

# RESIDENTIAL ACREAGE

4608 & 4610 Meridian St, Huntsville, AL 35811

PRESENTED BY

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**GATEWAY**  
COMMERCIAL BROKERAGE



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Gateway Commercial Brokerage, Inc. in compliance with all applicable fair housing and equal opportunity laws.

# EXECUTIVE SUMMARY



## OVERVIEW

Gateway Commercial Brokerage, Inc. is pleased to present this offering consisting of two parcels, which are intended to be sold together. The primary parcel is a +/- 67.2 acre tract, and the second parcel is approximately 1 acre situated adjacent to the primary parcel. The property features great visibility and proximity to both N. Memorial Parkway and Winchester Rd. The property is flanked by Alabama A&M University acreage to the South and East. The North Alabama Hobby Railroad, a unique and charming attraction, skirts the northern boundary of the property. The parcels are conveniently located just 4.5 miles from downtown Huntsville's shopping, dining, and entertainment attractions.

Approximately 6.4 acres are zoned for light industrial (L.I.) usage, with the remaining acreage zoned residential (R1A). This acreage would make an ideal location for a private estate for those who want to be in the city but would like to live in a more rural atmosphere.

OFFERING SUMMARY	
Lot Size:	+/- 68.2 Acres
Price:	\$1,104,840
Zoning:	L.I. - R1A
Market:	Huntsville



# PROPERTY INFORMATION

4608 & 4610 Meridian St, Huntsville, AL 35811

# PROPERTY DESCRIPTION



## SITE DESCRIPTION AND UTILITY INFORMATION

The site consists of +/- 68.2 acres in two parcels with close proximity to both N. Memorial Parkway and Winchester Rd. Parcels share approximately 47' wide of ingress/egress along Meridian St. Acreage contains of a mix of hard woods and green fields. There is a grade that slopes downward from the southern boundary to the northern boundary of the property. The gradual elevation contour makes for wonderful views of northern Madison County.

All utilities, including sewer, are available on-site with service provided by Huntsville Utilities. Although the parcels are not eligible for rezoning, approximately 6.4 acres are zoned for light industrial (L.I.) usage, with the remaining acreage zoned residential (R1A).

# ZONING MAP



**NOTE:** PROPERTY IS NOT ELIGIBLE FOR REZONING.

# INGRESS/EGRESS





# VIEW FROM ACCESS POINT



# FLOOD ZONE DETERMINATION



## Flood Zone Determination Report

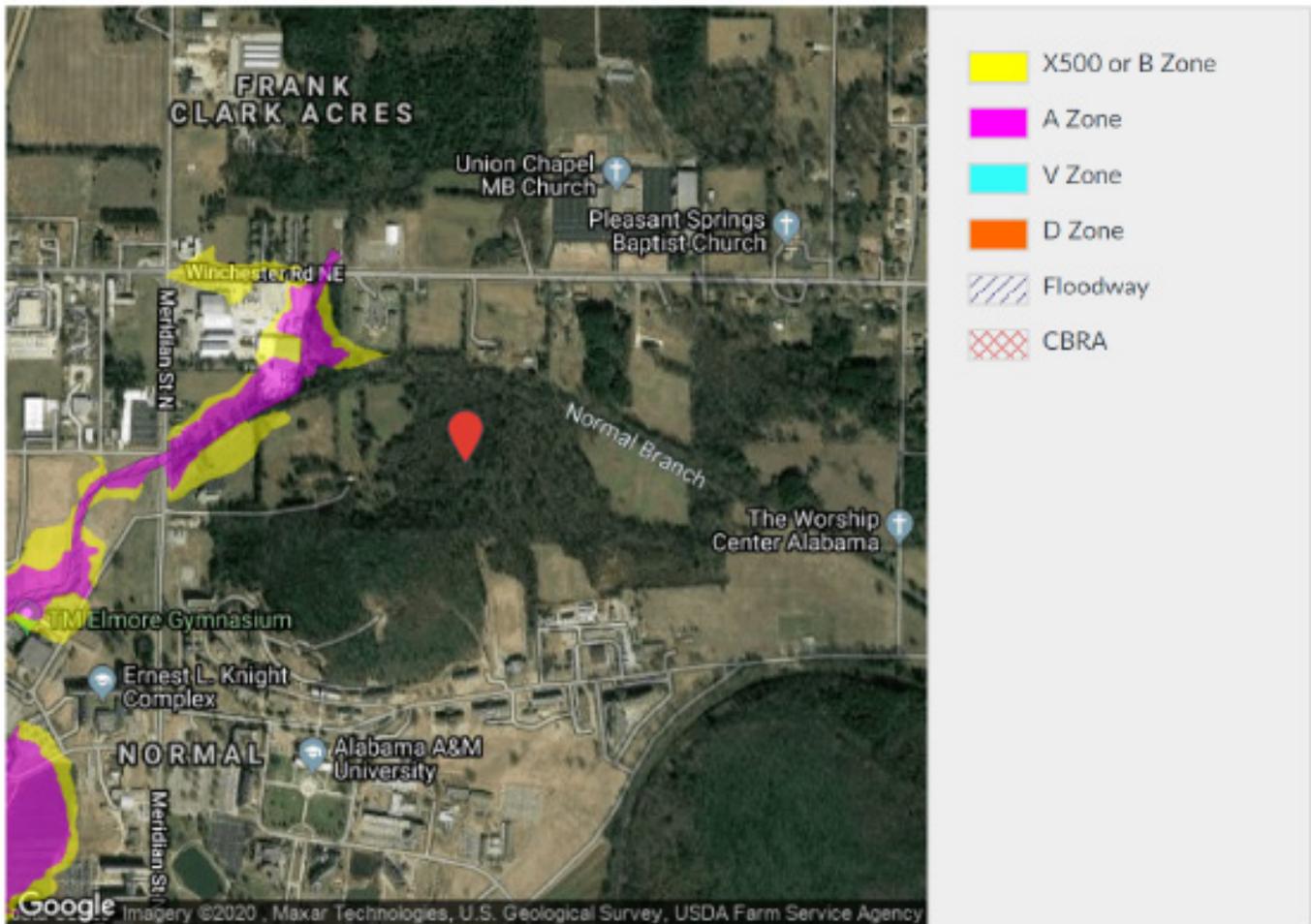
Flood Zone Determination: **OUT**

PANEL DATE

October 02, 2014

MAP NUMBER

010890187E





# LOCATION INFORMATION

4608 & 4610 Meridian St, Huntsville, AL 35811

# HUNTSVILLE, ALABAMA

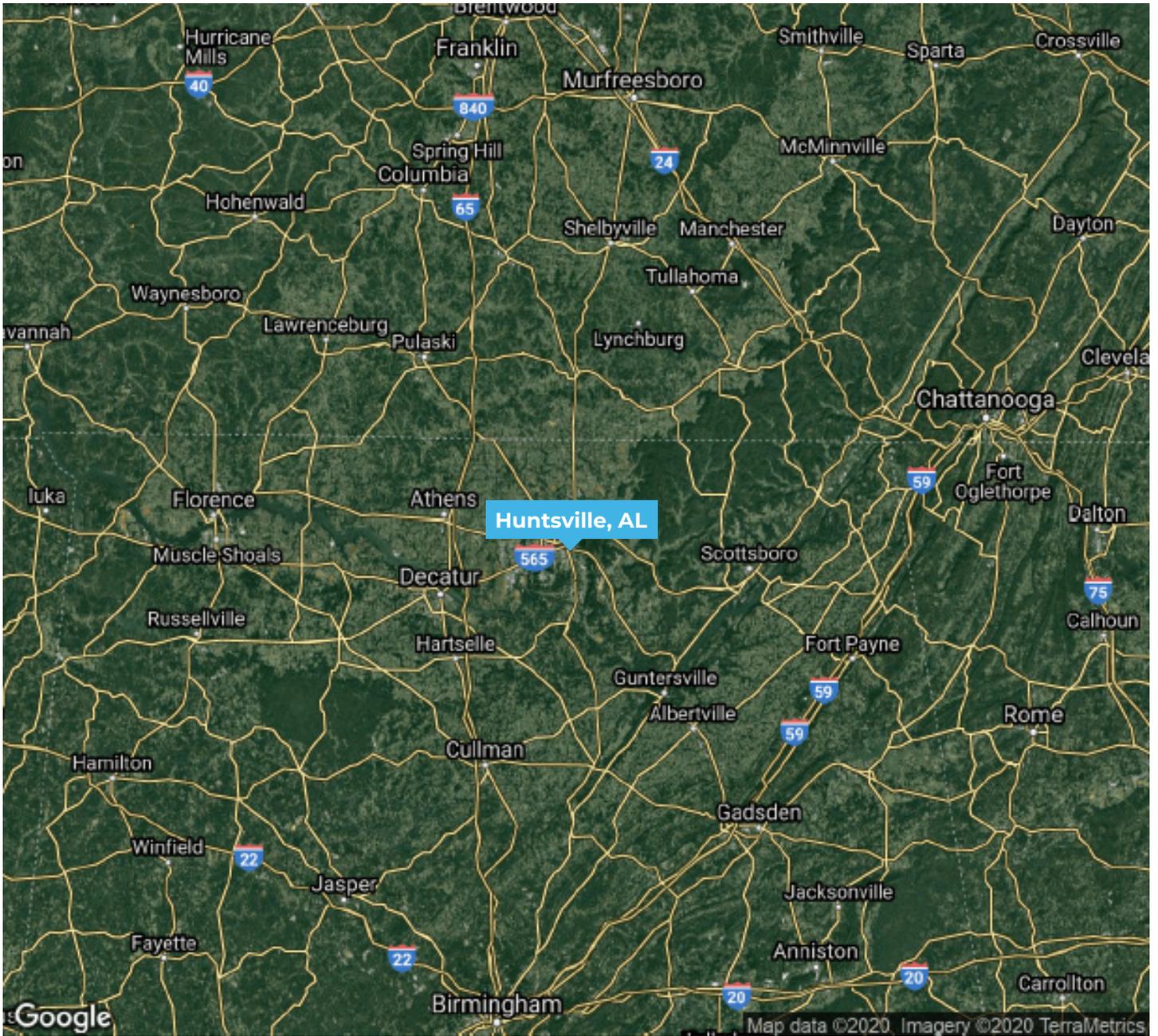


## HUNTSVILLE, ALABAMA

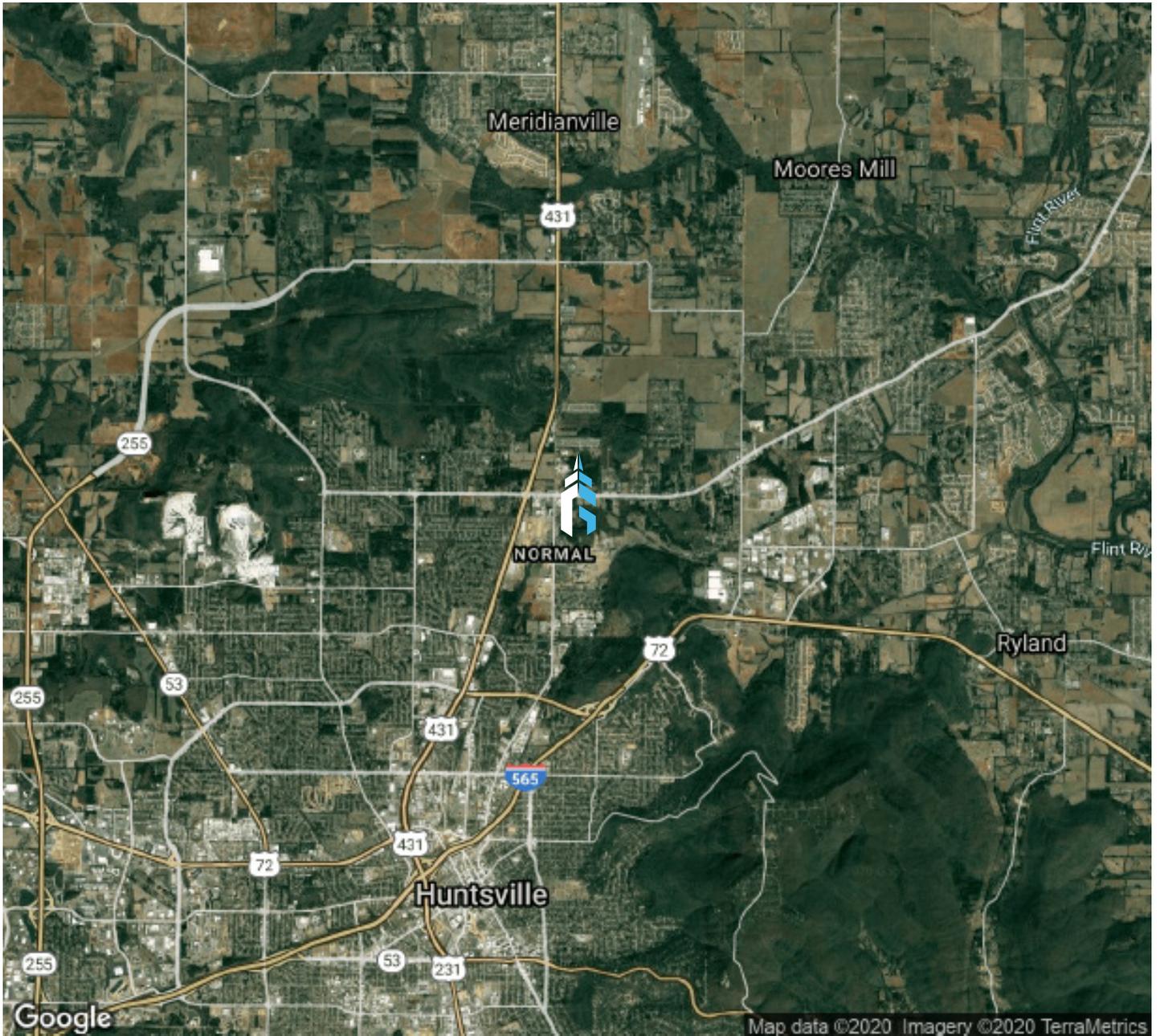
Nestled in the foothills of the Appalachian Mountains, Huntsville recently surpassed Birmingham as the largest city in the state of Alabama with a population of approximately 194,000 people. While growth alone can be very exciting, Huntsville is more about quality than quantity. Over 40 Fortune 500 companies have offices in Huntsville. The city is home to NASA's Marshall Space Flight Center, the United States Army Aviation and Missile Command, Redstone Arsenal, Cumming's Research Park and a host of other new businesses and organizations. Education and training are also pivotal to Huntsville's growth, and the city has no less than nine different institutions of higher learning. Named as one of the best places for businesses and careers by Forbes Magazine, Huntsville is bringing in thousands of additional quality jobs by inviting industry giants such as Facebook, Toyota-Mazda, LG Electronics, Polaris, Blue Origin, Aerojet Rocketdyne, Boeing, and Lockheed Martin to either relocate to or expand in the area. Recently, the Federal Bureau of Investigation announced the construction of a \$1 billion campus in Huntsville which will provide an additional 4,000 jobs to the area. The information technology, bioscience, and advanced manufacturing industries play a healthy role in Huntsville's economic success, but it was the aerospace and defense industries that transformed the city from a small agricultural community into the high tech juggernaut that it is today.

Huntsville's recent surge in popularity can be attributed to many factors such as its robust economy, low unemployment rate, affordable cost of living, as well as being a family-friendly place to live. Despite the recent demographic, economic and technological growth Huntsville has experienced, the city has still managed to retain its small-town charm and strong sense of community, which separates Huntsville from other larger metropolitan cities in the region.

# REGIONAL MAP



# LOCATION MAP





# ADVISOR BIO

4608 & 4610 Meridian St, Huntsville, AL 35811



# ADVISOR BIO



## JARED DISON

Investor & Salesperson

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## 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.

## EDUCATION

U.S. Army Veteran



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