

# ANDERSON FARMS DEVELOPMENT ACREAGE

Eleven Parcels - Huntsville, Alabama



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

DEVELOPMENT ACREAGE
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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.

# DEVELOPMENT ACREAGE EXECUTIVE SUMMARY







### **PROPERTY BRIEF**

Situated in Limestone County, this property offers great development opportunity, industrial, residential and commercial. Having a large amount of road frontage along Mooresville Road, Huntsville Brownsferry, and Interstate 65, this offers a significant advantage as it enhances exposure and accessibility, potentially increasing the property's attractiveness to developers and investors. The property has 11 tracts that can be purchased separately or as a whole.

Visibility and traffic are exceptional at this site, complemented by its proximity to Madison, Athens, Decatur and Huntsville. Tracts 1-3 contain +/- 508.18 acres with +/- 10,837 feet of frontage along Interstate 65 and +/- 10,579 feet along Dogwood Flats Road. Tract 4 with +/- 403.52 acres has approximately 5,439 feet of frontage along Dogwood Flat Road. Tract 5 has +/- 5,291 feet of frontage along Mooresville Road and +/- 5,366 feet of frontage along Humphrey Rd and consists of approximately 639.10 acres. Tracts 4 and 5 are zoned mixed-use. In addition, tracts 6-11 offer a total of +/- 7,997 feet of frontage along Huntsville Brownsferry Road at Pete's Corner and are zoned commercial/industrial. Sewer and water accompany all tracts.

Overall, the property offers a prime opportunity for development due to its strategic location, accessibility, versatility in use, and flexibility in purchasing options. These factors collectively make it an attractive prospect for commercial, industrial and residential development ventures.

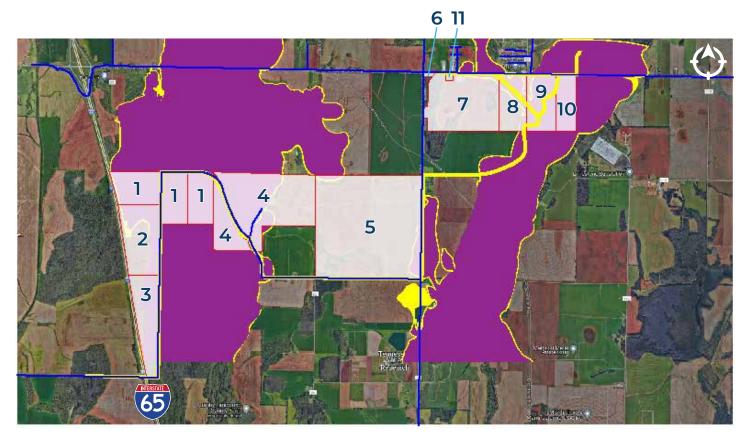
OFFERING SUMMARY							
Sale Price:	Call for Pricing	Best Use:	Development				
# of Parcels:	וו	Huntsville Brownsferry Frontage:	+/- 7,997 feet				
Total Acreage:	+/- 2,048.20 Acres	Mooresville Frontage:	+/- 5,291 feet				
Zoning:	See Page 5	Interstate 65 Frontage:	+/- 10,837 feet				



# **PROPERTY INFORMATION**

Eleven Parcels - Huntsville, Alabama

# AVAILABLE PARCELS



Sewer (Huntsville City)

### Water (Limestone Co.)

PARCEL	ADDRESS	APN	SIZE	ZONING
1	Interstate 65/Dogwood Flats	16-01-11-0-000-001.000	+/- 226.72	Development
2	Interstate 65/Dogwood Flats	16-01-11-0-000-002.001	+/- 165.47	Development
3	Interstate 65/Dogwood Flats	16-06-14-0-000-004.001	+/- 115.99	Development
4	Dogwood Flat	16-01-12-0-000-001.000	+/- 403.52	Mixed-Use
5	Mooresville Rd/Humphrey Rd	17-03-07-0-000-001.000	+/- 639.10	Mixed-Use
6	Huntsville Brownsferry	17-03-05-0-000-003.000	+/- 0.45	Commercial/Industrial
7	Huntsville Brownsferry	17-03-05-0-000-001.000	+/- 276.74	Commercial/Industrial
8	Huntsville Brownsferry	17-03-05-0-000-001.003	+/- 58.82	Commercial/Industrial
9	Huntsville Brownsferry	17-02-04-0-000-004.000	+/- 81.69	Commercial/Industrial
10	Huntsville Brownsferry	17-02-04-0-000-004.001	+/- 75.61	Commercial/Industrial
11	Huntsville Brownsferry	17-03-05-0-000-002.000	+/- 4.09	Commercial/Industrial

PROPERTY INFORMATION
SEWER MAIN MAPS



# ArcGIS Web Map



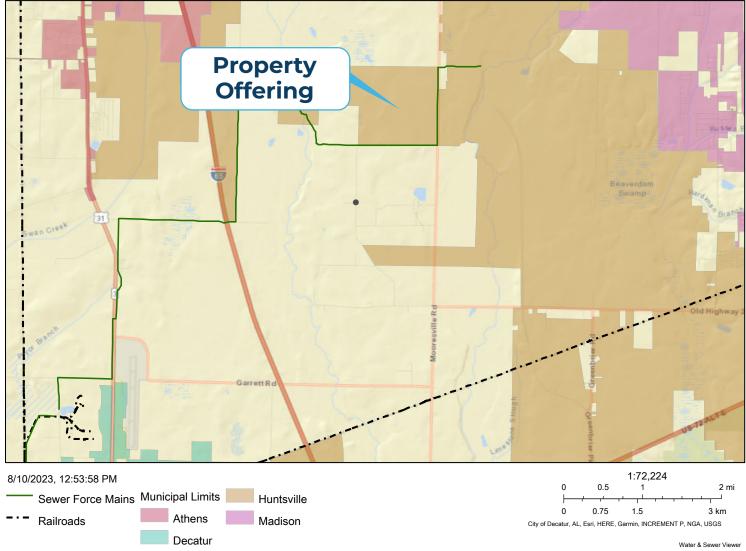
Water & Sewer Viewer

City of Decatur, AL, Esri, HERE, Garmin, INCREMENT P, NGA, USGS | KCS, Pictometry | KCS | Federal Railroad Administration (FRA) |

# PROPERTY INFORMATION SEWER FORCE MAINS MAP

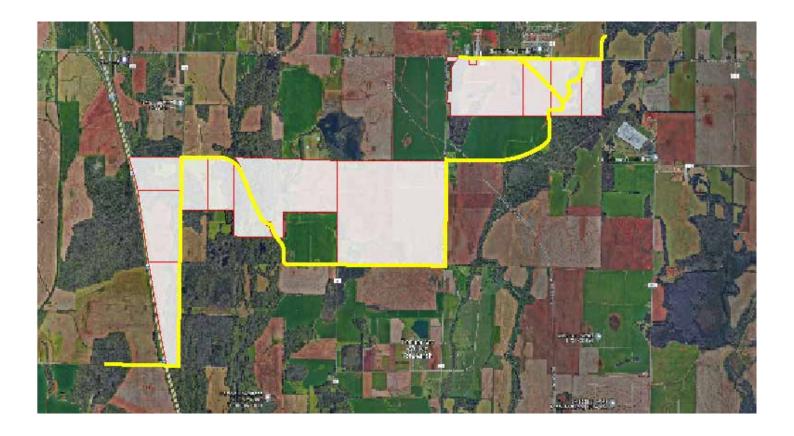


## ArcGIS Web Map



City of Decatur, AL, Esri, HERE, Garmin, INCREMENT P, NGA, USGS | KCS, Pictometry | KCS | Federal Railroad Administration (FRA) |

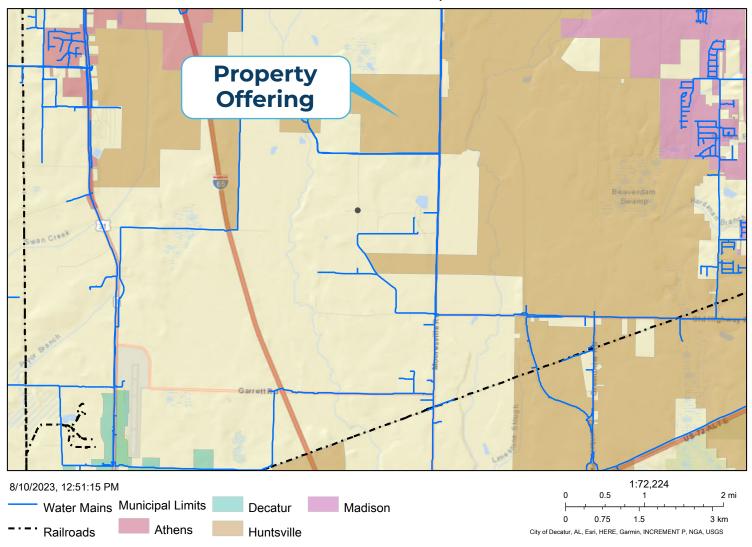




The information contained herein is derived from sources deemed reliable. Gateway Commercial Brokerage assumes no liability for errors or omissions. Offering is subject to change or be withdrawn without notice. WATER MAIN MAP



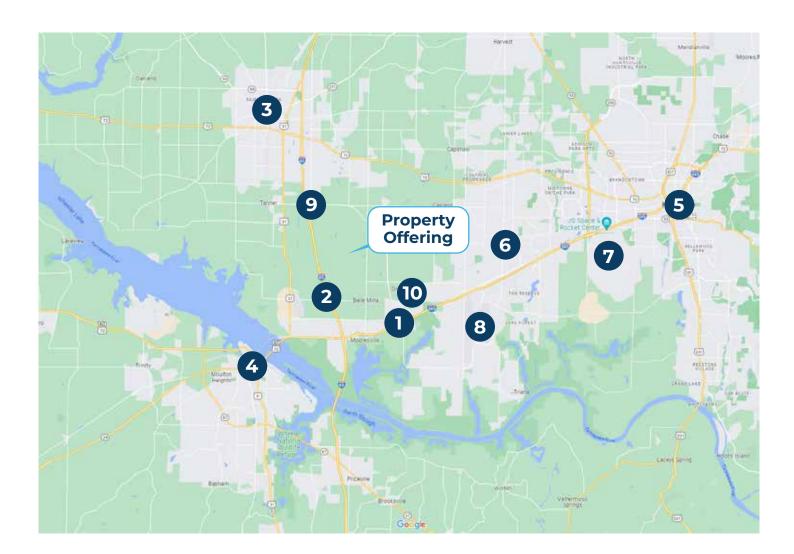
## ArcGIS Web Map



Water & Sewer Viewer

City of Decatur, AL, Esri, HERE, Garmin, INCREMENT P, NGA, USGS | KCS, Pictometry | KCS | Federal Railroad Administration (FRA) |

# PROXIMITY TO POINTS OF INTEREST



#	LOCATION	DISTANCE	TRAVEL TIME
1	Interstate 565	+/- 4.9 miles	+/- 9 minutes
2	Interstate 65	+/- 6.8 miles	+/- 11 minutes
3	Athens	+/- 10.3 miles	+/- 14 minutes
4	Decatur	+/- 11.4 miles	+/- 16 minutes
5	Huntsville	+/- 21.4 miles	+/- 24 minutes
6	Madison	+/- 11.5 miles	+/- 19 minutes
7	Redstone Arsenal	+/- 11.7 miles	+/- 21 minutes
8	HSV International Airport	+/- 7.1 miles	+/- 16 minutes
9	Buccee's	+/- 8.2 miles	+/- 12 minutes
10	Toyota Mazda Manufacturing	+/- 4.4 miles	+/- 7 minutes

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# **INTERSTATE 65 PARCELS**

Three Parcels - Huntsville, Alabama

# INTERSTATE 65 PARCELS PHOTOS - TRACTS 1-3







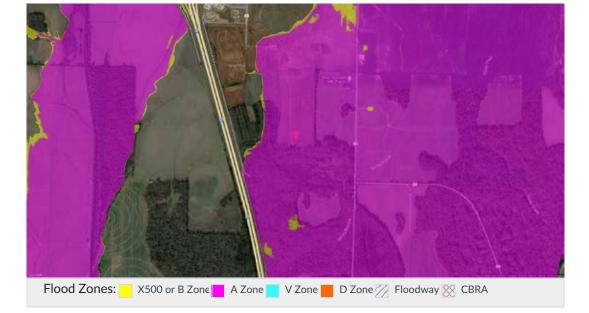
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# INTERSTATE 65 PARCELS

## RiskMeter

CoreLogic

### Overview Map







# MOORESVILLE RD PARCELS

Two Parcels - Huntsville, Alabama

# MOORESVILLE RD PARCELS PHOTOS - TRACTS 4 & 5





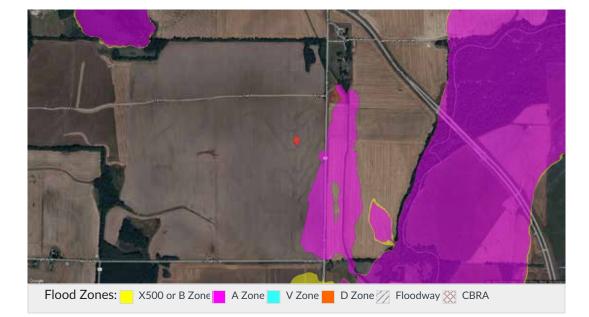


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# MOORESVILLE RD PARCELS

## RiskMeter









# HUNTSVILLE BROWNSFERRY RD PARCELS

Six Parcels - Huntsville, Alabama







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## RiskMeter



### **Overview Map**

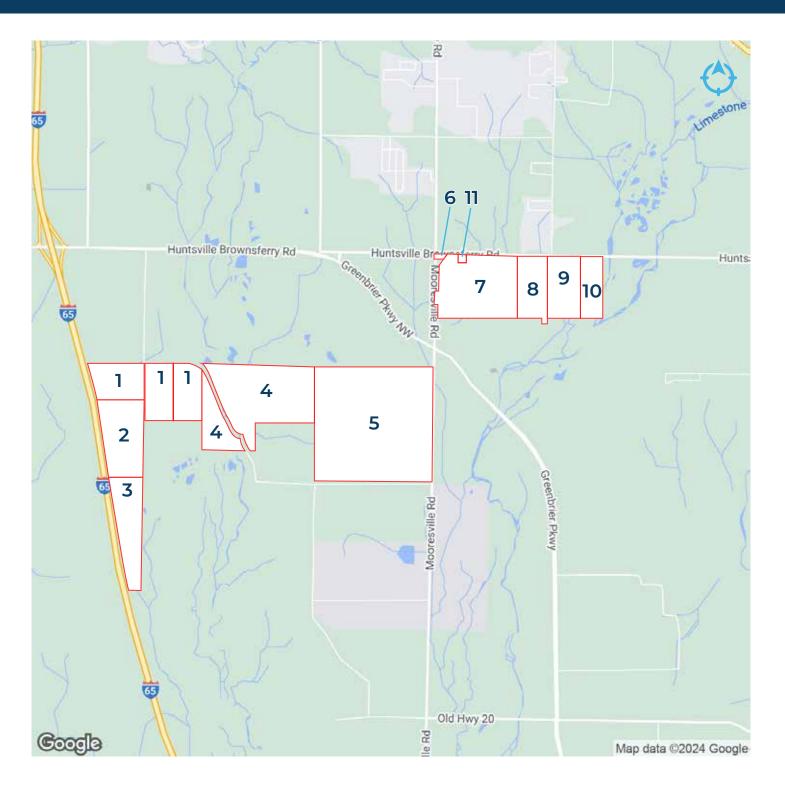




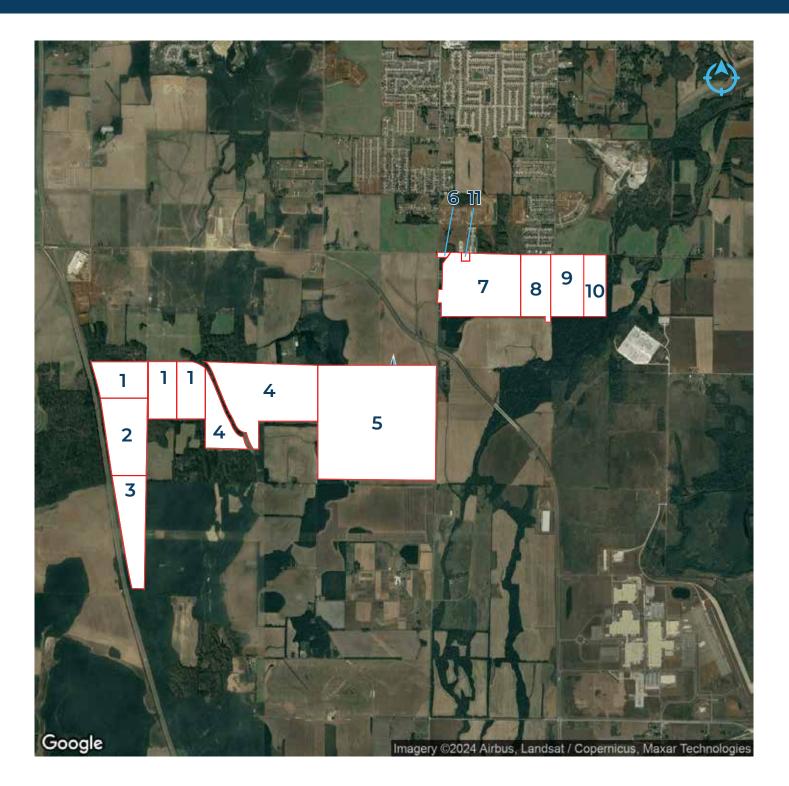
# LOCATION INFORMATION

Eleven Parcels - Huntsville, Alabama





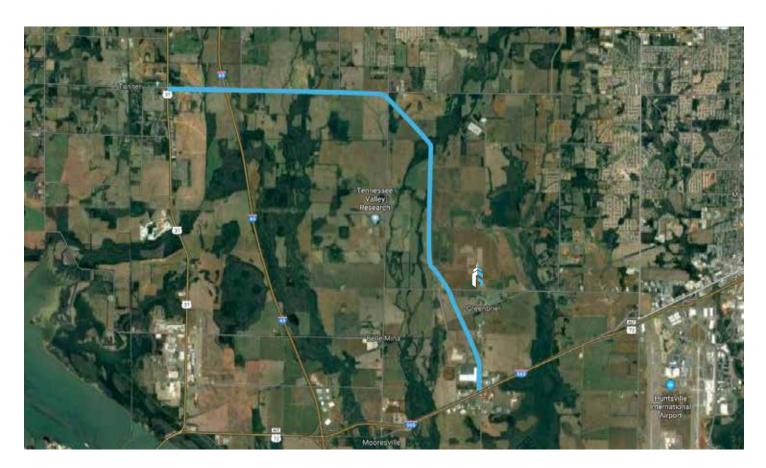






# MASTER PLAN WESTERN ANNEXED LAND

City of Huntsville - Limestone County



### **GREENBRIER PARKWAY**

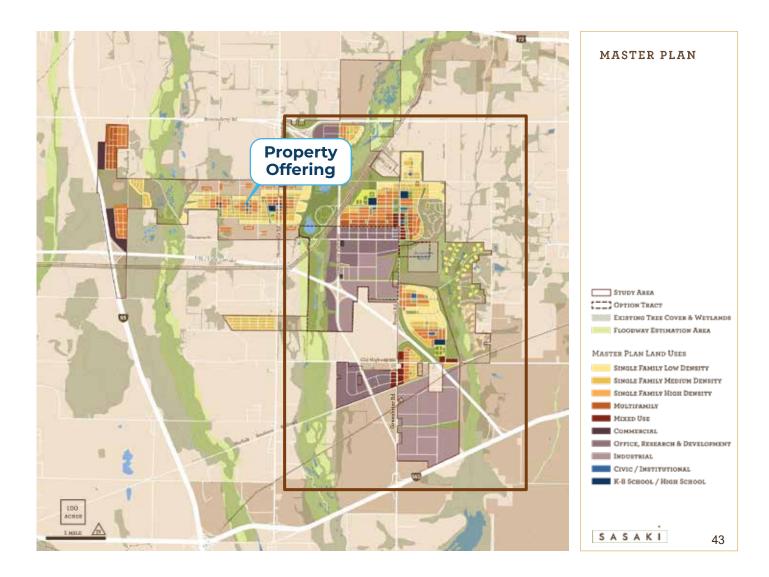
The Greenbrier Parkway is a 7.3 million dollar roadway project to develop a divided four-lane highway from the Greenbrier exit on I-565 to the Huntsville Brownsferry exit on I-65, just east of Athens city limits. The 5 phase project was started in 2003 and phase 4-A was completed in 2021. Phase 5 is currently underway and will widen the existing Brownsferry road to connect with I-65, which is approximately 90% complete.

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, Target's distribution center, and Amazon's 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. Recently, Alabama Governor Kay Ivey announced that the Interstate 65 interchange at Tanner would be expanded and Huntsville Browsnferry Rd. would be widened to the intersection of U.S. Hwy 31 intersection.

This site being offered is located in at the heart of this quickly expanding area and near the new Toyota-Mazda plant and Amazon's new distribution center.



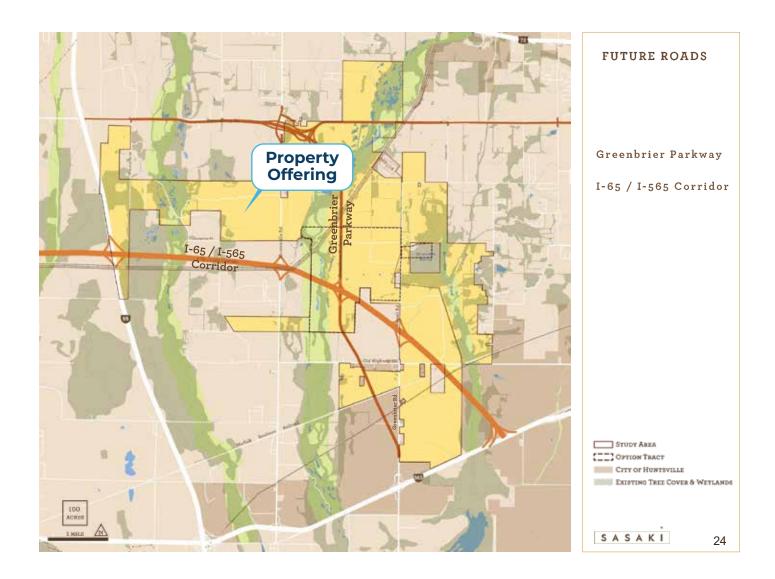


## **MASTER PLAN DETAILS**

For more information regarding this master plan, <u>Click Here.</u>

# MASTER PLAN - WESTERN ANNEXED LAND





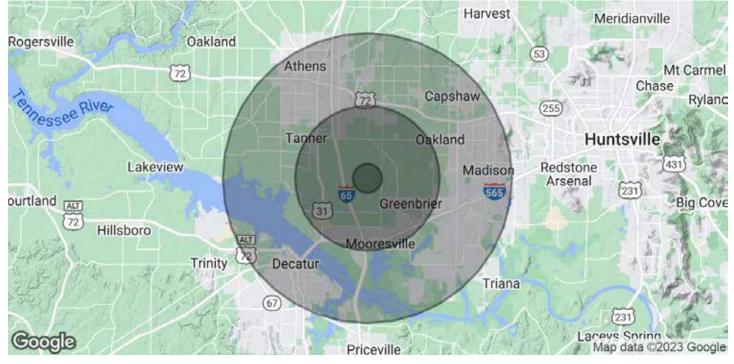


# DEMOGRAPHIC DATA

Eleven Parcels - Huntsville, Alabama

# DEMOGRAPHICS MAP & REPORT





POPULATION	1 MILE	5 MILES	10 MILES
Total Population	325	8,212	133,243
Average Age	43.6	42.8	39.7
Average Age (Male)	35.9	40.6	38.0
Average Age (Female)	44.5	44.0	41.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	99	2,976	53,890
# of Persons per HH	3.3	2.8	2.5
Average HH Income	\$92,551	\$97,241	\$84,037
Average House Value	\$256,949	\$251,888	\$196,204
* Demographic data derived from 2020 ACS - US Census			

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35671, Tanner, Alabama Ring band: 0 - 1 mile radius

#### Prepared by Esri

Latitude: 34.70879 Longitude: -86.87950

Summary		Census 20	10	Census 2020	)	2024		2
Population			10	23	2	19		
Households			1	2	2	5		
Families			1		2	4		
Average Household Size		10	.00	11.00	C	3.80		
Owner Occupied Housing Units			1	:	2	4		
Renter Occupied Housing Units			0		)	1		
Median Age		3	7.5	36.2	2	37.5		
Trends: 2024-2029 Annual Rate	•		Area			State		Nat
Population			1.03%			0.31%		C
Households			0.00%			0.50%		C
Families			0.00%			0.47%		C
Owner HHs			0.00%			0.58%		0
Median Household Income			5.92%			3.01%		2
						2024		
Households by Income				Num	ıber I	Percent	Number	Pe
<\$15,000					0	0.0%	0	
\$15,000 - \$24,999					0	0.0%	0	
\$25,000 - \$34,999					0	0.0%	0	
\$35,000 - \$49,999					0	0.0%	0	
\$50,000 - \$74,999					1	20.0%	0	
\$75,000 - \$99,999					0	0.0%	0	
\$100,000 - \$149,999					1	20.0%	1	2
\$150,000 - \$199,999					1	20.0%	1	2
\$200,000+					1	20.0%	2	4
Median Household Income				\$150,	000		\$200,001	
Average Household Income				\$157,	196		\$193,272	
Per Capita Income				\$55,	097		\$64,355	
	Cer	nsus 2010	Cer	isus 2020		2024		
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Pe
0 - 4	1	10.0%	1	4.5%	1	5.6%	1	
5 - 9	1	10.0%	2	9.1%	1	5.6%	1	
10 - 14	1	10.0%	2	9.1%	1	5.6%	1	
15 - 19	0	0.0%	2	9.1%	1	5.6%	1	
20 - 24	0	0.0%	1	4.5%	1	5.6%	1	
25 - 34	2	20.0%	3	13.6%	3	16.7%	3	1
35 - 44	2	20.0%	4	18.2%	4	22.2%	4	2
45 - 54	2	20.0%	4	18.2%	2	11.1%	2	1
55 - 64	2	20.0%	2	9.1%	2	11.1%	2	1
65 - 74	0	0.0%	2	9.1%	2	11.1%	2	1
75 - 84	0	0.0%	0	0.0%	0	0.0%	0	
85+	0	0.0%	0	0.0%	0	0.0%	0	
	Cer	nsus 2010	Cer	nsus 2020		2024		
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Pe
White Alone	7	77.8%	15	68.2%	12	63.2%	13	6
Black Alone	2	22.2%	4	18.2%	4	21.1%	4	2
	0	0.0%	0	0.0%	0	0.0%	0	
American Indian Alone	0	0.0%	1	4.5%	1	5.3%	1	
	0				0	0.0%	0	
American Indian Alone	0	0.0%	0	0.0%	0	0.070		
American Indian Alone Asian Alone			0 0	0.0%	0	0.0%	0	
American Indian Alone Asian Alone Pacific Islander Alone	0	0.0%					0 2	
American Indian Alone Asian Alone Pacific Islander Alone Some Other Race Alone	0 0	0.0% 0.0%	0	0.0%	0	0.0%		1

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

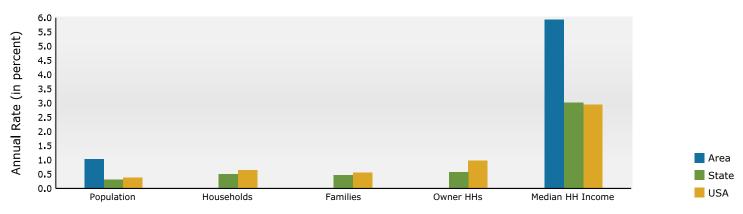


35671, Tanner, Alabama Ring band: 0 - 1 mile radius

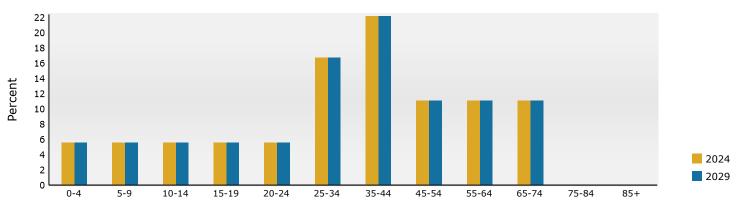
#### Prepared by Esri

Latitude: 34.70879 Longitude: -86.87950

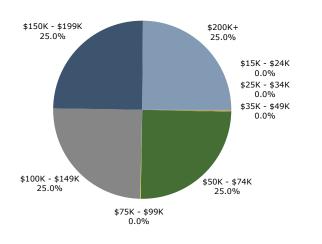
Trends 2024-2029



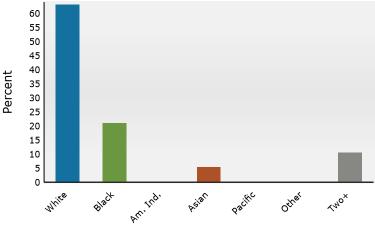
### Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 5.3%



35671, Tanner, Alabama Ring band: 1 - 3 mile radius

#### Prepared by Esri

Latitude: 34.70879 Longitude: -86.87950

Summary		Census 20	10	Census 202	0	2024		2
Population		1,1	.97	3,03	32	3,287		3
Households		4	86	1,18	33	1,243		1
Families		3	376	95	53	995		1
Average Household Size		2	.46	2.5	56	2.64		
Owner Occupied Housing Units		4	19	1,03	39	1,097		1
Renter Occupied Housing Units			66	14		146		
Median Age		3	6.2	37		38.4		
Trends: 2024-2029 Annual Rate	•		Area	5.		State		Nat
Population			1.46%			0.31%		0
Households			1.36%			0.50%		0
Families			1.31%			0.47%		0
Owner HHs			1.52%			0.58%		0
Median Household Income			2.52%			3.01%		2
Median Household Income			2.52%			<b>2024</b>		2
Hannahalda bu Tu anna				Nie			Numera	
Households by Income				INUT		Percent	Number	Pe
<\$15,000					43	3.5%	37	
\$15,000 - \$24,999					15	1.2%	11	
\$25,000 - \$34,999					25	2.0%	19	
\$35,000 - \$49,999					44	3.5%	37	
\$50,000 - \$74,999						11.1%	119	
\$75,000 - \$99,999					146	11.7%	131	
\$100,000 - \$149,999					328	26.4%	341	2
\$150,000 - \$199,999					223	17.9%	282	2
\$200,000+					283	22.8%	353	2
Median Household Income				\$126	.786		\$143,608	
Average Household Income				\$157			\$177,320	
Per Capita Income					,176		\$64,128	
·	Ce	nsus 2010	Cer	sus 2020	/=	2024	+ ,	
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Pe
0 - 4	108	9.0%	223	7.4%	234	7.1%	244	
5 - 9	92	7.7%	212	7.0%	259	7.9%	256	
10 - 14	74	6.2%	235	7.8%	233	7.1%	272	
15 - 19	56	4.7%	200	6.6%	218	6.6%	210	
20 - 24	53	4.4%	119	3.9%	159	4.8%	189	
25 - 34	188	15.7%	392	12.9%	357	10.9%	382	1
35 - 44	198	16.5%	471	15.5%	531	16.2%	536	1
45 - 54	198	16.2%	471	13.5%	467	14.2%	489	1
45 - 54 55 - 64							489	
	138	11.5%	386	12.7%	396	12.0%		1
65 - 74	58	4.8%	240	7.9%	292	8.9%	332	
75 - 84	31	2.6%	88	2.9%	111	3.4%	163	
85+	6	0.5%	20	0.7%	30	0.9%	37	
		nsus 2010		nsus 2020		2024		1
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Pe
White Alone	939	78.4%	2,209	72.9%	2,335	71.0%	2,457	6
Black Alone	188	15.7%	474	15.6%	545	16.6%	611	1
American Indian Alone	5	0.4%	9	0.3%	9	0.3%	10	
Asian Alone	19	1.6%	68	2.2%	89	2.7%	104	
Pacific Islander Alone	0	0.0%	3	0.1%	3	0.1%	3	
Some Other Race Alone	26	2.2%	50	1.6%	59	1.8%	66	
					247	7.5%	282	
Two or More Races	21	1.8%	218	7.2%	247	7.570	202	
Two or More Races Hispanic Origin (Any Race)	21 65	5.4%	149	4.9%	247	5.3%	196	

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

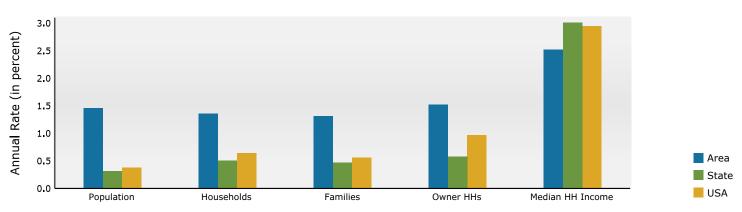


35671, Tanner, Alabama Ring band: 1 - 3 mile radius

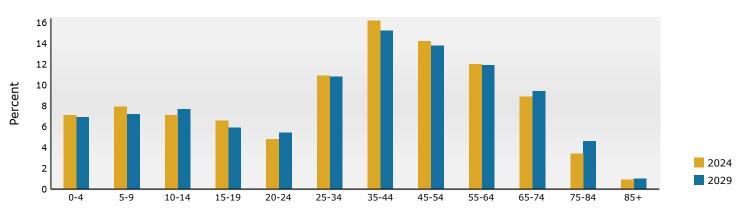
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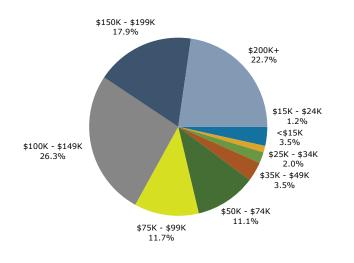
Trends 2024-2029



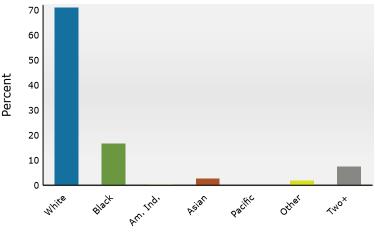
Population by Age



### 2024 Household Income



### 2024 Population by Race



2024 Percent Hispanic Origin: 5.3%



35671, Tanner, Alabama Ring band: 3 - 5 mile radius

#### Prepared by Esri

Latitude: 34.70879 Longitude: -86.87950

Summary		Census 2	010	Census 202	20	2024		20
Population		8	,390	15,78	30	19,035		21,
Households		3,	,120	5,59	92	6,745		7,
Families		2	,454	4,50	01	5,389		6
Average Household Size			2.69	2.8		2.82		
Owner Occupied Housing Units			,730	4,80	50	5,863		6
Renter Occupied Housing Units			390		32	882		1
Median Age			38.4	38		39.0		-
Trends: 2024-2029 Annual Rate	•		Area	50	.2	State		Nati
Population	-		2.37%			0.31%		0.
Households			2.24%			0.50%		0.
Families								
			2.24%			0.47%		0.
Owner HHs			1.21%			0.58%		0.
Median Household Income			2.72%			3.01%		2.
						2024		2
Households by Income				Nu	mber	Percent	Number	Per
<\$15,000					289	4.3%	259	3
\$15,000 - \$24,999					168	2.5%	136	1
\$25,000 - \$34,999					119	1.8%	100	1
\$35,000 - \$49,999					285	4.2%	257	3
\$50,000 - \$74,999					828	12.3%	767	10
\$75,000 - \$99,999					704	10.4%	695	ç
\$100,000 - \$149,999				1	,308	19.4%	1,417	18
\$150,000 - \$199,999				1	,303	19.3%	1,696	22
\$200,000+				1	,741	25.8%	2,207	29
Median Household Income				\$133	8,539		\$152,709	
Average Household Income					2,711		\$182,640	
Per Capita Income					, 7,571		\$64,142	
	Cer	nsus 2010	Cer	nsus 2020	,	2024	. ,	2
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Per
0 - 4	543	6.5%	1,080	6.8%	1,267		1,417	e
5 - 9	624	7.4%	1,224	7.8%	1,404		1,413	6
10 - 14	638	7.6%	1,241	7.9%	1,468		1,536	7
15 - 19	570	6.8%	1,136	7.2%	1,315		1,408	6
20 - 24	380	4.5%	706	4.5%	1,018		1,182	5
20 - 24 25 - 34		12.2%		11.0%				11
	1,026		1,731		1,927		2,505	
35 - 44 45 - 54	1,324	15.8%	2,401	15.2%	2,908		2,868	13
	1,464	17.4%	2,357	14.9%	2,739		3,039	14
					-		2,683	12
55 - 64	992	11.8%	1,978	12.5%	2,385		,	
55 - 64 65 - 74	992 541	11.8% 6.4%			-		1,990	9
55 - 64		6.4% 2.7%	1,978	12.5%	2,385	8.4%	,	
55 - 64 65 - 74	541	6.4%	1,978 1,237	12.5% 7.8%	2,385 1,599	8.4% 4.2%	1,990	5
55 - 64 65 - 74 75 - 84	541 228 59	6.4% 2.7%	1,978 1,237 539 151	12.5% 7.8% 3.4%	2,385 1,599 792	8.4% 4.2%	1,990 1,074	5 1
55 - 64 65 - 74 75 - 84	541 228 59	6.4% 2.7% 0.7%	1,978 1,237 539 151	12.5% 7.8% 3.4% 1.0%	2,385 1,599 792	8.4% 4.2% 1.1% <b>2024</b>	1,990 1,074	5 1 <b>2</b>
55 - 64 65 - 74 75 - 84 85+	541 228 59 <b>Cer</b>	6.4% 2.7% 0.7% nsus 2010	1,978 1,237 539 151 <b>Cer</b>	12.5% 7.8% 3.4% 1.0% sus 2020	2,385 1,599 792 215	8.4% 4.2% 1.1% <b>2024</b> Percent	1,990 1,074 286	5 1 <b>2</b> Per
55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity	541 228 59 <b>Cei</b> Number	6.4% 2.7% 0.7% nsus 2010 Percent 77.8%	1,978 1,237 539 151 <b>Cer</b> Number	12.5% 7.8% 3.4% 1.0% Percent 70.9%	2,385 1,599 792 215 Number	8.4% 4.2% 1.1% <b>2024</b> Percent 69.0%	1,990 1,074 286 Number	5 1 <b>2</b> Per 67
55 - 64 65 - 74 75 - 84 85+ <b>Race and Ethnicity</b> White Alone	541 228 59 <b>Cer</b> Number 6,528	6.4% 2.7% 0.7% nsus 2010 Percent	1,978 1,237 539 151 <b>Cer</b> Number 11,190	12.5% 7.8% 3.4% 1.0% nsus 2020 Percent	2,385 1,599 792 215 Number 13,140	8.4% 4.2% 1.1% <b>2024</b> Percent 69.0% 14.8%	1,990 1,074 286 Number 14,368	5 1 <b>2</b> Per 67 15
55 - 64 65 - 74 75 - 84 85+ <b>Race and Ethnicity</b> White Alone Black Alone American Indian Alone	541 228 59 <b>Cer</b> Number 6,528 1,247 52	6.4% 2.7% 0.7% <b>nsus 2010</b> Percent 77.8% 14.9% 0.6%	1,978 1,237 539 151 <b>Cer</b> Number 11,190 2,243 78	12.5% 7.8% 3.4% 1.0% Percent 70.9% 14.2% 0.5%	2,385 1,599 792 215 Number 13,140 2,811 98	8.4% 4.2% 1.1% <b>2024</b> Percent 69.0% 14.8% 0.5%	1,990 1,074 286 Number 14,368 3,295 115	5 1 <b>2</b> Per 67 15
55 - 64 65 - 74 75 - 84 85+ <b>Race and Ethnicity</b> White Alone Black Alone American Indian Alone Asian Alone	541 228 59 <b>Cer</b> Number 6,528 1,247 52 260	6.4% 2.7% 0.7% <b>nsus 2010</b> Percent 77.8% 14.9% 0.6% 3.1%	1,978 1,237 539 151 <b>Cer</b> Number 11,190 2,243 78 783	12.5% 7.8% 3.4% 1.0% Percent 70.9% 14.2% 0.5% 5.0%	2,385 1,599 792 215 Number 13,140 2,811 98 1,126	8.4% 4.2% 1.1% <b>2024</b> Percent 69.0% 14.8% 0.5% 5.9%	1,990 1,074 286 Number 14,368 3,295 115 1,404	5 1 Per 67 15 0
55 - 64 65 - 74 75 - 84 85+ <b>Race and Ethnicity</b> White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	541 228 59 <b>Cer</b> Number 6,528 1,247 52 260 2	6.4% 2.7% 0.7% <b>hsus 2010</b> Percent 77.8% 14.9% 0.6% 3.1% 0.0%	1,978 1,237 539 151 <b>Cer</b> Number 11,190 2,243 78 783 9	12.5% 7.8% 3.4% 1.0% Percent 70.9% 14.2% 0.5% 5.0% 0.1%	2,385 1,599 792 215 Number 13,140 2,811 98 1,126 10	8.4% 4.2% 1.1% <b>2024</b> Percent 69.0% 14.8% 0.5% 5.9% 0.1%	1,990 1,074 286 Number 14,368 3,295 115 1,404 12	5 1 <b>2</b> Per 67 15 0 6 6
55 - 64 65 - 74 75 - 84 85+ <b>Race and Ethnicity</b> White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone Some Other Race Alone	541 228 59 <b>Cer</b> Number 6,528 1,247 52 260 2 2 0 2 141	6.4% 2.7% 0.7% <b>hsus 2010</b> Percent 77.8% 14.9% 0.6% 3.1% 0.0% 1.7%	1,978 1,237 539 151 <b>Cer</b> Number 11,190 2,243 78 783 783 9 302	12.5% 7.8% 3.4% 1.0% Percent 70.9% 14.2% 0.5% 5.0% 0.1% 1.9%	2,385 1,599 792 215 Number 13,140 2,811 98 1,126 10 390	8.4% 4.2% 1.1% <b>2024</b> Percent 69.0% 14.8% 0.5% 5.9% 0.1% 2.0%	1,990 1,074 286 Number 14,368 3,295 115 1,404 12 456	5 1 <b>2</b> Per 67 15 0 6 0 0 2
55 - 64 65 - 74 75 - 84 85+ <b>Race and Ethnicity</b> White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	541 228 59 <b>Cer</b> Number 6,528 1,247 52 260 2	6.4% 2.7% 0.7% <b>hsus 2010</b> Percent 77.8% 14.9% 0.6% 3.1% 0.0%	1,978 1,237 539 151 <b>Cer</b> Number 11,190 2,243 78 783 9	12.5% 7.8% 3.4% 1.0% Percent 70.9% 14.2% 0.5% 5.0% 0.1%	2,385 1,599 792 215 Number 13,140 2,811 98 1,126 10	8.4% 4.2% 1.1% <b>2024</b> Percent 69.0% 14.8% 0.5% 5.9% 0.1% 2.0%	1,990 1,074 286 Number 14,368 3,295 115 1,404 12	9 5 1 <b>2</b> Per 67 15 0 6 6 0 0 2 8

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

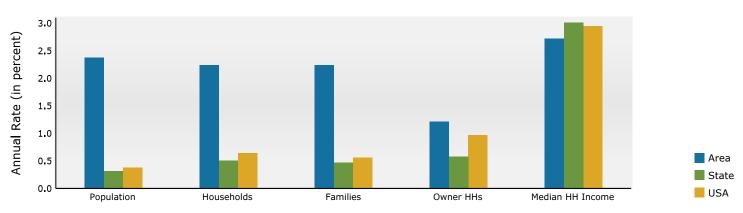


35671, Tanner, Alabama Ring band: 3 - 5 mile radius

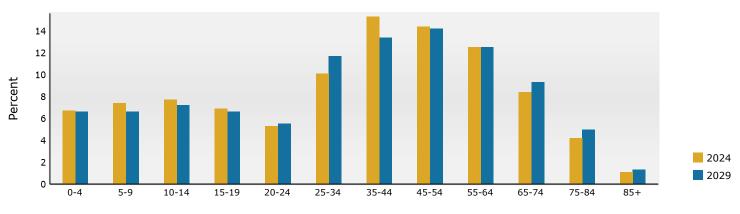
#### Prepared by Esri

Latitude: 34.70879 Longitude: -86.87950

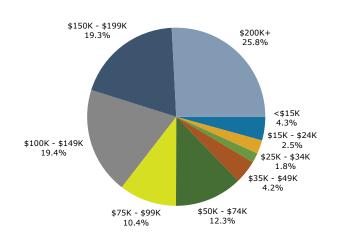
Trends 2024-2029



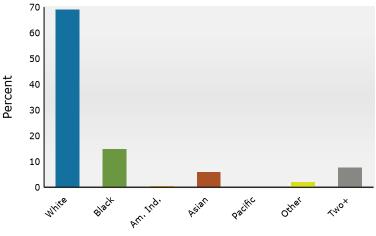
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 5.6%





Eleven Parcels - Huntsville, Alabama

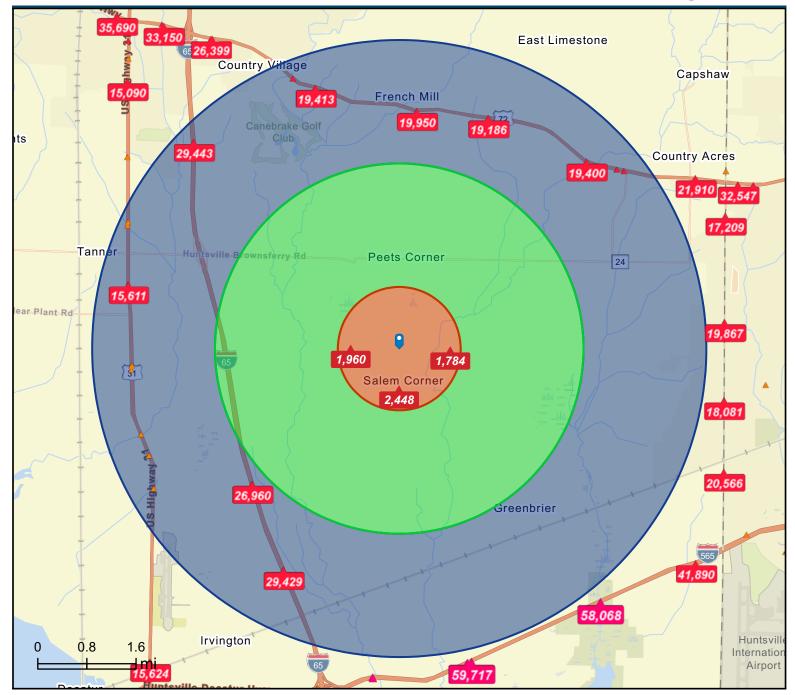


# Traffic Count Map

35671, Tanner, Alabama Ring bands: 0-1, 1-3, 3-5 mile radii

### Prepared by Esri

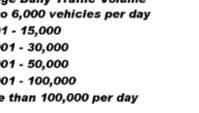
Latitude: 34.70879 Longitude: -86.87950





Average Daily Traffic Volume Up to 6,000 vehicles per day ▲6,001 - 15,000 A 15,001 - 30,000 A 30,001 - 50,000 ▲ 50,001 - 100,000 ▲More than 100,000 per day

Source: ©2024 Kalibrate Technologies (Q2 2024).





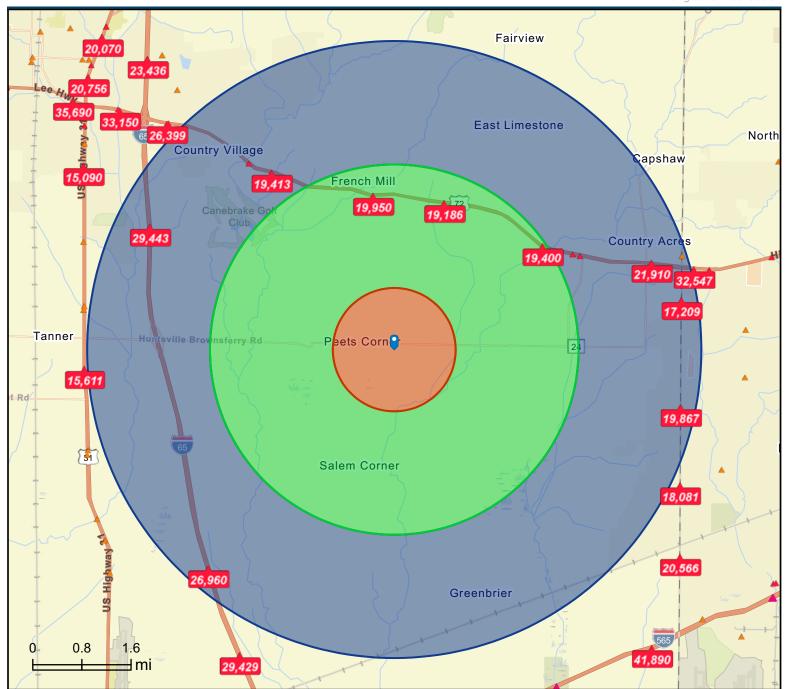


# Traffic Count Map

35756, Madison, Alabama Ring bands: 0-1, 1-3, 3-5 mile radii

### Prepared by Esri

Latitude: 34.72848 Longitude: -86.86837

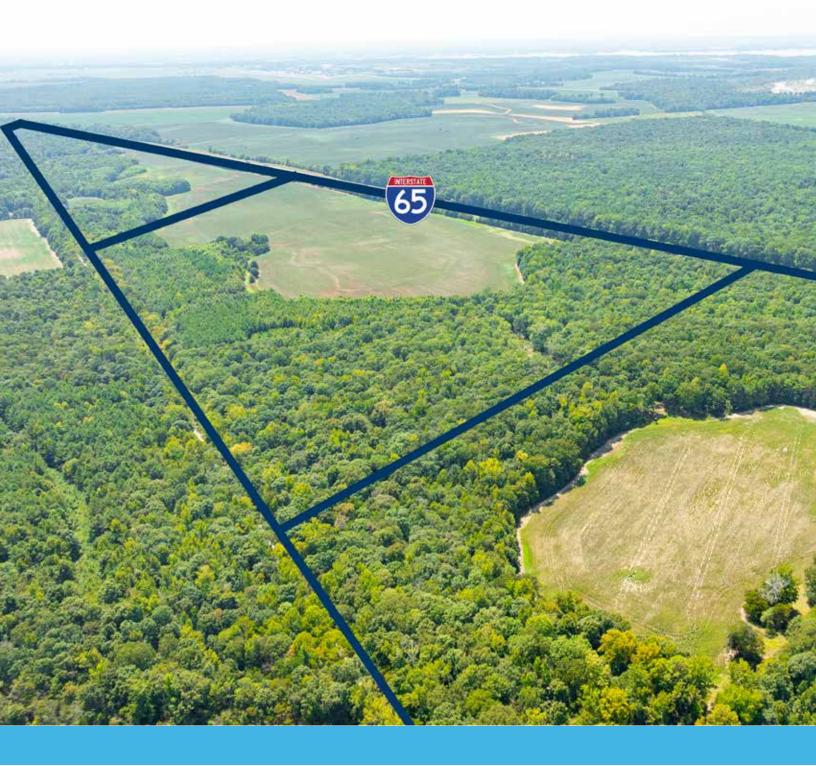




Average Daily Traffic Volume A Up to 6,000 vehicles per day A 6,001 - 15,000 A 15,001 - 30,000 A 30,001 - 50,000 A 50,001 - 100,000 A More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).





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