Land
 Latitude: 34.71328
 Longitude: -86.95707

KEY FACTS

8,764

Population

42.1

Median Age

2.5

Average Household Size

\$69,093

Median Household Income

EDUCATION

9%

No High School Diploma



31%

High School Graduate



28%

Some College



32%

Bachelor's/Grad/Prof Degree

BUSINESS



290

Total Businesses



3,864

Total Employees

EMPLOYMENT



64%

White Collar



21%

Blue Collar



15%

Services

6.1%

Unemployment Rate

INCOME



\$69,093

Median Household Income



\$39,244

Per Capita Income



\$182,094

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (17.5%)

The smallest group: \$15,000 - \$24,999 (7.2%)

Indicator	Value	Difference	
<\$15,000	9.5%	-1.0%	<div style="width: 100%; height: 10px; background-color: #2e8b57;"></div>
\$15,000 - \$24,999	7.2%	-4.4%	<div style="width: 100%; height: 10px; background-color: #2e8b57;"></div>
\$25,000 - \$34,999	8.2%	-0.5%	<div style="width: 100%; height: 10px; background-color: #2e8b57;"></div>
\$35,000 - \$49,999	11.4%	-0.6%	<div style="width: 100%; height: 10px; background-color: #2e8b57;"></div>
\$50,000 - \$74,999	16.7%	-1.7%	<div style="width: 100%; height: 10px; background-color: #2e8b57;"></div>
\$75,000 - \$99,999	10.8%	-1.2%	<div style="width: 100%; height: 10px; background-color: #2e8b57;"></div>
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\$200,000+	11.0%	+6.0%	<div style="width: 100%; height: 10px; background-color: #2e8b57;"></div>

Bars show deviation from Limestone County

Key Facts - 1,5,10 Mile Radius

10739-10877 US-31 S (10 miles)
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 Ring of 10 miles

Athens Hwy 31 Development Land
 Latitude: 34.71328
 Longitude: -86.95707

KEY FACTS

91,349

Population



Average Household Size

39.1

Median Age

\$52,828

Median Household Income

EDUCATION

15%

No High School Diploma



28%

High School Graduate



29%

Some College



28%

Bachelor's/Grad/Prof Degree

BUSINESS



3,677

Total Businesses



45,095

Total Employees

EMPLOYMENT



59%

White Collar



25%

Blue Collar



16%

Services



Unemployment Rate

INCOME



\$52,828

Median Household Income



\$28,992

Per Capita Income



\$95,420

Median Net Worth

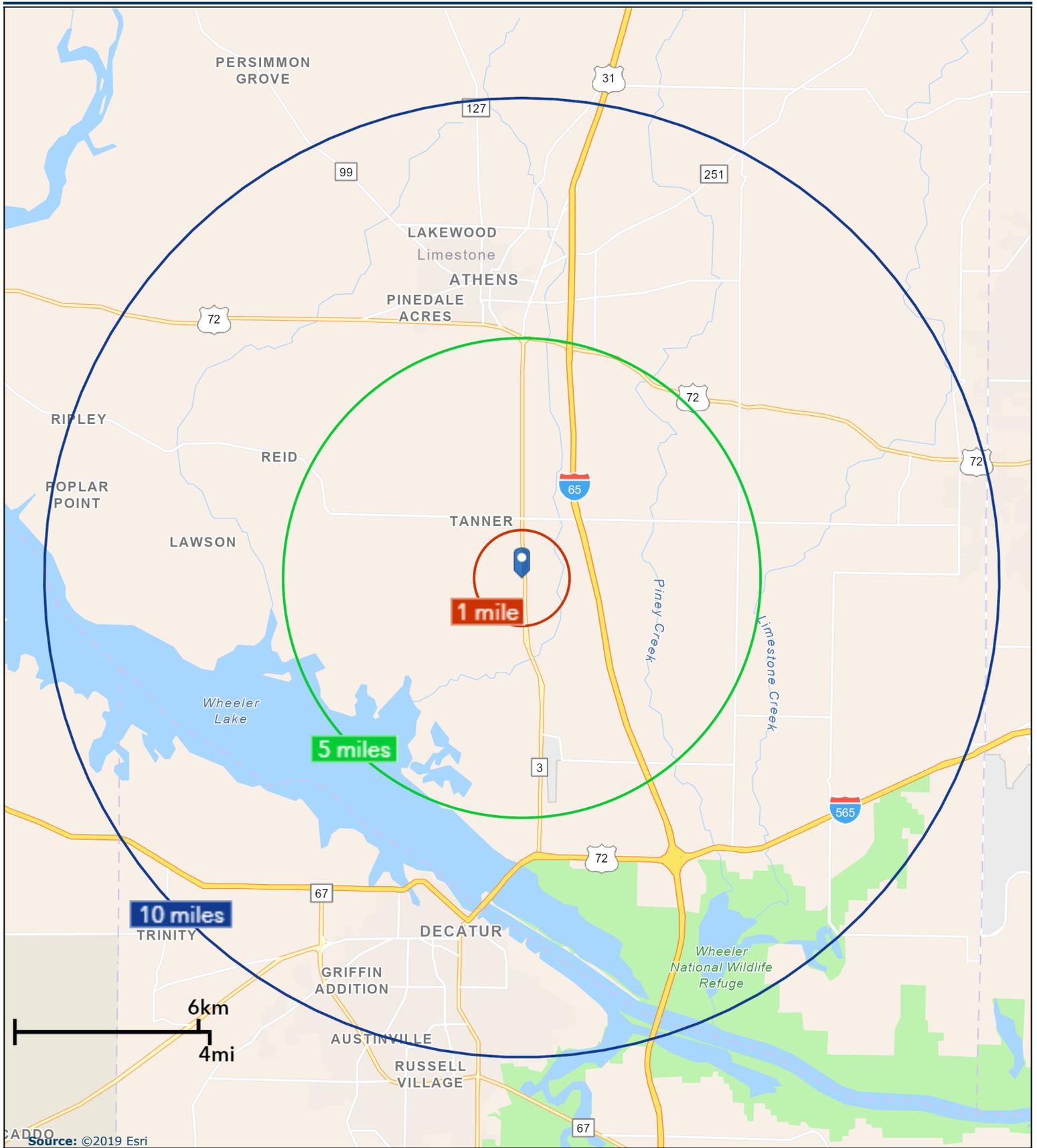
Households By Income

The largest group: \$50,000 - \$74,999 (17.0%)

The smallest group: \$200,000+ (5.1%)

Indicator	Value	Difference	
<\$15,000	12.9%	-3.2%	<div style="width: 12.9%;"></div>
\$15,000 - \$24,999	12.5%	-1.9%	<div style="width: 12.5%;"></div>
\$25,000 - \$34,999	9.8%	-3.0%	<div style="width: 9.8%;"></div>
\$35,000 - \$49,999	12.1%	-2.5%	<div style="width: 12.1%;"></div>
\$50,000 - \$74,999	17.0%	-0.3%	<div style="width: 17.0%;"></div>
\$75,000 - \$99,999	11.1%	-0.2%	<div style="width: 11.1%;"></div>
\$100,000 - \$149,999	14.1%	+3.9%	<div style="width: 14.1%;"></div>
\$150,000 - \$199,999	5.4%	+3.1%	<div style="width: 5.4%;"></div>
\$200,000+	5.1%	+4.2%	<div style="width: 5.1%;"></div>

Bars show deviation from Lawrence County



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ADVISOR
BIOS

**ATHENS HWY 31
DEVELOPMENT
ACREAGE**

Hwy 31 Athens, AL 35613



ADVISOR BIOS

JARED DISON



JARED DISON

Salesperson

jdison@gatewaycommercial.net

Direct: 256.355.0721 | **Cell:** 256.431.0101

PROFESSIONAL BACKGROUND

As a long-term resident of North Alabama, I've seen first-hand the transformation of the Huntsville market from a small often overlooked military and aeronautical town into a surging, economically diverse powerhouse that is currently commanding the attention of commercial real estate investors on national and international levels. As a result, my clients benefit from a lifetime of valuable insight and expert market information, which enables them to make informed and profitable investment decisions. Prior to my real estate career, I was enlisted in the U. S. Army, honorably serving for four years. My deployment included a tour in Germany and two tours in Kosovo and Iraq. I believe those experiences instilled in me discipline and professionalism, beneficial to be successful in the commercial real estate industry.

I joined Gateway Commercial Brokerage in 2016 as a sales associate. Since then, I have quickly and energetically created a strong foundation of local and national clientele by providing superior investment real estate acquisition, reposition and disposition services. In my real estate career, I excel in retail and multi-family sales and acquisitions, asset management, comprehensive investment analysis, strategic financial advising and landlord/tenant representation for commercial lease transactions. In addition, I am an active real estate investor and principal. I have a proven track record of diligently representing my client's best interests with uncompromising integrity, high ethical standards and a focus on cultivating meaningful business relationships.

My wife, Leo, and I reside in the city of Hartselle. When we have free time, we enjoy traveling, trying new restaurants, but mostly can be found on the water. Sailing, diving, and spearfishing are some of our favorite activities.

Gateway Commercial Brokerage, Inc.

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