

Development Property For Sale



364 + /- Acres in Athens AL 35611

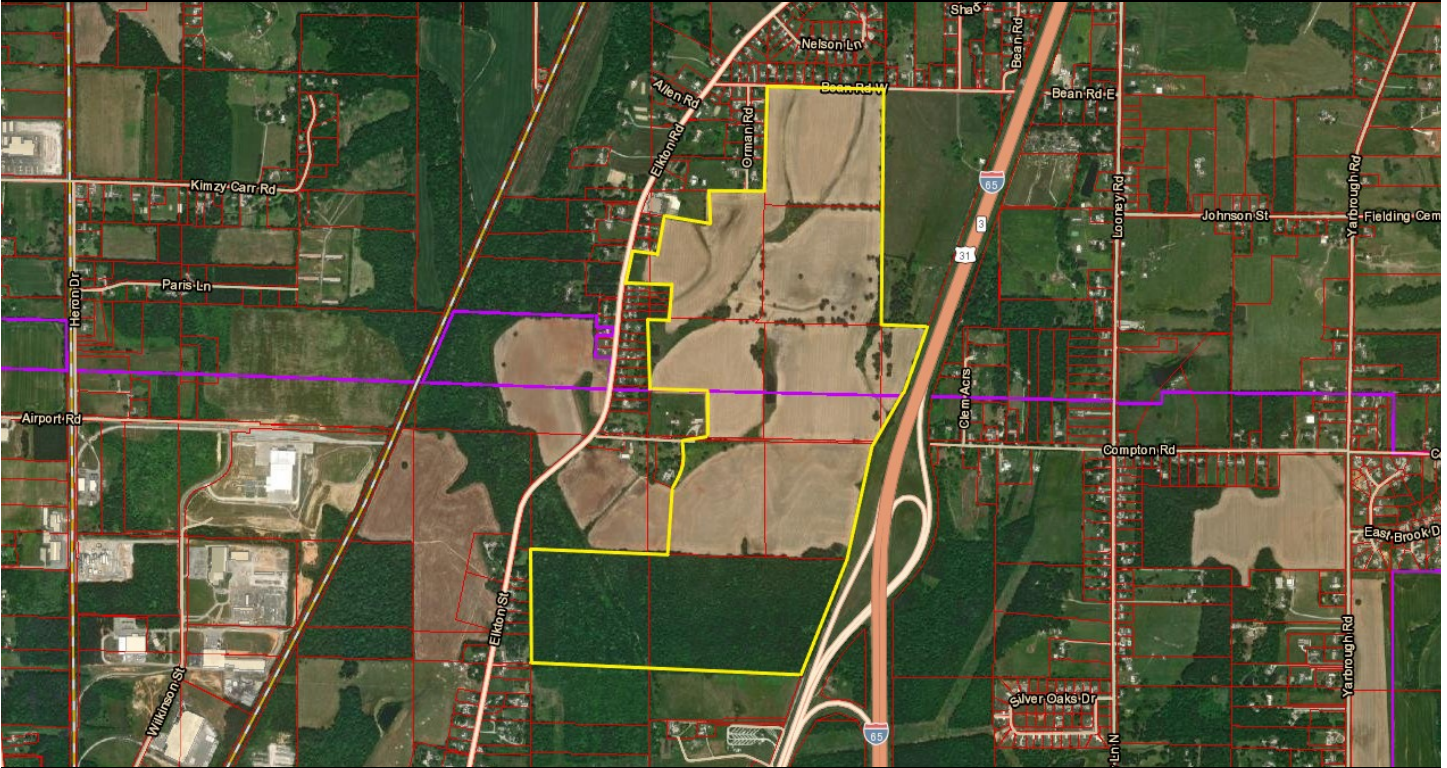
Presented By



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Property Information



OFFERED AT \$14,196,000 / 14 PARCELS / 364+/- ACRES

This is a prime commercial property on the northern side of Athens, AL. The property is made up of 14 parcels that in total have around 4,150 ft of frontage with Interstate 65 and Highway 31. With approximately 25,000 vehicles driving by daily, this property offers high visibility and easy access to the interstate making this a great location for any commercial or residential development. Sewer is available.

DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	25,055
STREET	Interstate 65

* Figures shown represent estimates

- Zoning: EST (Estate Residential & Agricultural District) & B-2 (General Business District)
- Great Interstate visibility and access to Interstate 65
- Nearby development includes new \$16MM Athens Rec. Center, \$60MM Athens High School, and new Publix grocery anchored center
- Less than a 20 minute drive to the New Mazda Toyota Manufacturing USA Plant Via the New Greenbriar Parkway.



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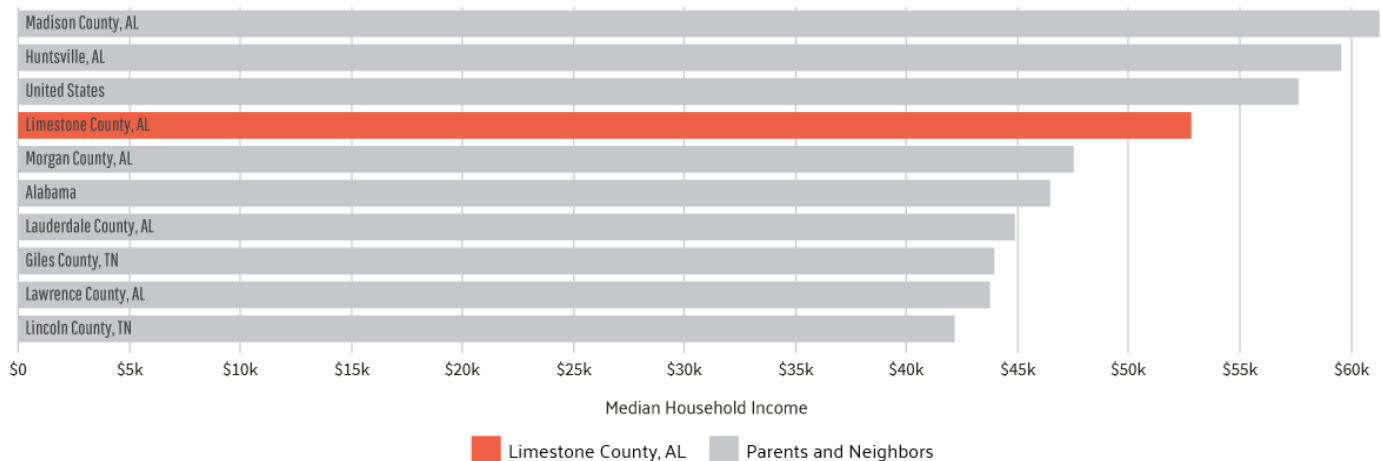
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Limestone County Demographics

Measurement	Limestone County	Madison County	Morgan County
Population	91,695	366,519	119,157
Median Age	39.1	38.5	40.1
Median Household Income	\$52,831	\$63,111	\$47,529
Poverty Rate	14.8%	13.6%	16.6%
Number of Employees	38,944	176,976	50,611
Median Property Value	\$146,300	\$192,500	\$128,200

Households in Limestone County, AL have a median annual income of \$52,831, which is less than the median annual income of \$61,937 across the entire United States. This is in comparison to a median income of \$51,115 in 2016, which represents a 3.36% annual growth. Look at the chart to see how the median household income in Limestone County, AL.

Median Household Income



Data provided by the Census Bureau ACS 5-year Estimate

- Limestone County ranked as 3rd fastest growing county in Alabama by U.S. Census Bureau and #66 out of Top 100 nationwide.
- Ranked No. 3 Best County to raise a family in Alabama
- Ranked No. 1 Safest County in Alabama
- Ranked No. 3 Best County for Job Opportunities in Alabama



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Photos



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Photos



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THE MARMAC DIFFERENCE

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MarMac Real Estate - Commercial has been proudly serving North Alabama, including Decatur, Florence, Madison, Huntsville, Cullman, Hartselle, and the surrounding areas since 2009, and has recently added an office in Killen.

North Alabama area residents can rely on MarMac Real Estate for professional, worry-free communication between buyers and sellers during the buying process. Our staff brings a vast amount of experience and dedication to helping our clients' real estate needs.

MarMac Commercial Real Estate

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