



DEVELOPMENT ACREAGE

Six Parcels - Limestone County



GATEWAY
COMMERCIAL BROKERAGE



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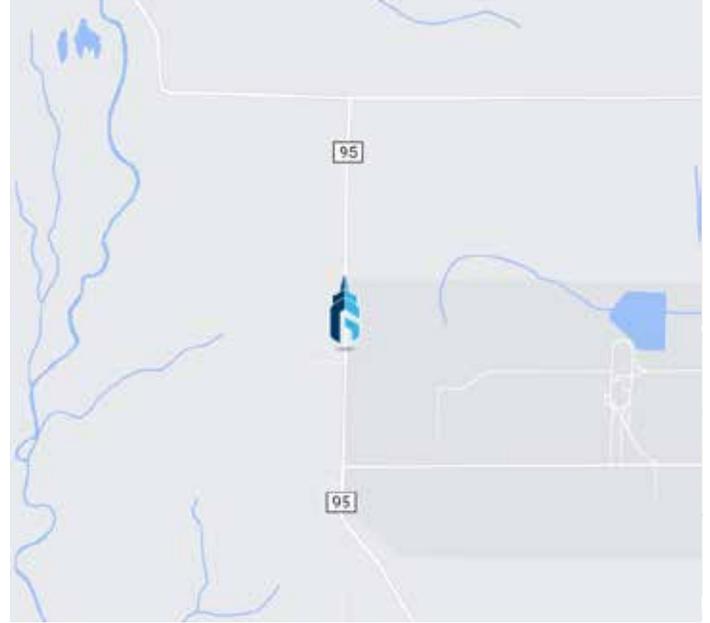
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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



OFFERING SUMMARY	
Sale Price:	Call for Pricing
# of Parcels:	6
Lot Size:	+/- 457.11 Acres
Zoning:	Unrestricted
Best Use:	Development
Market:	Limestone County
Submarket:	Madison County
Fennell Rd Frontage:	+/- 2,177 ft
Fennell Ln Frontage:	+/- 1,323 ft

PROPERTY OVERVIEW

Gateway is excited to present this fantastic offering which consists of approximately 457.11 acres of development acreage situated along Fennell Road near Interstate 65 in Limestone County. The offering is comprised of six parcels of land which provides frontage on Fennell Road and Fennell Lane close to the new Mazda Toyota Manufacturing facility. Zoning is unrestricted offering flexible use. The newly constructed Greenbrier Pkwy makes for easy access to and from the booming industrial area consisting of prominent corporations such as Amazon, Target, and Polaris. There is no sewer on site, but sewer is available +/- 2,000 ft away. Approximately 334.37 acres is not located in a flood zone and +/- 122.74 acres is located in a flood zone. Power lines are located through tracts 1 and 6 (photo above).

It is worth noting that the property is centrally located with quick access to Decatur, Athens, Madison, and Huntsville. All six tracts offered are available for purchase and intended to be sold together. The property is also included in the City of Huntsville - Limestone Co. Master Plan for Western Annexed Land.

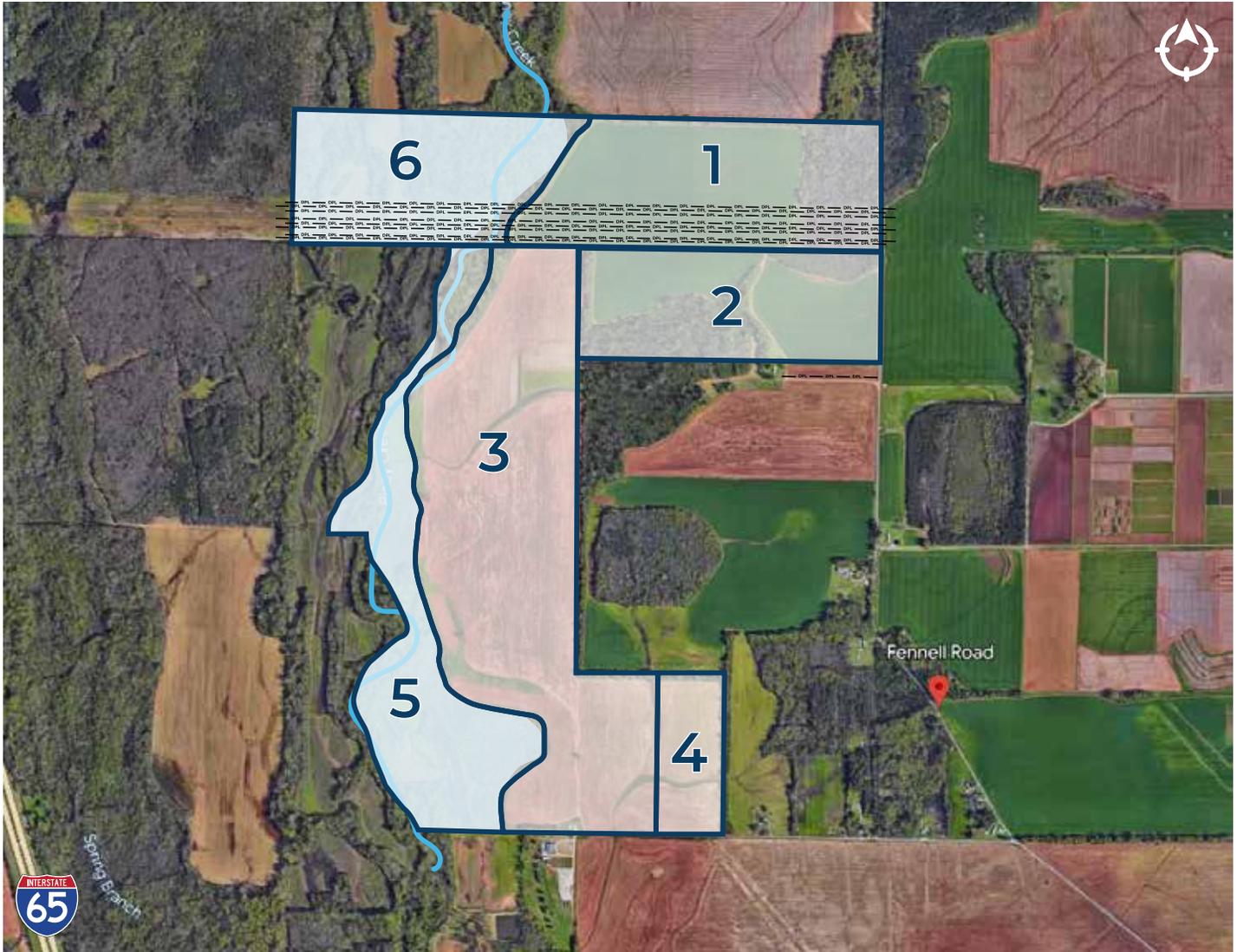


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PROPERTY INFORMATION

Six Parcels - Limestone County

AVAILABLE PARCELS

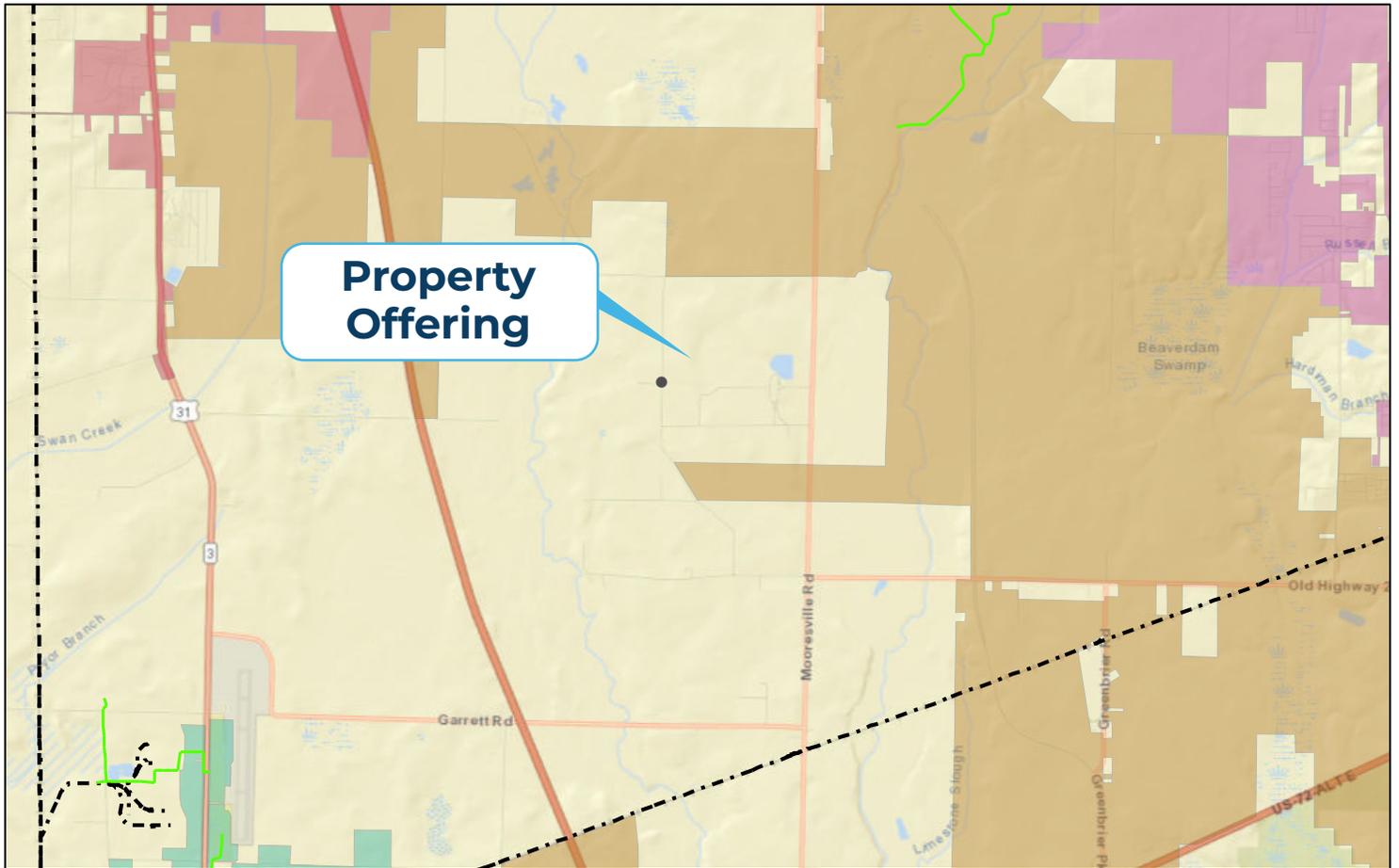


PARCEL	ADDRESS	APN	SIZE	ZONING
1	Fennell Road	16-06-13-0-000-002.001	+/- 81.18	Unrestricted
2	Fennell Road	16-06-13-0-000-005.001	+/- 60.40	Unrestricted
3	Off Fennell Road	16-06-13-0-000-003.001 16-06-24-0-000-009.001 16-06-24-0-000-008.002	+/- 160.00	Unrestricted
4	Off Fennell Road	16-06-24-0-000-008.001	+/- 20.00	Unrestricted
5	Off Fennell Road	16-06-13-0-000-003.002 16-06-24-0-000-009.002	+/-73.90	Unrestricted
6	Off Fennell Road	16-06-13-0-000-002.000	+/- 61.63	Unrestricted

SEWER MAIN MAPS

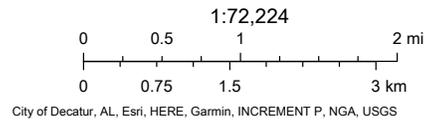


ArcGIS Web Map



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- Sewer Mains
- Railroads
- Municipal Limits
- Athens
- Decatur
- Huntsville
- Madison

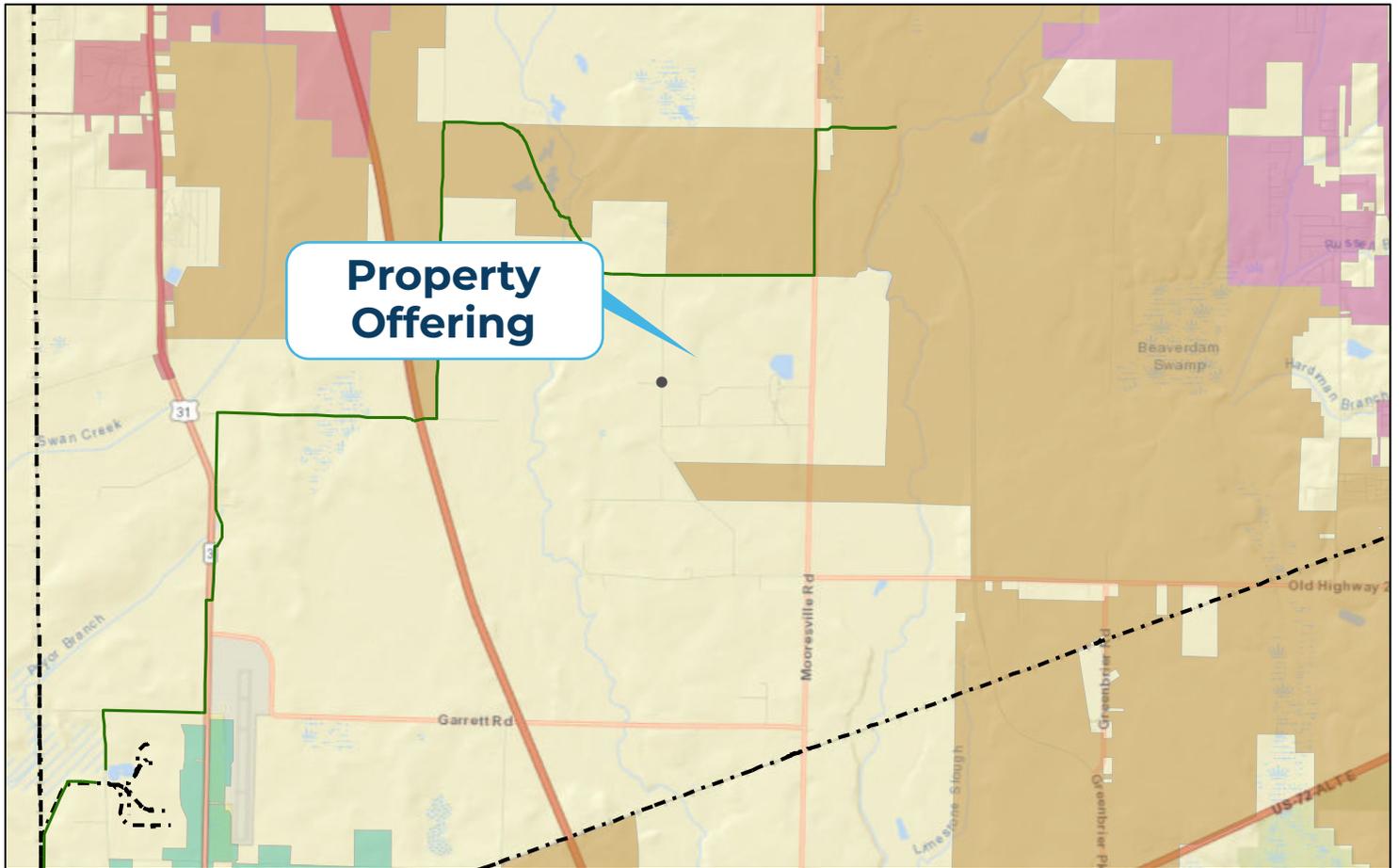


Water & Sewer Viewer
City of Decatur, AL, Esri, HERE, Garmin, INCREMENT P, NGA, USGS | KCS, Pictometry | KCS | Federal Railroad Administration (FRA) |

SEWER FORCE MAINS MAP

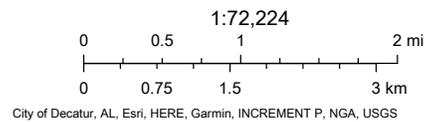


ArcGIS Web Map



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- Sewer Force Mains
- Railroads
- Municipal Limits
- Athens
- Madison
- Decatur
- Huntsville

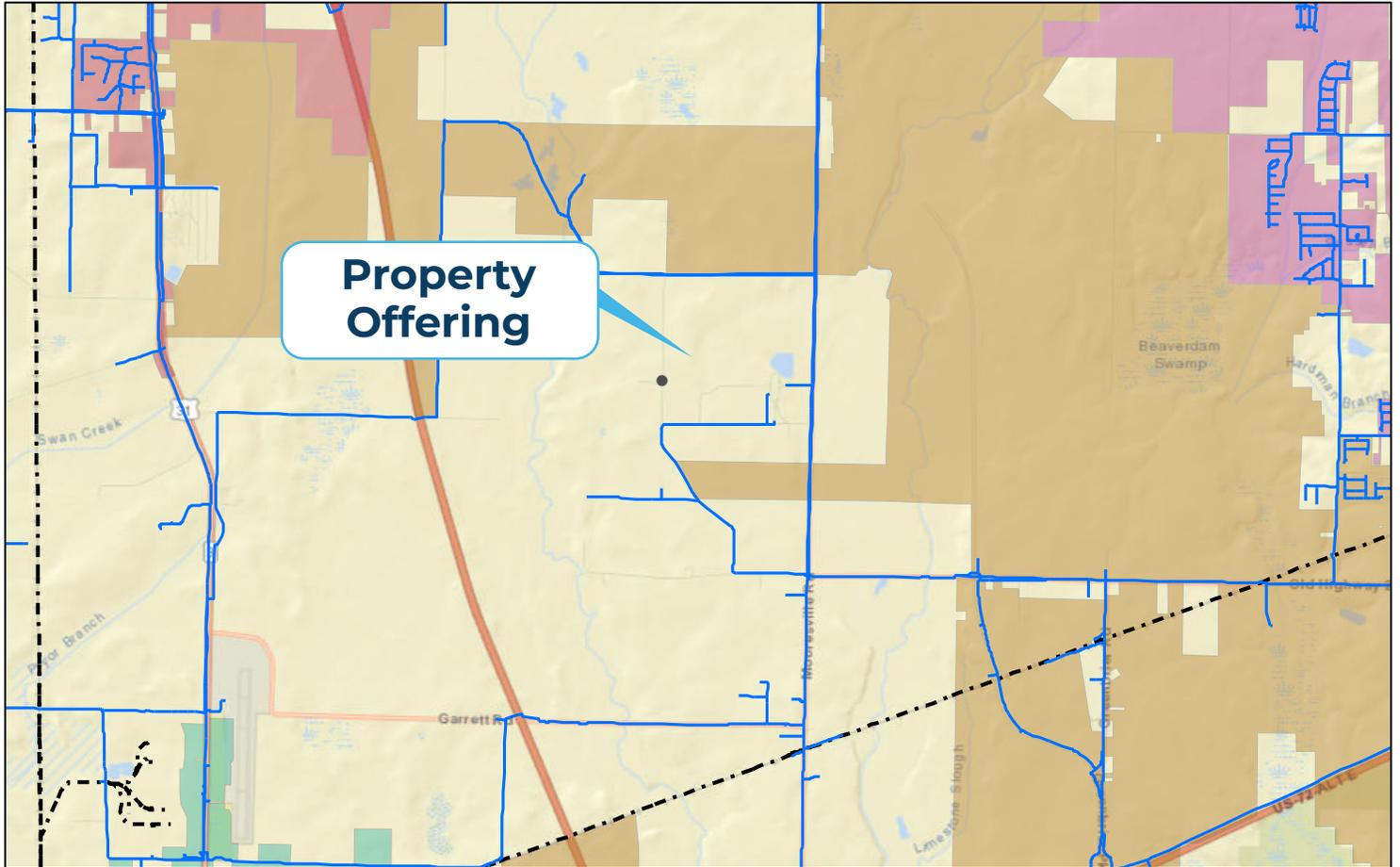


Water & Sewer Viewer
City of Decatur, AL, Esri, HERE, Garmin, INCREMENT P, NGA, USGS | KCS, Pictometry | KCS | Federal Railroad Administration (FRA) |

WATER MAIN MAP

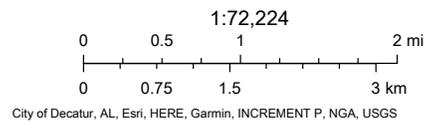


ArcGIS Web Map



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- Water Mains
- Municipal Limits
- Railroads
- Decatur
- Athens
- Huntsville
- Madison



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



RiskMeter

9279 FENNEL RD TANNER, AL 35671-3115

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	010307	PANEL	0284G
PANEL DATE	August 16, 2018	MAP NUMBER	01083C0284G





RiskMeter

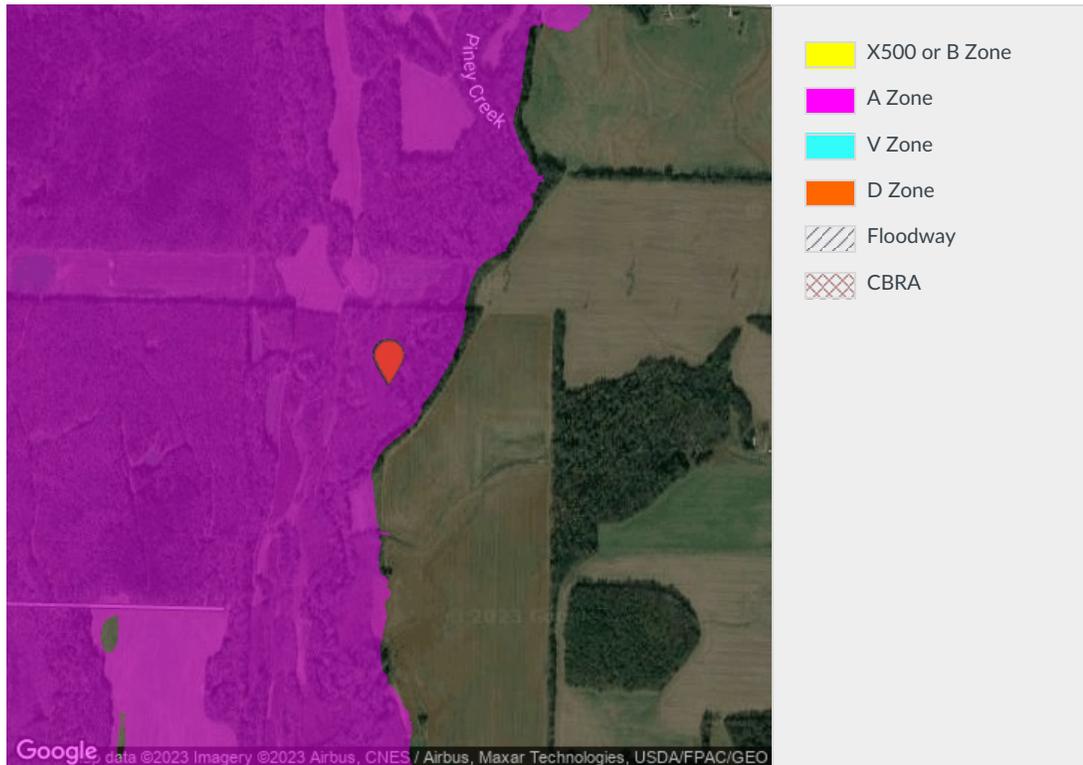
9279 FENNEL RD TANNER, AL 35671-3115

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

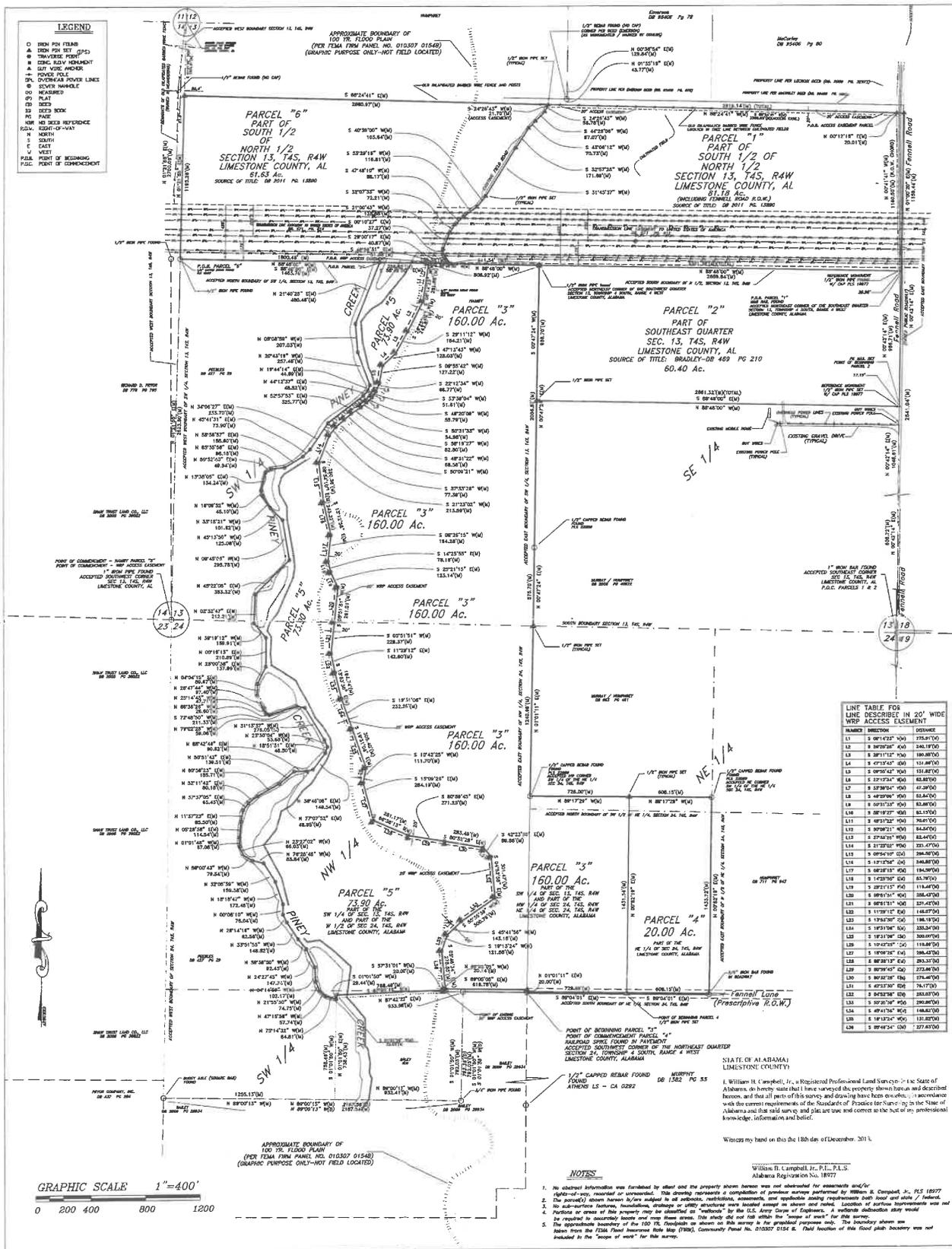
Flood Zone Determination: IN 

COMMUNITY	010307	PANEL	0283G
PANEL DATE	August 16, 2018	MAP NUMBER	01083C0283G



PROPERTY INFORMATION

PROPERTY SURVEY



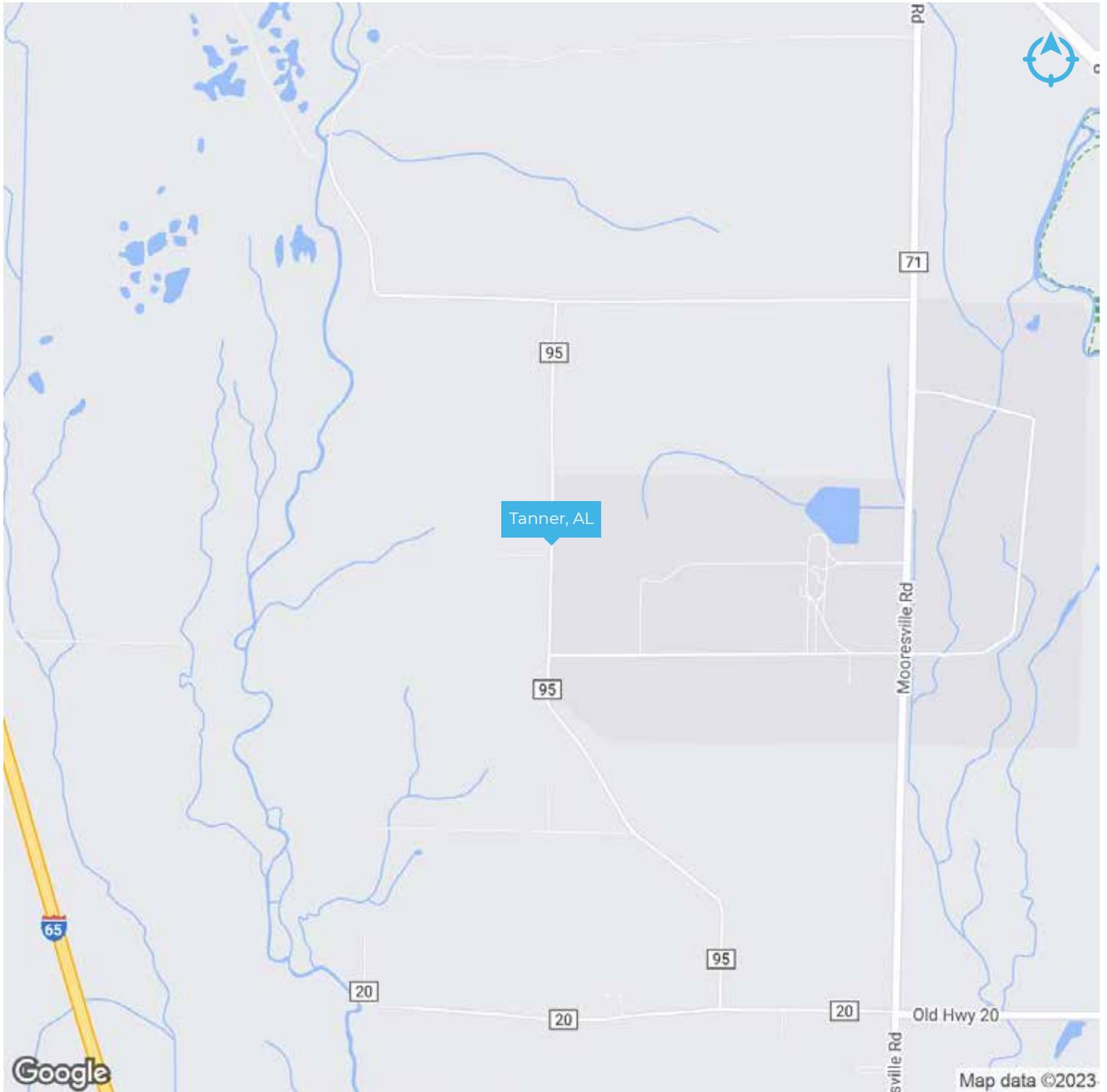


DEVELOPMENT ACREAGE

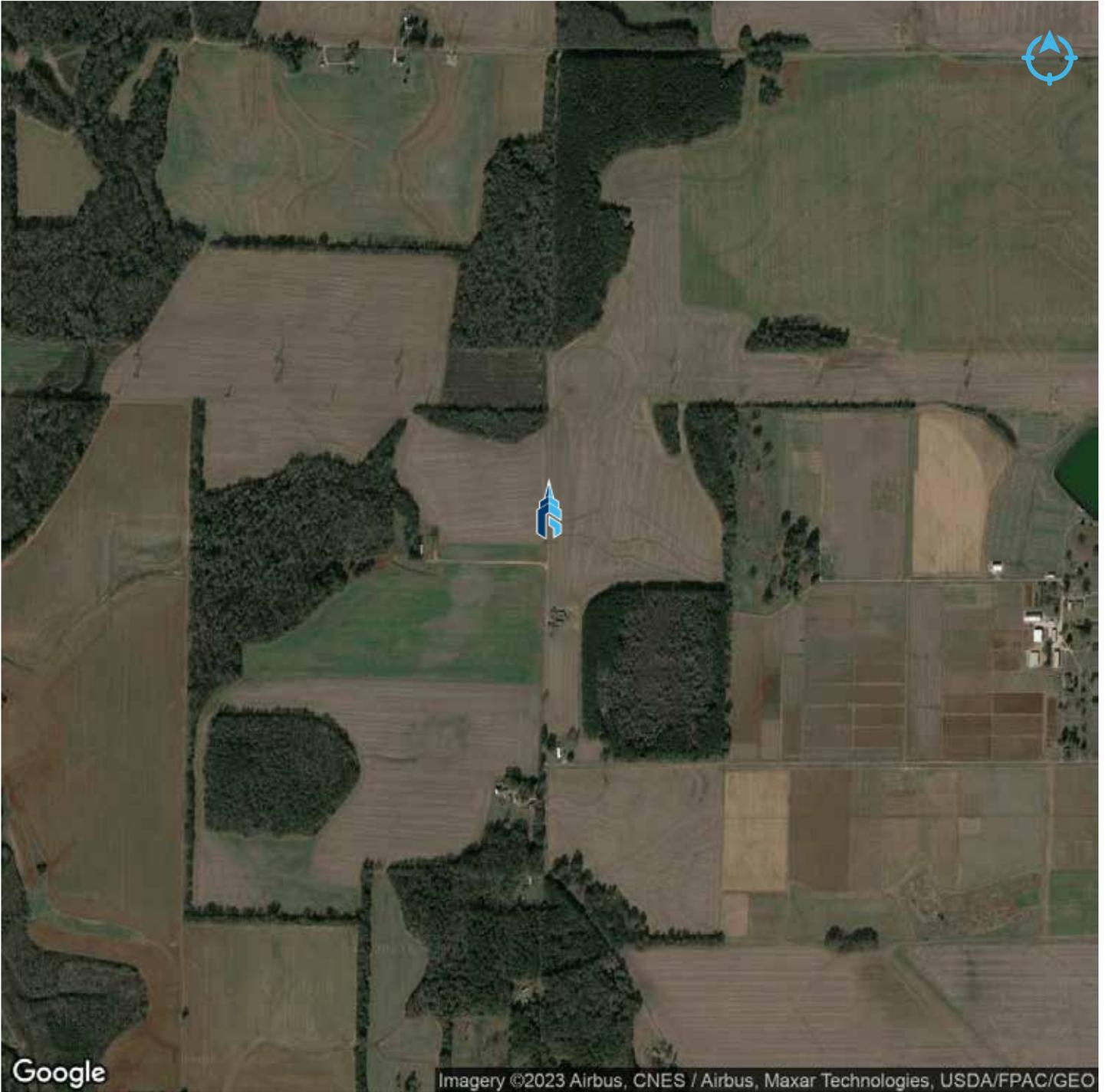
LOCATION INFORMATION

Six Parcels - Limestone County

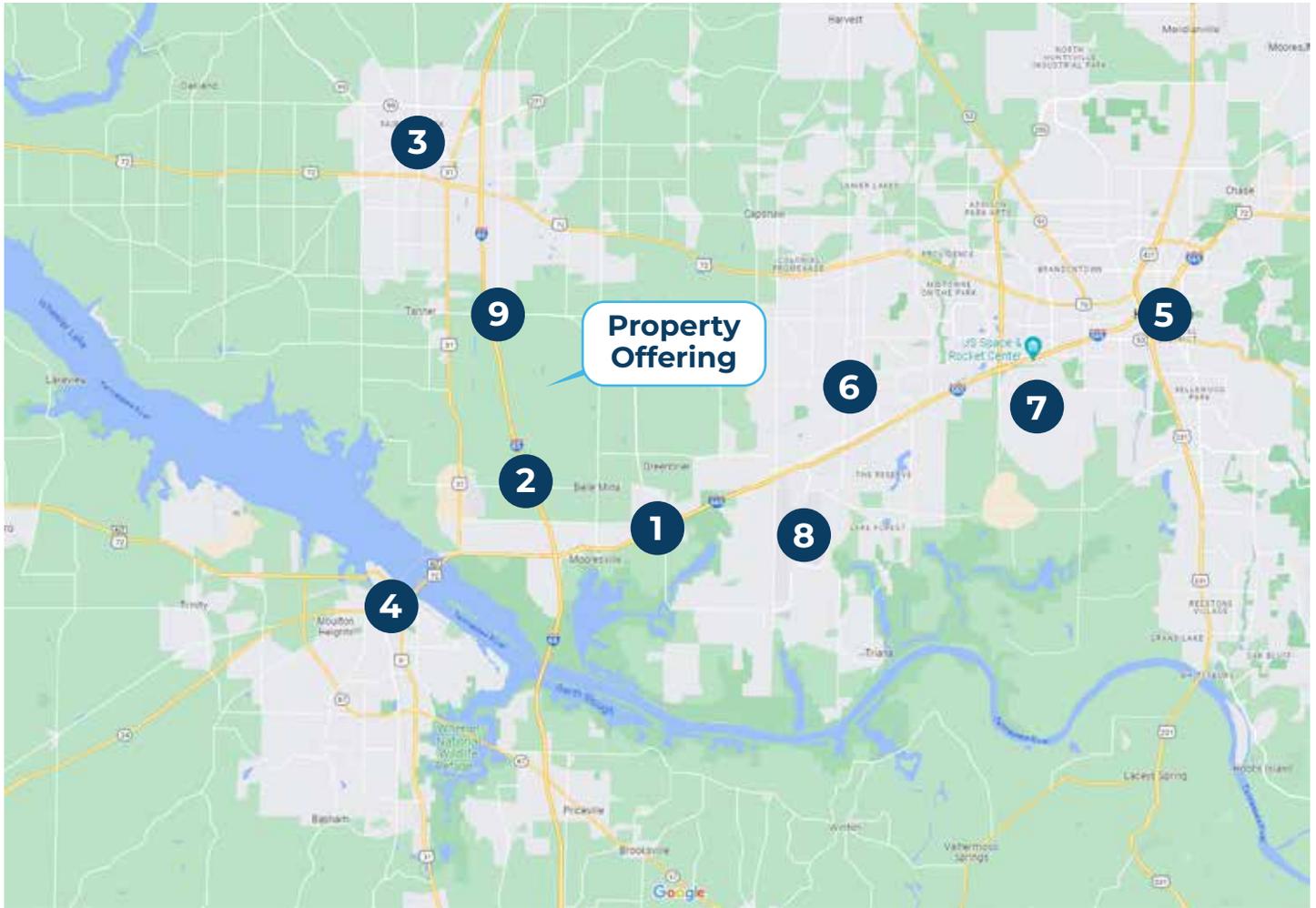
REGIONAL MAP



AERIAL MAP



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



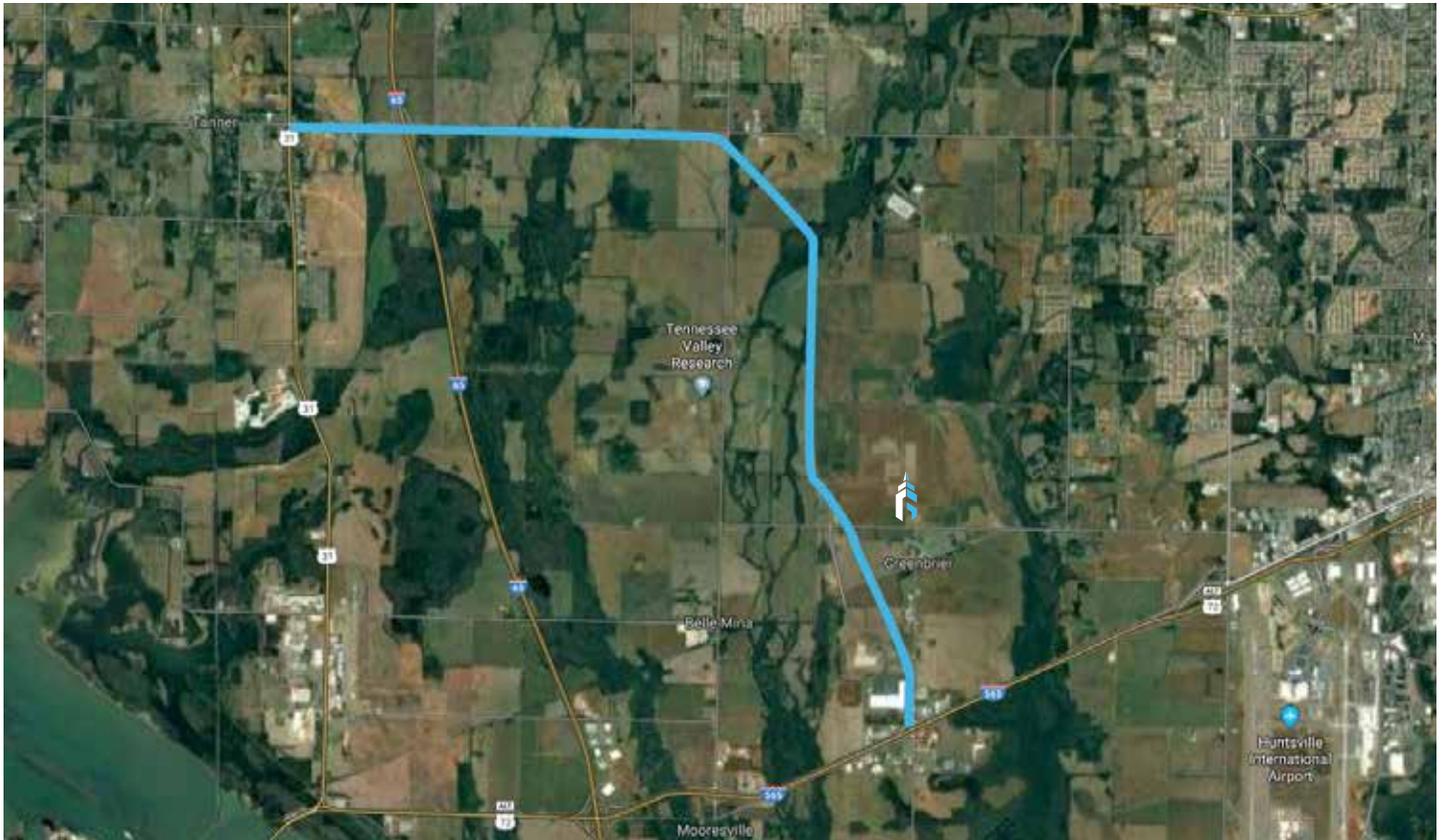
DEVELOPMENT ACREAGE

MASTER PLAN

WESTERN ANNEXED LAND

City of Huntsville - Limestone County

PROXIMITY TO GREENBRIAR PARKWAY



GREENBRIER PARKWAY

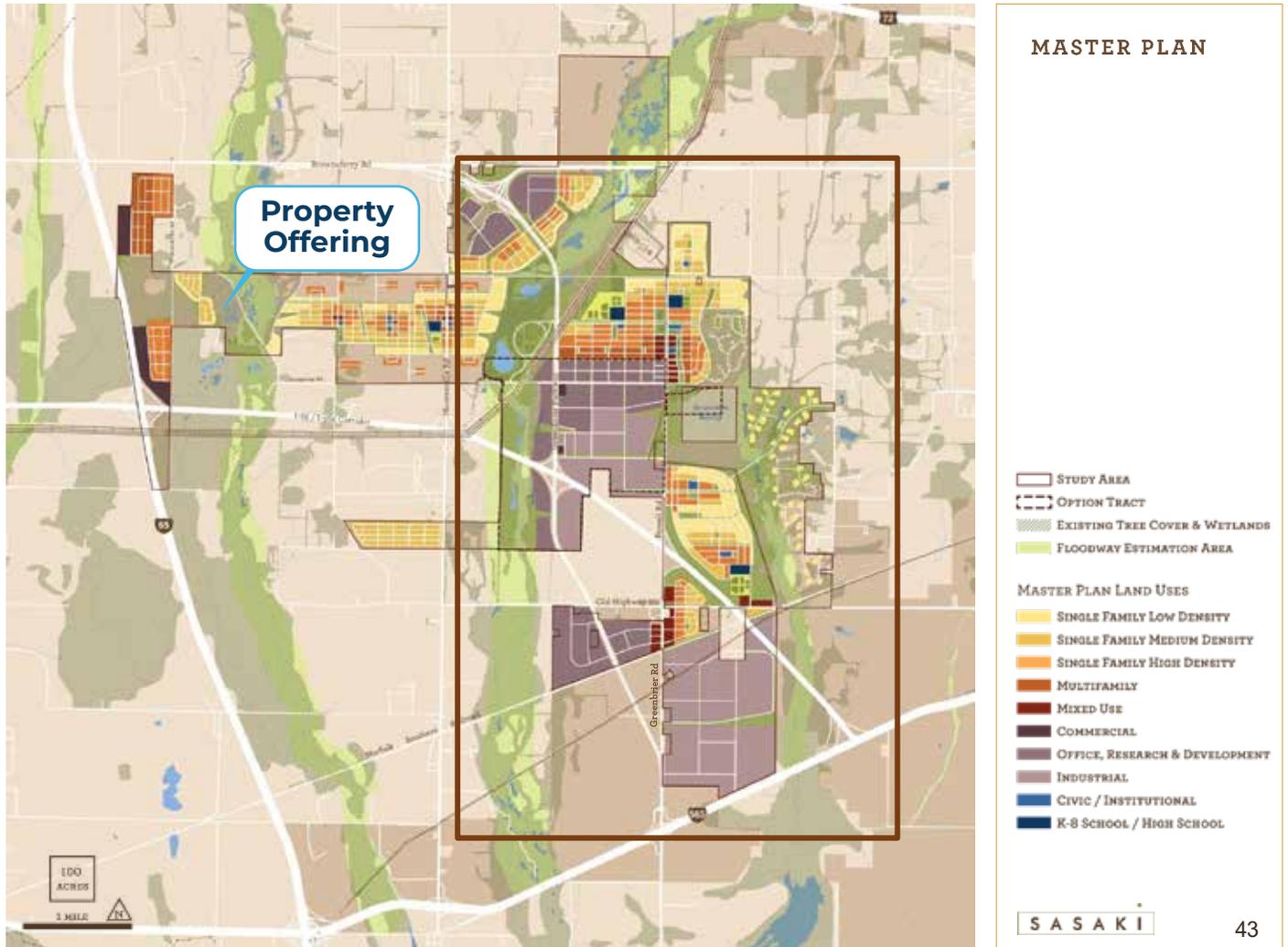
The Greenbrier Parkway is a 7.3 million dollar roadway project to develop a divided four-lane highway from the Greenbrier exit on I-565 to the Huntsville Brownsferry exit on I-65, just east of Athens city limits. The 5 phase project was started in 2003 and phase 4-A was completed in 2021. Phase 5 is 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 Brownsferry 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.

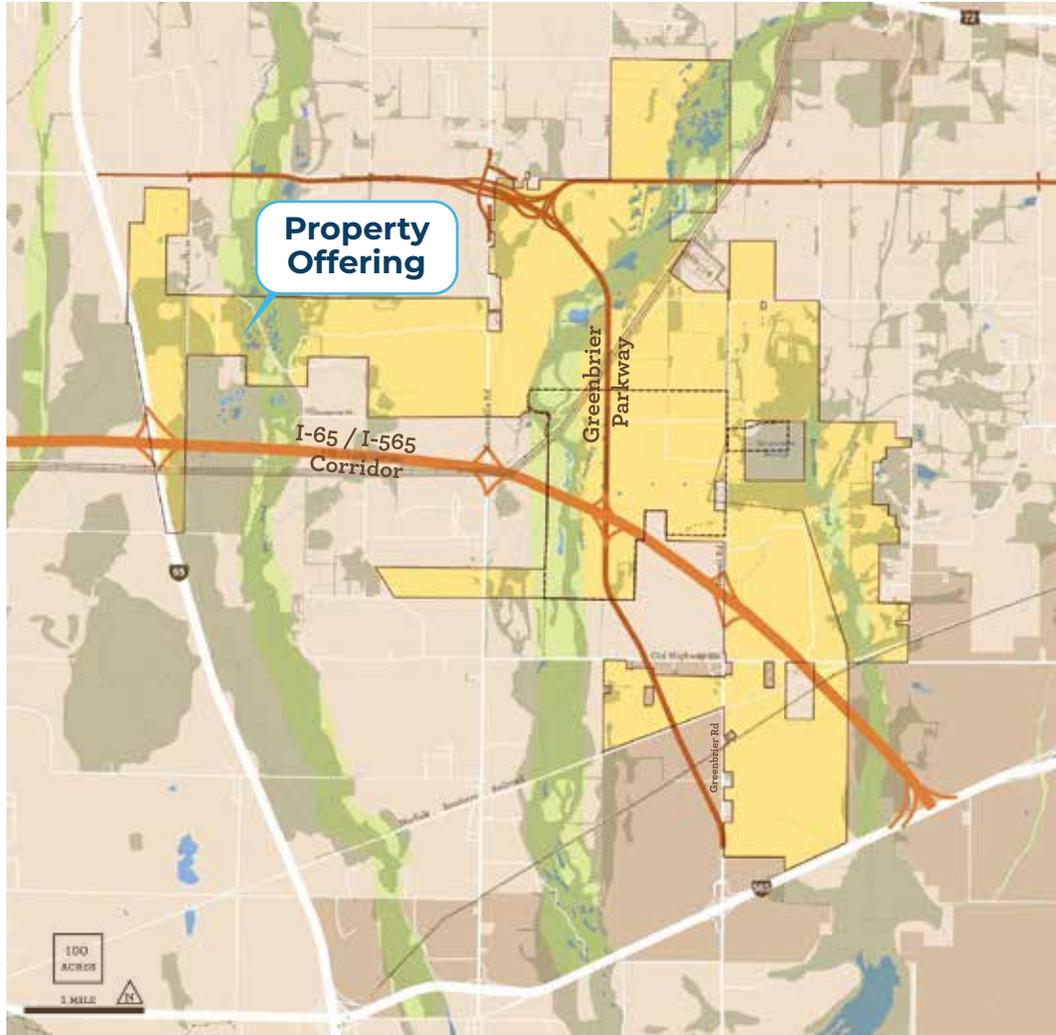
MASTER PLAN OVERVIEW



MASTER PLAN DETAILS

For more information regarding this master plan, [Click Here](#).

FUTURE ROADWAYS



FUTURE ROADS

- Greenbrier Parkway
- I-65 / I-565 Corridor

- STUDY AREA
- OPTION TRACT
- CITY OF HUNTSVILLE
- EXISTING TREE COVER & WETLANDS

S A S A K I

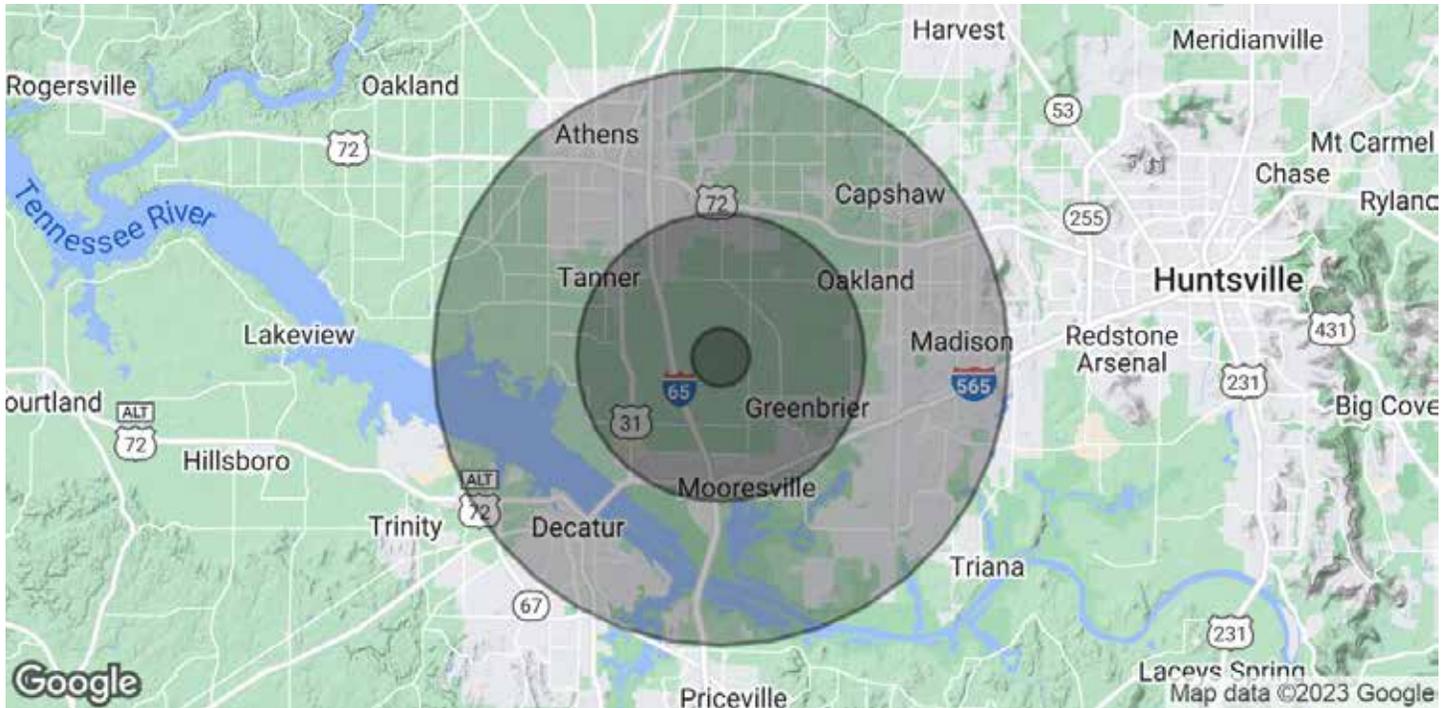


DEVELOPMENT ACREAGE

DEMOGRAPHIC DATA

Six Parcels - Limestone County

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



Demographic and Income Comparison Profile

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

Prepared by Esri
 Latitude: 34.68486
 Longitude: -86.89966

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Census 2010 Summary			
Population	27	161	4,056
Households	11	54	1,659
Families	8	39	1,236
Average Household Size	2.45	2.98	2.44
Owner Occupied Housing Units	9	44	1,388
Renter Occupied Housing Units	2	9	270
Median Age	36.2	39.1	38.7
Census 2020 Summary			
Population	61	267	7,391
Households	23	99	2,994
Average Household Size	2.65	2.70	2.47
2023 Summary			
Population	65	281	7,971
Households	25	116	3,201
Families	17	79	2,297
Average Household Size	2.60	2.42	2.49
Owner Occupied Housing Units	23	89	2,665
Renter Occupied Housing Units	2	27	536
Median Age	37.0	38.5	38.9
Median Household Income	\$119,001	\$104,298	\$103,146
Average Household Income	\$127,767	\$117,871	\$117,232
2028 Summary			
Population	68	300	8,526
Households	26	124	3,448
Families	18	84	2,463
Average Household Size	2.62	2.42	2.47
Owner Occupied Housing Units	24	96	2,883
Renter Occupied Housing Units	2	28	565
Median Age	38.5	40.2	40.4
Median Household Income	\$130,725	\$113,150	\$112,917
Average Household Income	\$144,545	\$133,370	\$132,196
Trends: 2023-2028 Annual Rate			
Population	0.91%	1.32%	1.36%
Households	0.79%	1.34%	1.50%
Families	1.15%	1.23%	1.41%
Owner Households	0.85%	1.53%	1.58%
Median Household Income	1.90%	1.64%	1.83%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographic and Income Comparison Profile

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

Prepared by Esri
 Latitude: 34.68486
 Longitude: -86.89966

2023 Households by Income	0 - 1 mile		1 - 3 mile		3 - 5 mile	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1	4.0%	8	6.9%	197	6.2%
\$15,000 - \$24,999	1	4.0%	3	2.6%	113	3.5%
\$25,000 - \$34,999	1	4.0%	4	3.4%	151	4.7%
\$35,000 - \$49,999	2	8.0%	12	10.3%	283	8.8%
\$50,000 - \$74,999	3	12.0%	15	12.9%	464	14.5%
\$75,000 - \$99,999	1	4.0%	11	9.5%	313	9.8%
\$100,000 - \$149,999	7	28.0%	32	27.6%	793	24.8%
\$150,000 - \$199,999	7	28.0%	21	18.1%	638	19.9%
\$200,000+	2	8.0%	9	7.8%	250	7.8%
Median Household Income	\$119,001		\$104,298		\$103,146	
Average Household Income	\$127,767		\$117,871		\$117,232	
Per Capita Income	\$44,993		\$46,842		\$45,014	

2028 Households by Income	0 - 1 mile		1 - 3 mile		3 - 5 mile	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1	3.8%	7	5.6%	173	5.0%
\$15,000 - \$24,999	0	0.0%	3	2.4%	94	2.7%
\$25,000 - \$34,999	1	3.8%	3	2.4%	136	3.9%
\$35,000 - \$49,999	2	7.7%	10	8.1%	258	7.5%
\$50,000 - \$74,999	3	11.5%	14	11.3%	431	12.5%
\$75,000 - \$99,999	1	3.8%	12	9.7%	311	9.0%
\$100,000 - \$149,999	7	26.9%	36	29.0%	886	25.7%
\$150,000 - \$199,999	9	34.6%	28	22.6%	852	24.7%
\$200,000+	2	7.7%	12	9.7%	305	8.8%
Median Household Income	\$130,725		\$113,150		\$112,917	
Average Household Income	\$144,545		\$133,370		\$132,196	
Per Capita Income	\$50,602		\$53,540		\$51,069	

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographic and Income Comparison Profile

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

Prepared by Esri
 Latitude: 34.68486
 Longitude: -86.89966

2010 Population by Age	0 - 1 mile		1 - 3 mile		3 - 5 mile	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	2	8.0%	11	7.0%	288	7.1%
Age 5 - 9	2	8.0%	9	5.7%	272	6.7%
Age 10 - 14	2	8.0%	11	7.0%	266	6.6%
Age 15 - 19	1	4.0%	8	5.1%	219	5.4%
Age 20 - 24	1	4.0%	8	5.1%	198	4.9%
Age 25 - 34	4	16.0%	24	15.2%	564	13.9%
Age 35 - 44	4	16.0%	23	14.6%	605	14.9%
Age 45 - 54	4	16.0%	26	16.5%	678	16.7%
Age 55 - 64	3	12.0%	22	13.9%	535	13.2%
Age 65 - 74	2	8.0%	11	7.0%	269	6.6%
Age 75 - 84	0	0.0%	5	3.2%	127	3.1%
Age 85+	0	0.0%	2	1.3%	35	0.9%

2023 Population by Age	0 - 1 mile		1 - 3 mile		3 - 5 mile	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	4	6.2%	17	6.1%	488	6.1%
Age 5 - 9	5	7.8%	19	6.8%	554	7.0%
Age 10 - 14	5	7.8%	21	7.5%	596	7.5%
Age 15 - 19	5	7.8%	17	6.1%	510	6.4%
Age 20 - 24	3	4.7%	14	5.0%	388	4.9%
Age 25 - 34	8	12.5%	35	12.5%	969	12.2%
Age 35 - 44	10	15.6%	45	16.1%	1,231	15.4%
Age 45 - 54	9	14.1%	36	12.9%	1,084	13.6%
Age 55 - 64	8	12.5%	36	12.9%	1,050	13.2%
Age 65 - 74	5	7.8%	26	9.3%	746	9.4%
Age 75 - 84	2	3.1%	11	3.9%	287	3.6%
Age 85+	0	0.0%	3	1.1%	68	0.9%

2028 Population by Age	0 - 1 mile		1 - 3 mile		3 - 5 mile	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	4	6.0%	18	6.0%	507	5.9%
Age 5 - 9	5	7.5%	20	6.6%	556	6.5%
Age 10 - 14	5	7.5%	21	7.0%	609	7.1%
Age 15 - 19	5	7.5%	19	6.3%	555	6.5%
Age 20 - 24	3	4.5%	12	4.0%	369	4.3%
Age 25 - 34	8	11.9%	36	11.9%	984	11.5%
Age 35 - 44	10	14.9%	50	16.6%	1,287	15.1%
Age 45 - 54	9	13.4%	40	13.2%	1,169	13.7%
Age 55 - 64	8	11.9%	36	11.9%	1,071	12.6%
Age 65 - 74	6	9.0%	31	10.3%	890	10.4%
Age 75 - 84	3	4.5%	15	5.0%	428	5.0%
Age 85+	1	1.5%	4	1.3%	100	1.2%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographic and Income Comparison Profile

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

Prepared by Esri
 Latitude: 34.68486
 Longitude: -86.89966

2010 Race and Ethnicity	0 - 1 mile		1 - 3 mile		3 - 5 mile	
	Number	Percent	Number	Percent	Number	Percent
White Alone	20	74.1%	104	64.6%	2,873	70.8%
Black Alone	5	18.5%	47	29.2%	896	22.1%
American Indian Alone	0	0.0%	1	0.6%	22	0.5%
Asian Alone	1	3.7%	2	1.2%	48	1.2%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	0	0.0%	4	2.5%	141	3.5%
Two or More Races	1	3.7%	3	1.9%	76	1.9%
Hispanic Origin (Any Race)	1	3.7%	8	5.0%	246	6.1%

2020 Race and Ethnicity	0 - 1 mile		1 - 3 mile		3 - 5 mile	
	Number	Percent	Number	Percent	Number	Percent
White Alone	41	67.2%	163	61.0%	5,043	68.2%
Black Alone	11	18.0%	67	25.1%	1,382	18.7%
American Indian Alone	0	0.0%	2	0.7%	41	0.6%
Asian Alone	2	3.3%	5	1.9%	149	2.0%
Pacific Islander Alone	0	0.0%	1	0.4%	7	0.1%
Some Other Race Alone	1	1.6%	6	2.2%	216	2.9%
Two or More Races	6	9.8%	23	8.6%	553	7.5%
Hispanic Origin (Any Race)	4	6.6%	16	6.0%	484	6.5%

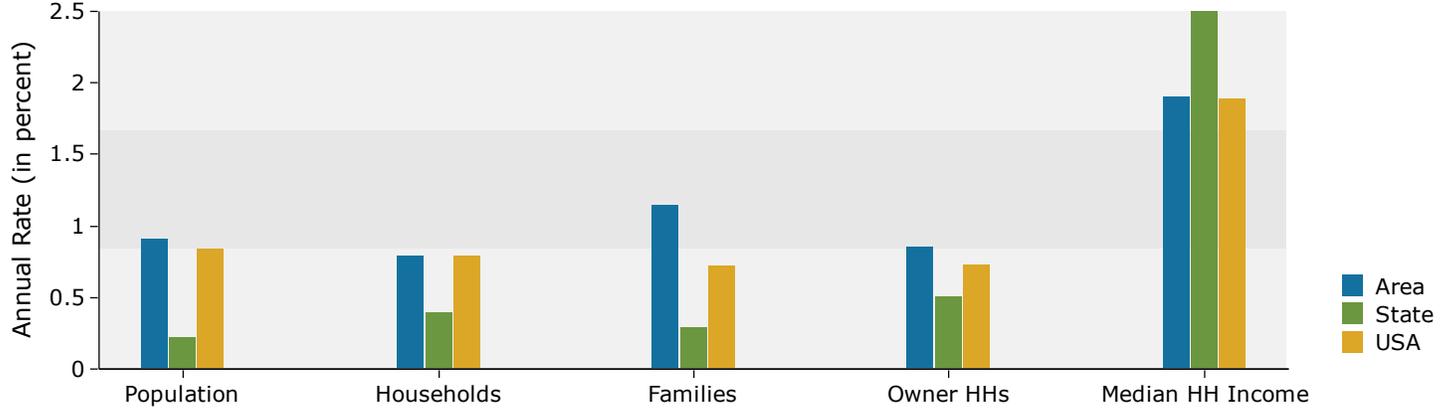
2023 Race and Ethnicity	0 - 1 mile		1 - 3 mile		3 - 5 mile	
	Number	Percent	Number	Percent	Number	Percent
White Alone	43	66.2%	171	60.9%	5,345	67.1%
Black Alone	12	18.5%	69	24.6%	1,514	19.0%
American Indian Alone	0	0.0%	2	0.7%	44	0.6%
Asian Alone	2	3.1%	6	2.1%	167	2.1%
Pacific Islander Alone	0	0.0%	1	0.4%	7	0.1%
Some Other Race Alone	1	1.5%	6	2.1%	258	3.2%
Two or More Races	7	10.8%	26	9.3%	636	8.0%
Hispanic Origin (Any Race)	5	7.7%	18	6.4%	576	7.2%

2028 Race and Ethnicity	0 - 1 mile		1 - 3 mile		3 - 5 mile	
	Number	Percent	Number	Percent	Number	Percent
White Alone	44	64.7%	178	59.3%	5,594	65.6%
Black Alone	13	19.1%	76	25.3%	1,656	19.4%
American Indian Alone	0	0.0%	2	0.7%	45	0.5%
Asian Alone	2	2.9%	7	2.3%	186	2.2%
Pacific Islander Alone	0	0.0%	1	0.3%	8	0.1%
Some Other Race Alone	2	2.9%	7	2.3%	306	3.6%
Two or More Races	7	10.3%	29	9.7%	732	8.6%
Hispanic Origin (Any Race)	6	8.8%	21	7.0%	680	8.0%

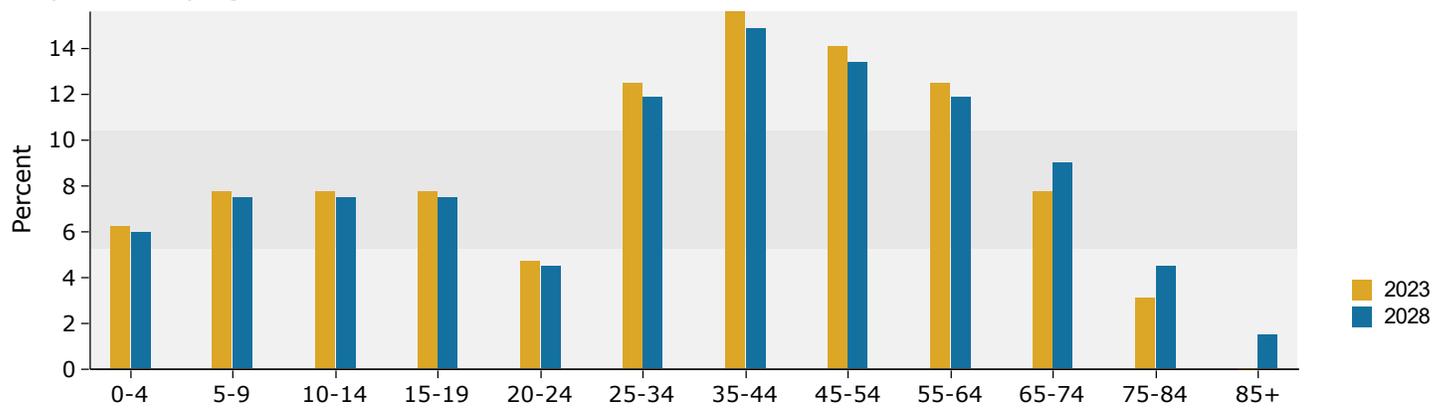
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

0 - 1 mile

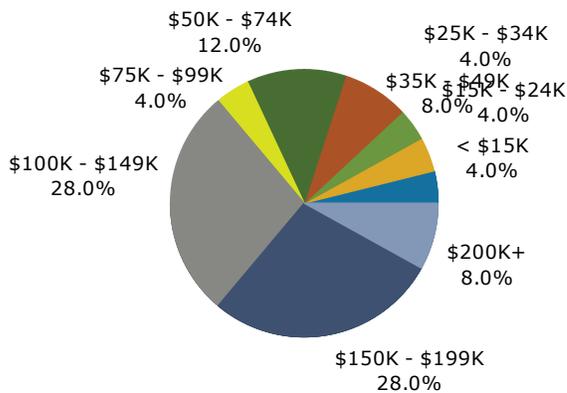
Trends 2023-2028



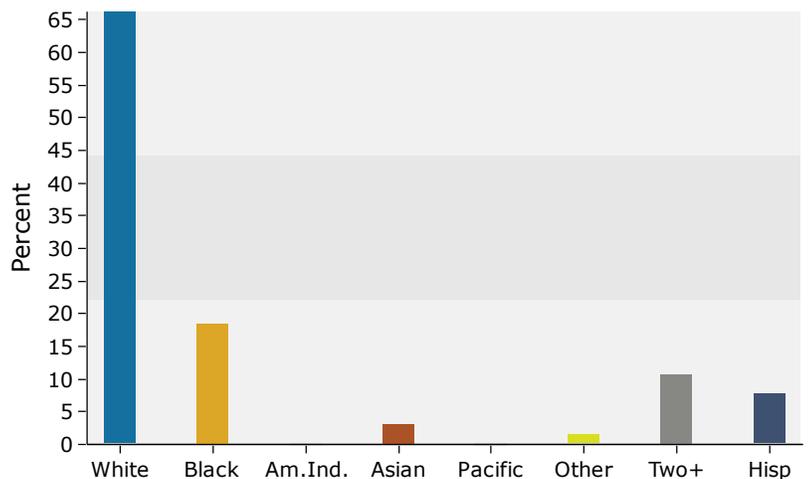
Population by Age



2023 Household Income



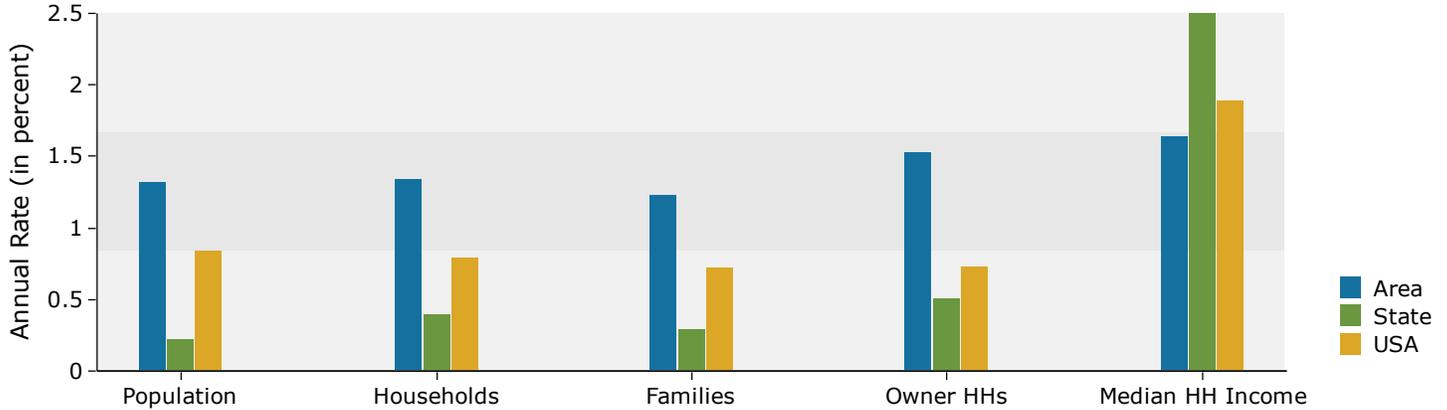
2023 Population by Race



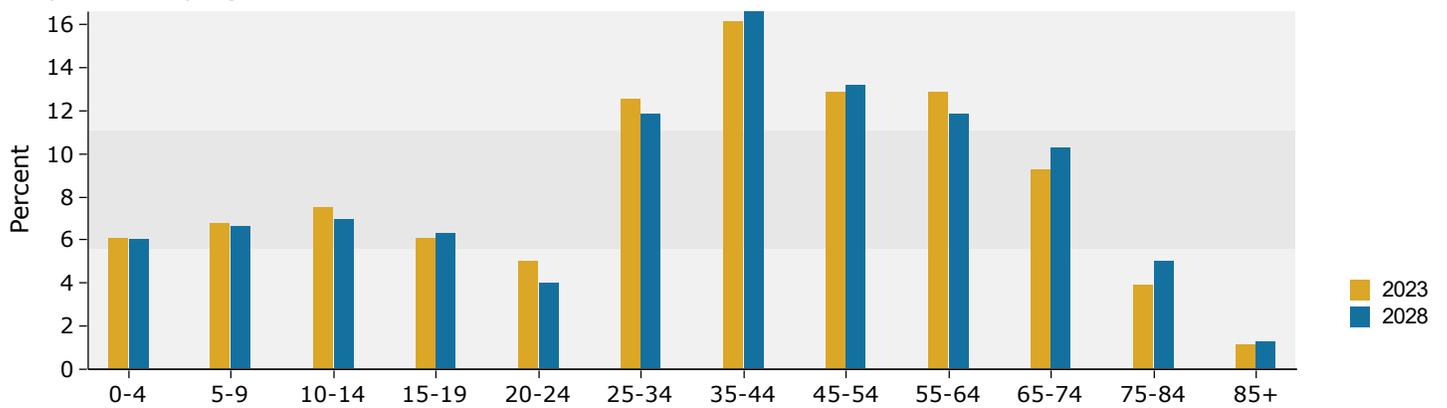
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

1 - 3 mile

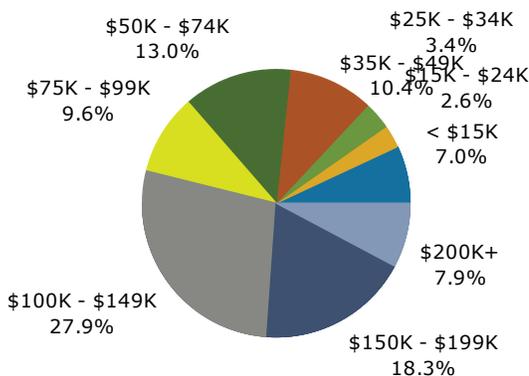
Trends 2023-2028



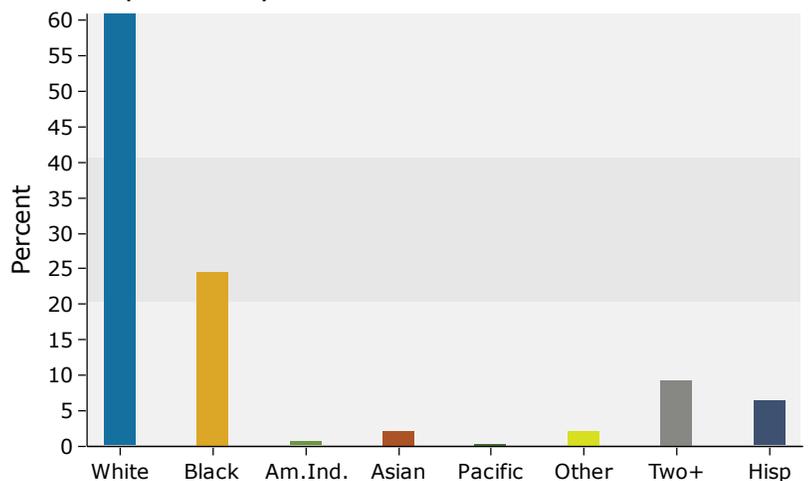
Population by Age



2023 Household Income



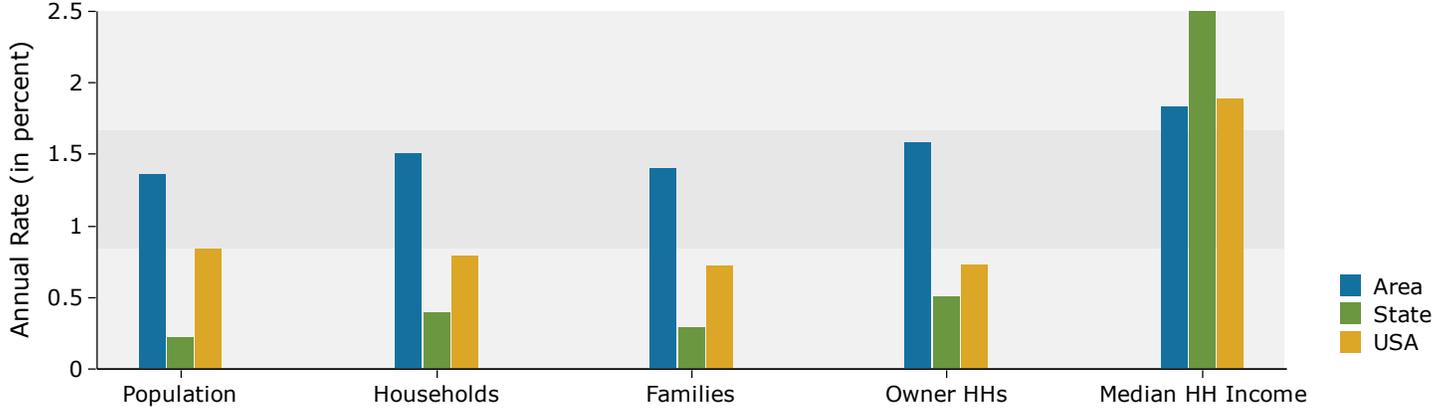
2023 Population by Race



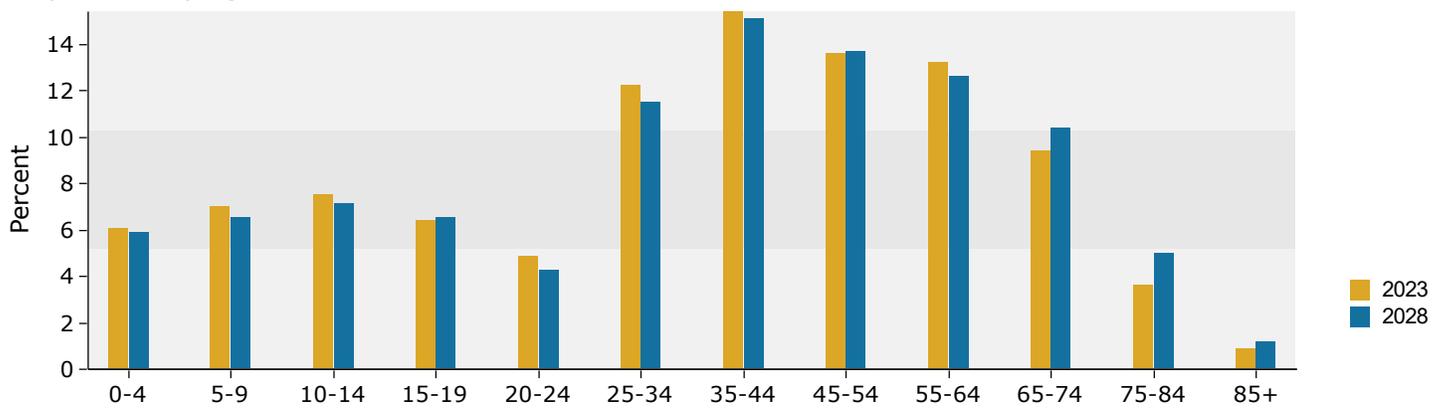
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

3 - 5 mile

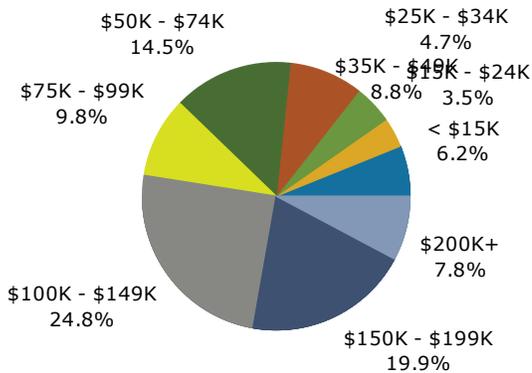
Trends 2023-2028



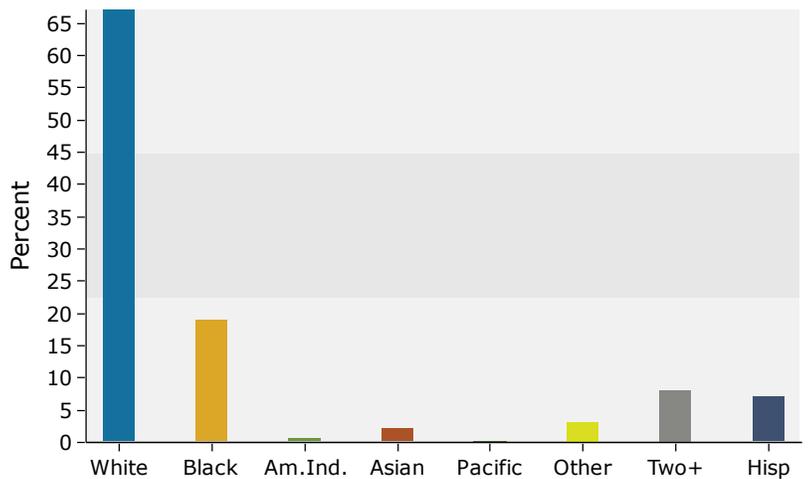
Population by Age



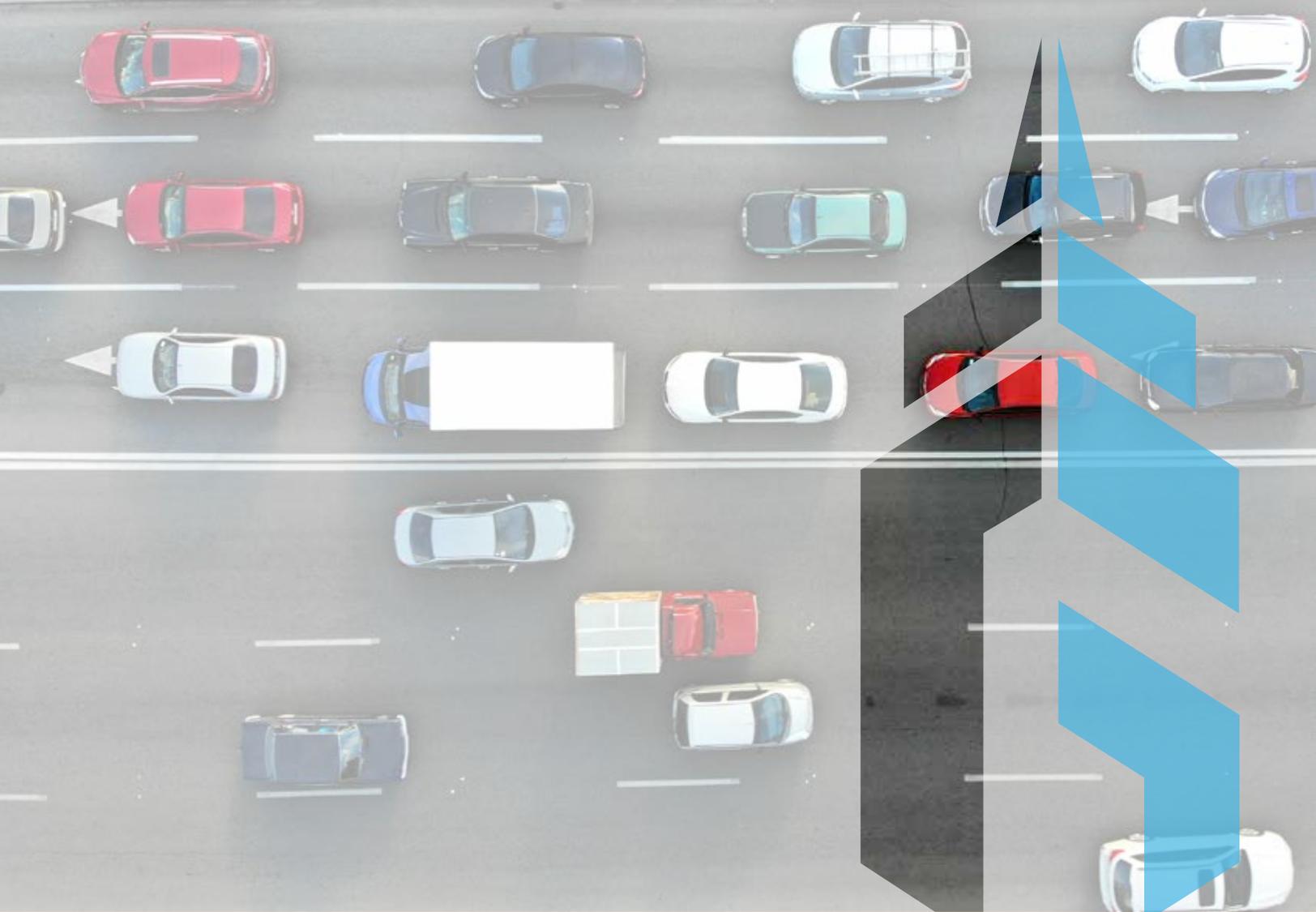
2023 Household Income



2023 Population by Race



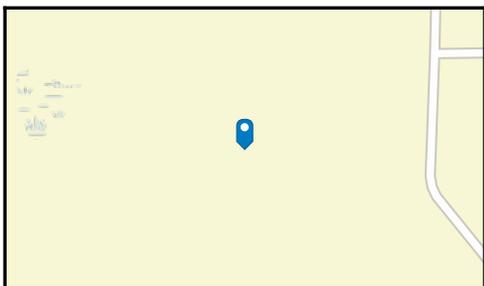
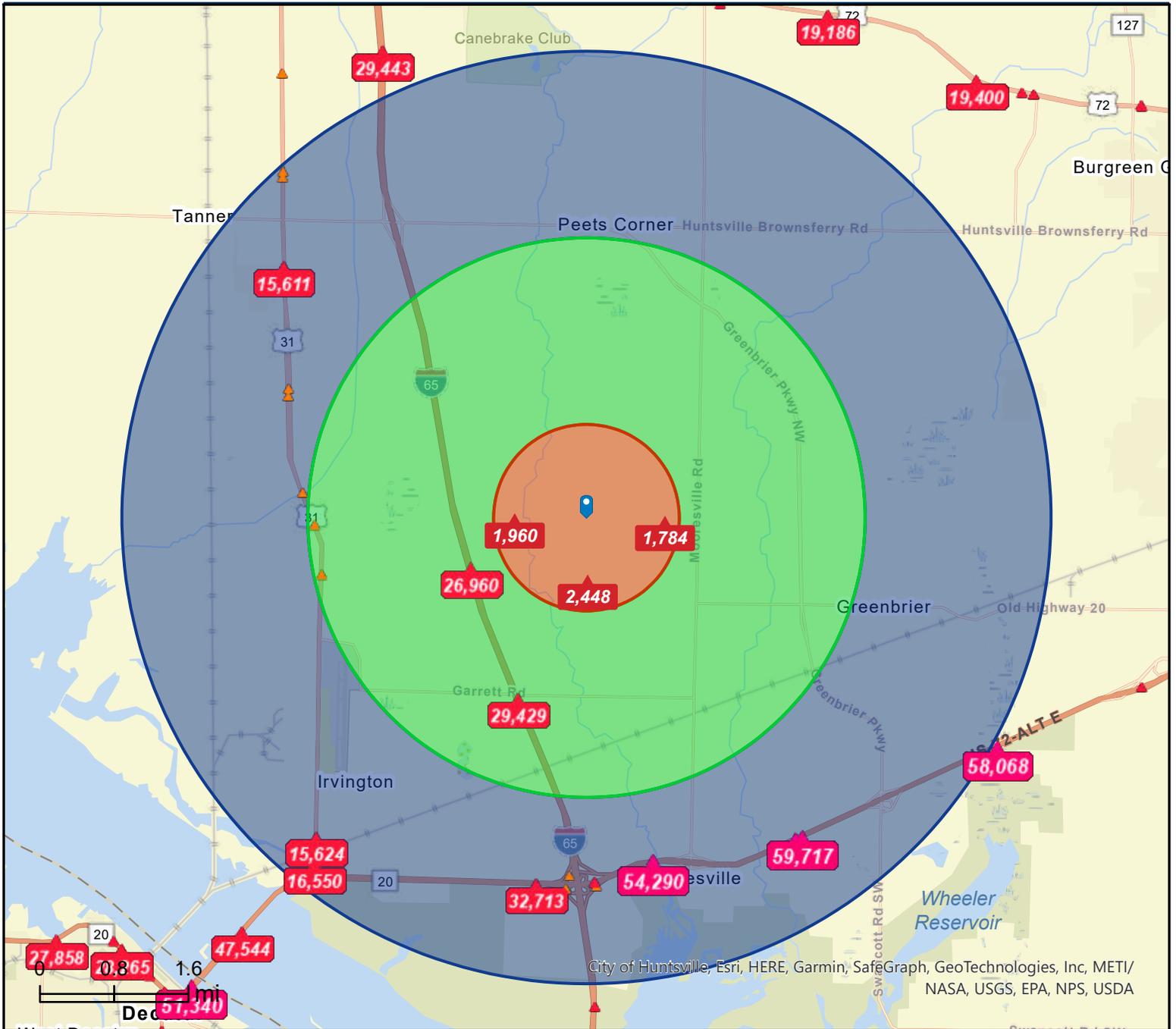
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



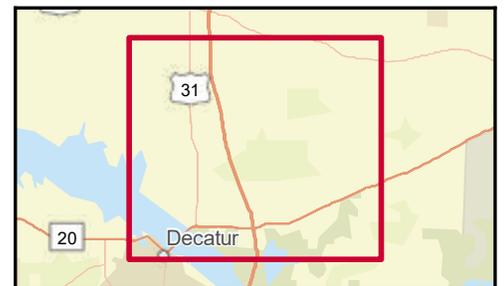
DEVELOPMENT ACREAGE

TRAFFIC DATA

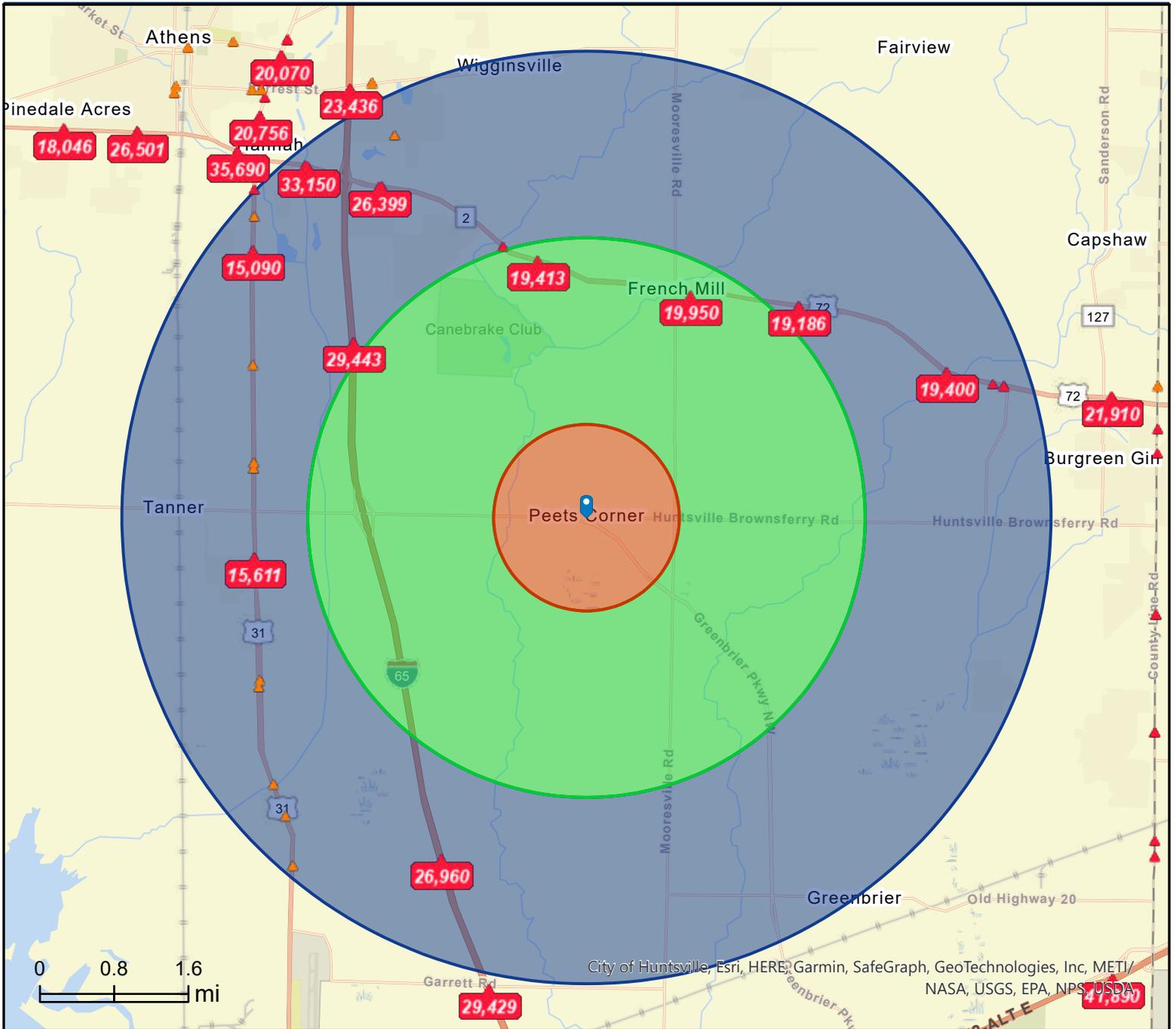
Six Parcels - Limestone County



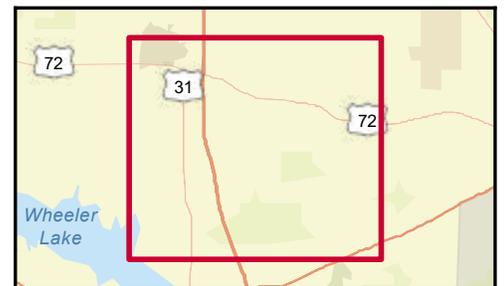
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).



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- ▲ Up to 6,000 vehicles per day
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 - ▲ 50,001 - 100,000
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