

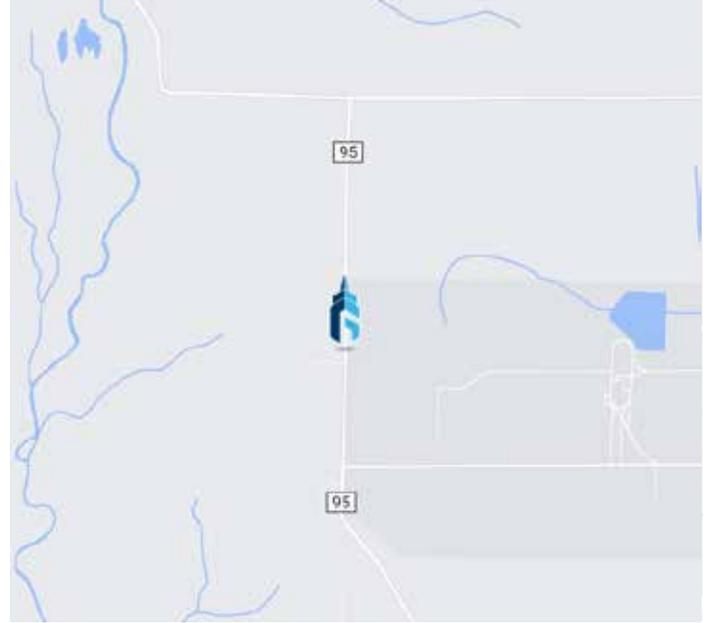


# DEVELOPMENT ACREAGE

Six Parcels - Limestone County



**GATEWAY**  
COMMERCIAL BROKERAGE



### OFFERING SUMMARY

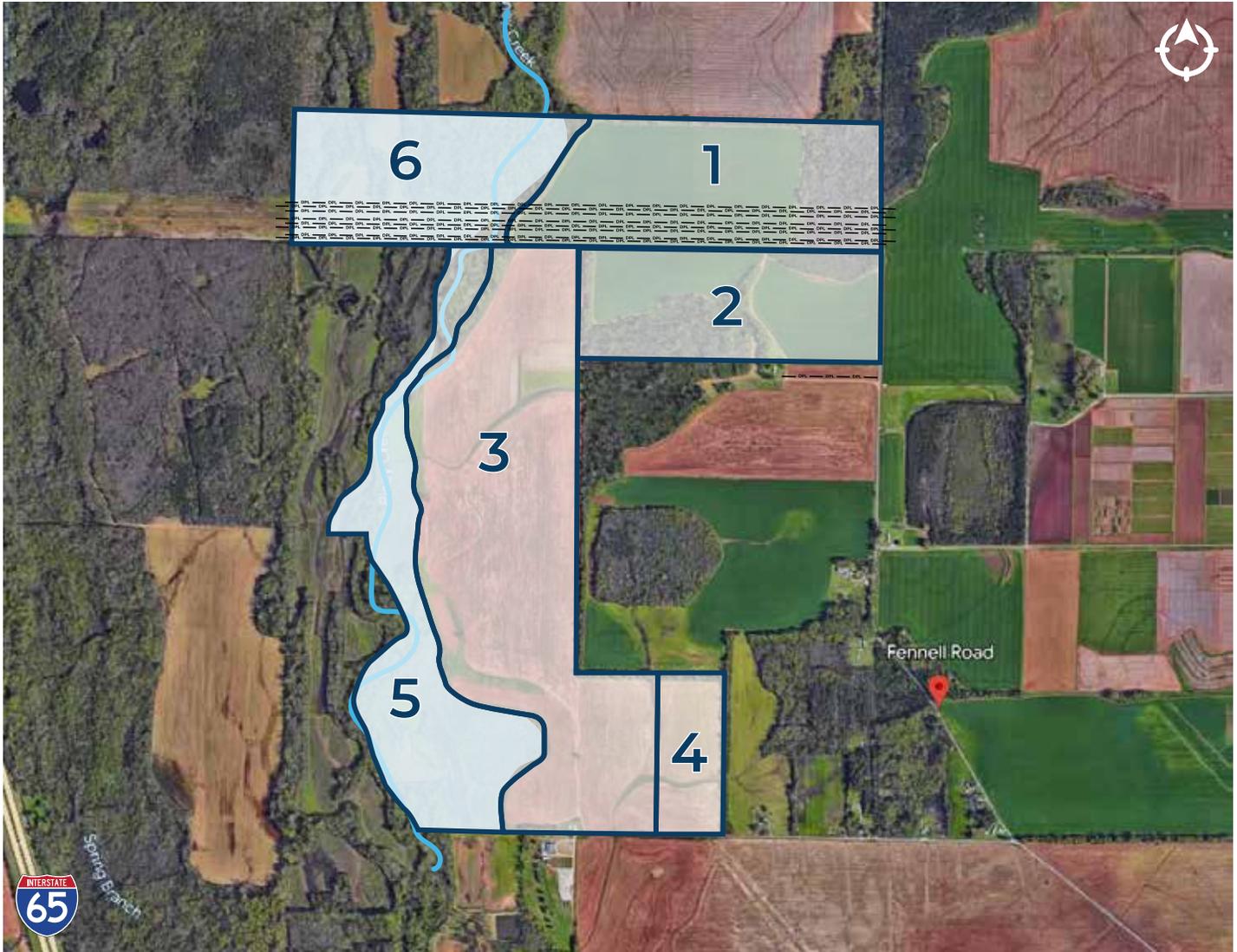
Sale Price:	Call for Pricing
# of Parcels:	6
Lot Size:	+/- 457.11 Acres
Zoning:	Unrestricted
Best Use:	Development
Market:	Limestone County
Submarket:	Madison County
Fennell Rd Frontage:	+/- 2,177 ft
Fennell Ln Frontage:	+/- 1,323 ft

### 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.

# AVAILABLE PARCELS

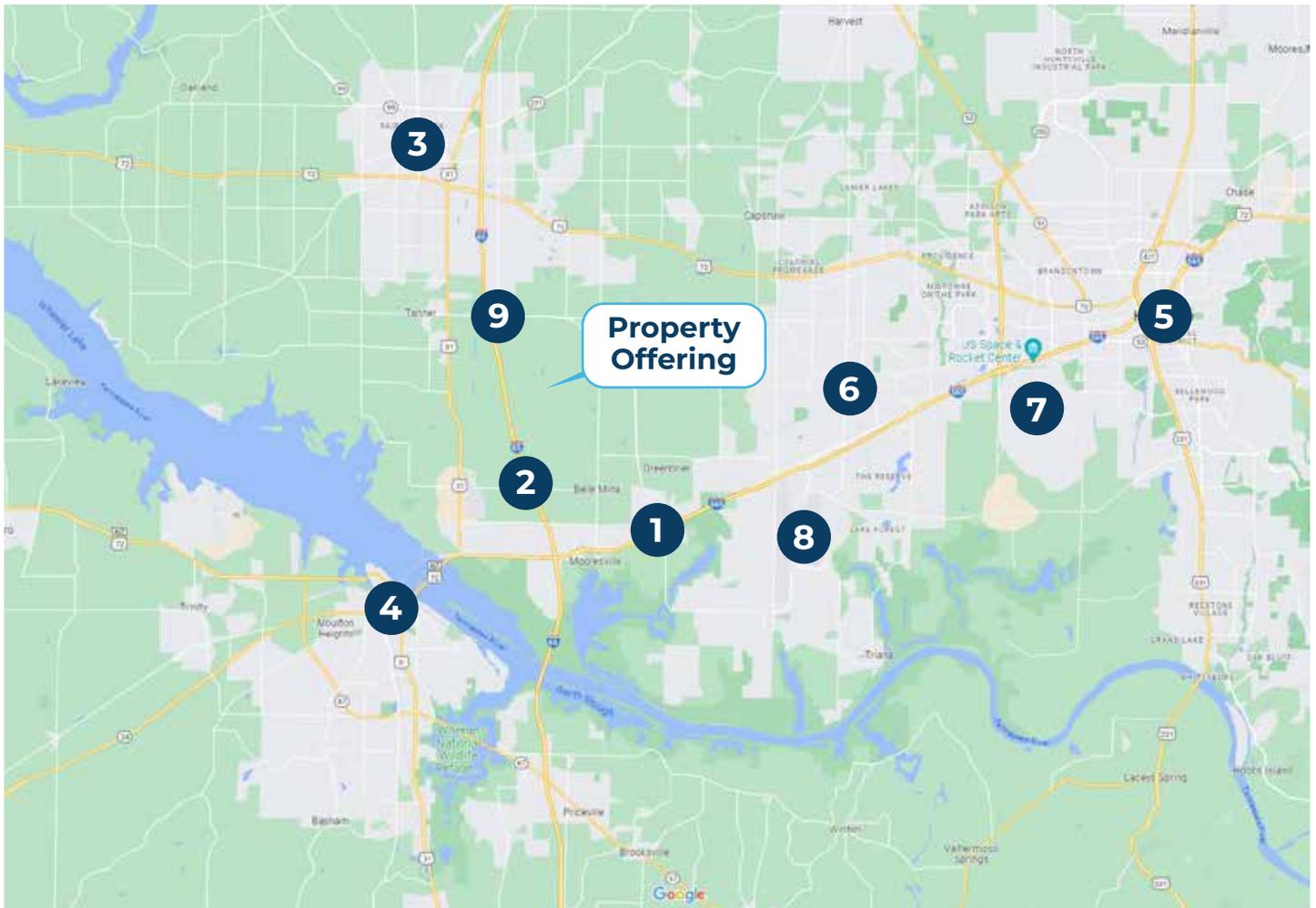


PARCEL	ADDRESS	APN	SIZE	ZONING
1	Fennell Road	16-06-13-0-000-002.001	+/- 81.18	Unrestricted
2	Fennell Road	16-06-13-0-000-005.001	+/- 60.40	Unrestricted
3	Off Fennell Road	16-06-13-0-000-003.001 16-06-24-0-000-009.001 16-06-24-0-000-008.002	+/- 160.00	Unrestricted
4	Off Fennell Road	16-06-24-0-000-008.001	+/- 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

# PROPERTY PHOTOS



# 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