



ANDERSON FARMS DEVELOPMENT ACREAGE

Eleven Parcels - Huntsville, Alabama



GATEWAY
COMMERCIAL BROKERAGE

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

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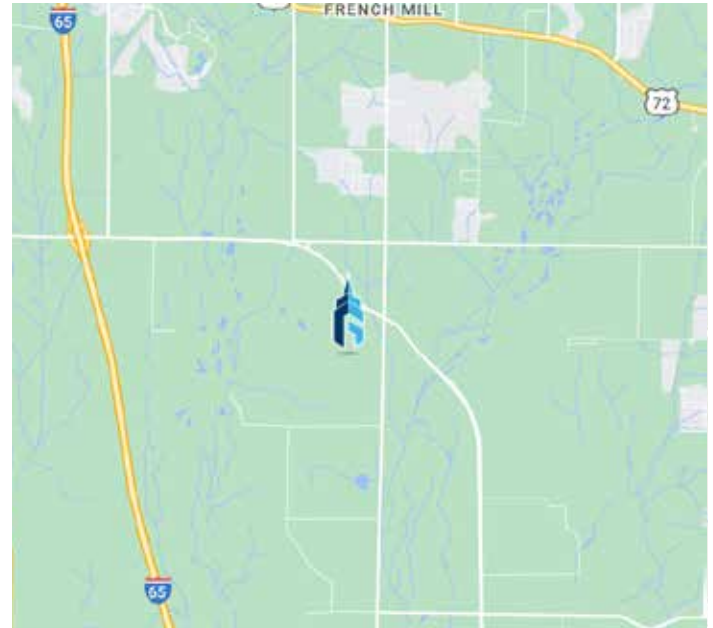
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney.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



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:	11	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

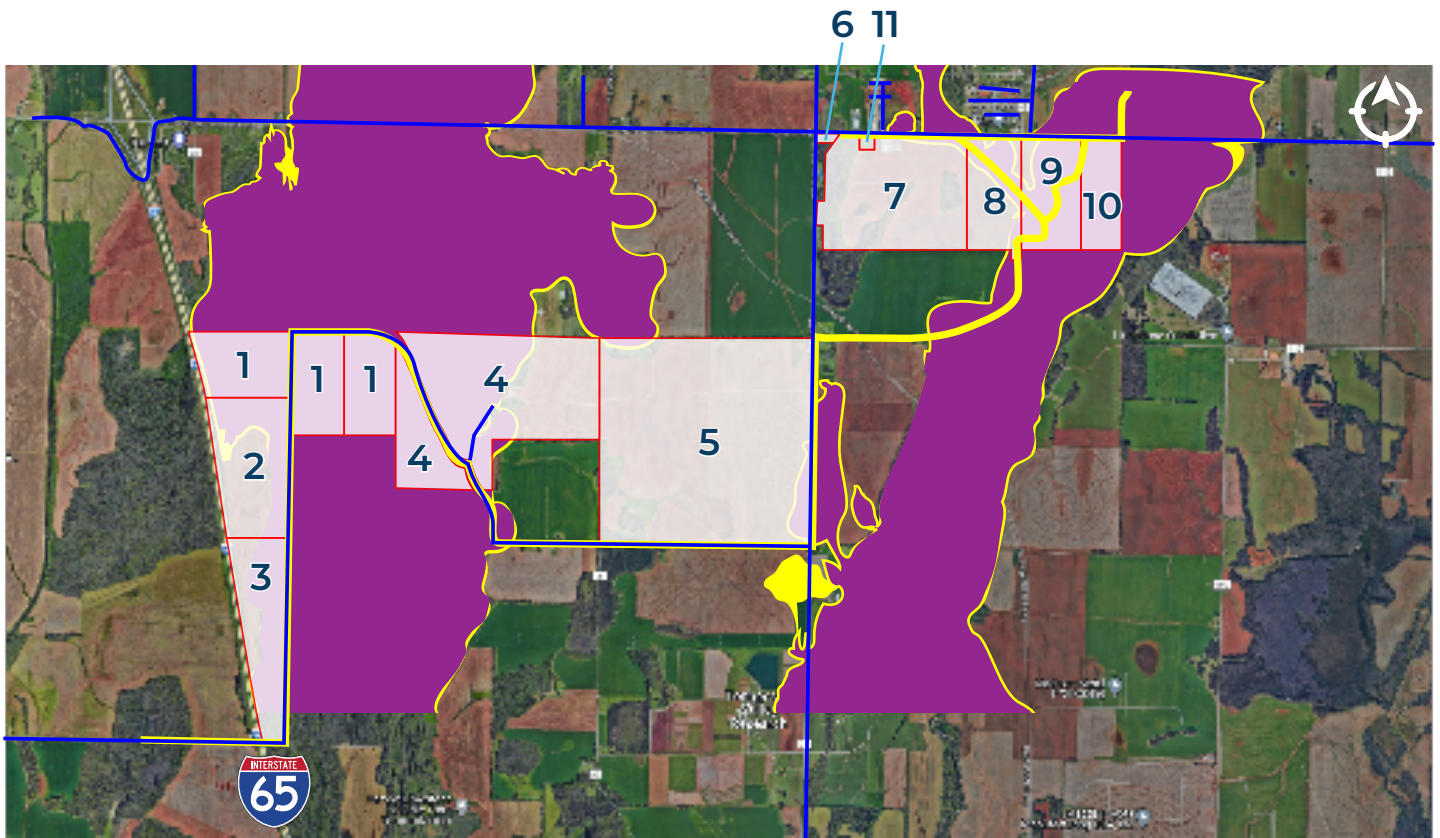


DEVELOPMENT ACREAGE

PROPERTY INFORMATION

Eleven Parcels - Huntsville, Alabama

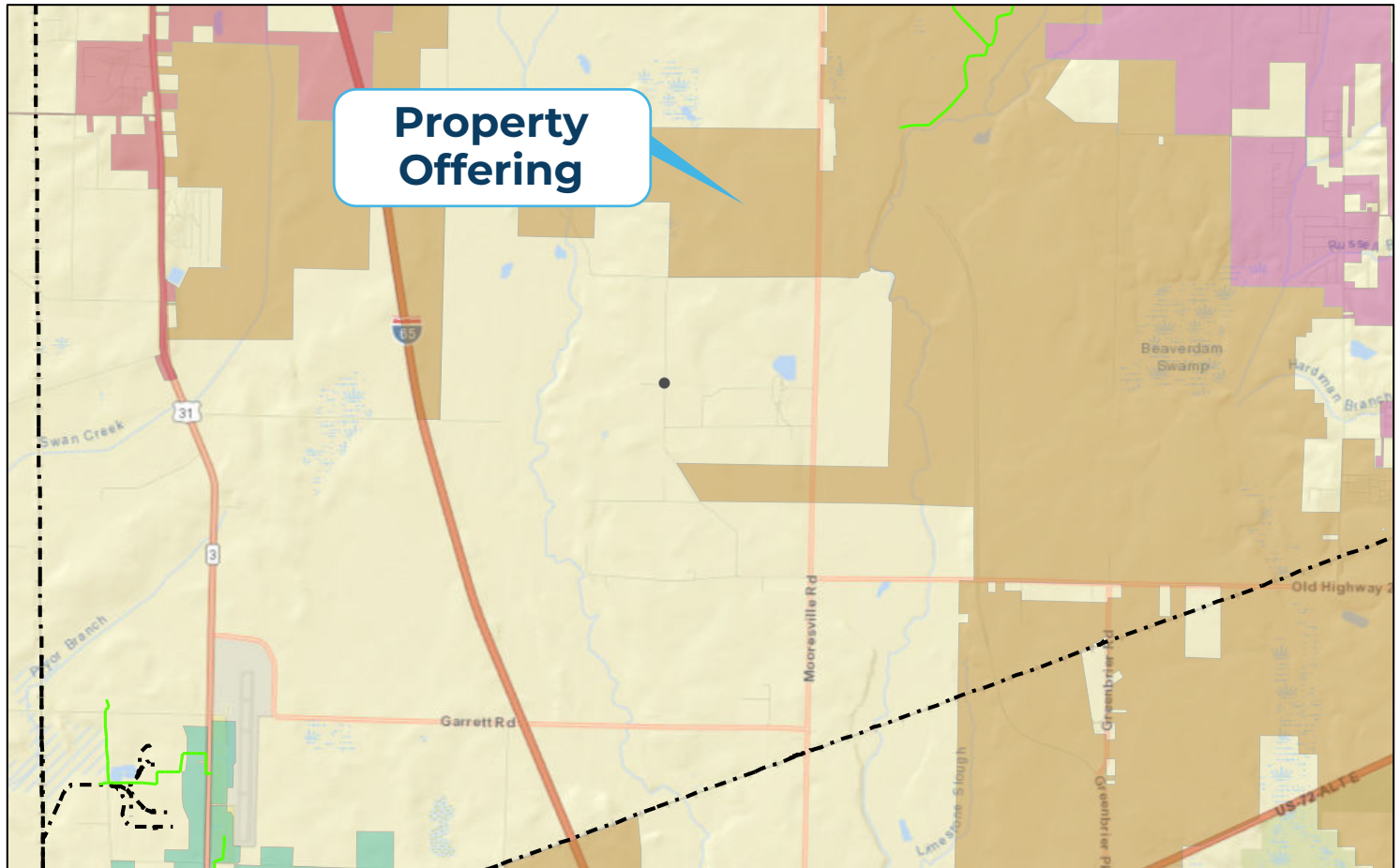
AVAILABLE PARCELS



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	Mooreville 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



ArcGIS Web Map



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

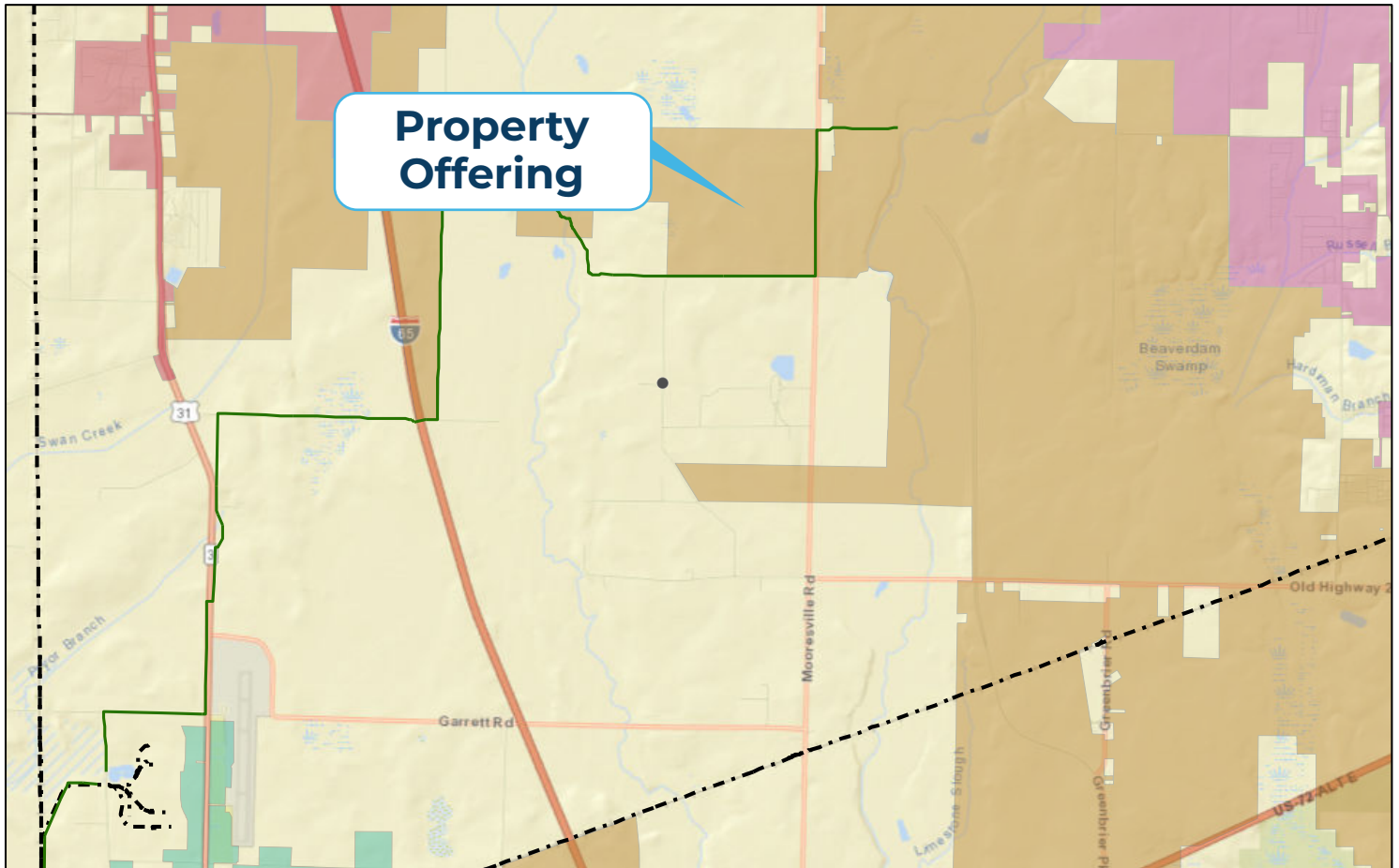
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 City of Decatur, AL, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

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

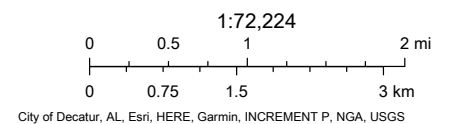


ArcGIS Web Map



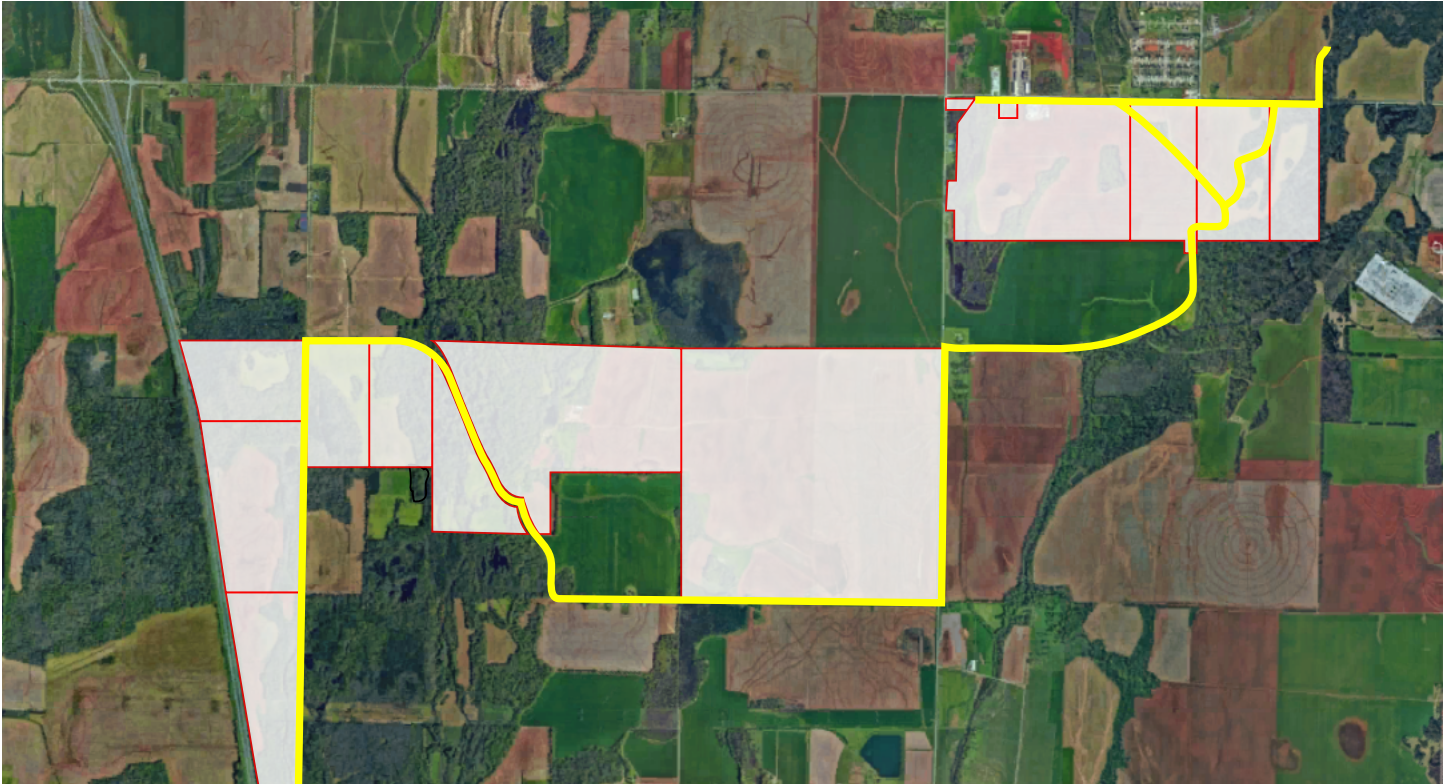
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- Sewer Force Mains
- Municipal Limits
- Huntsville
- Athens
- Madison
- Decatur
- - - Railroads



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

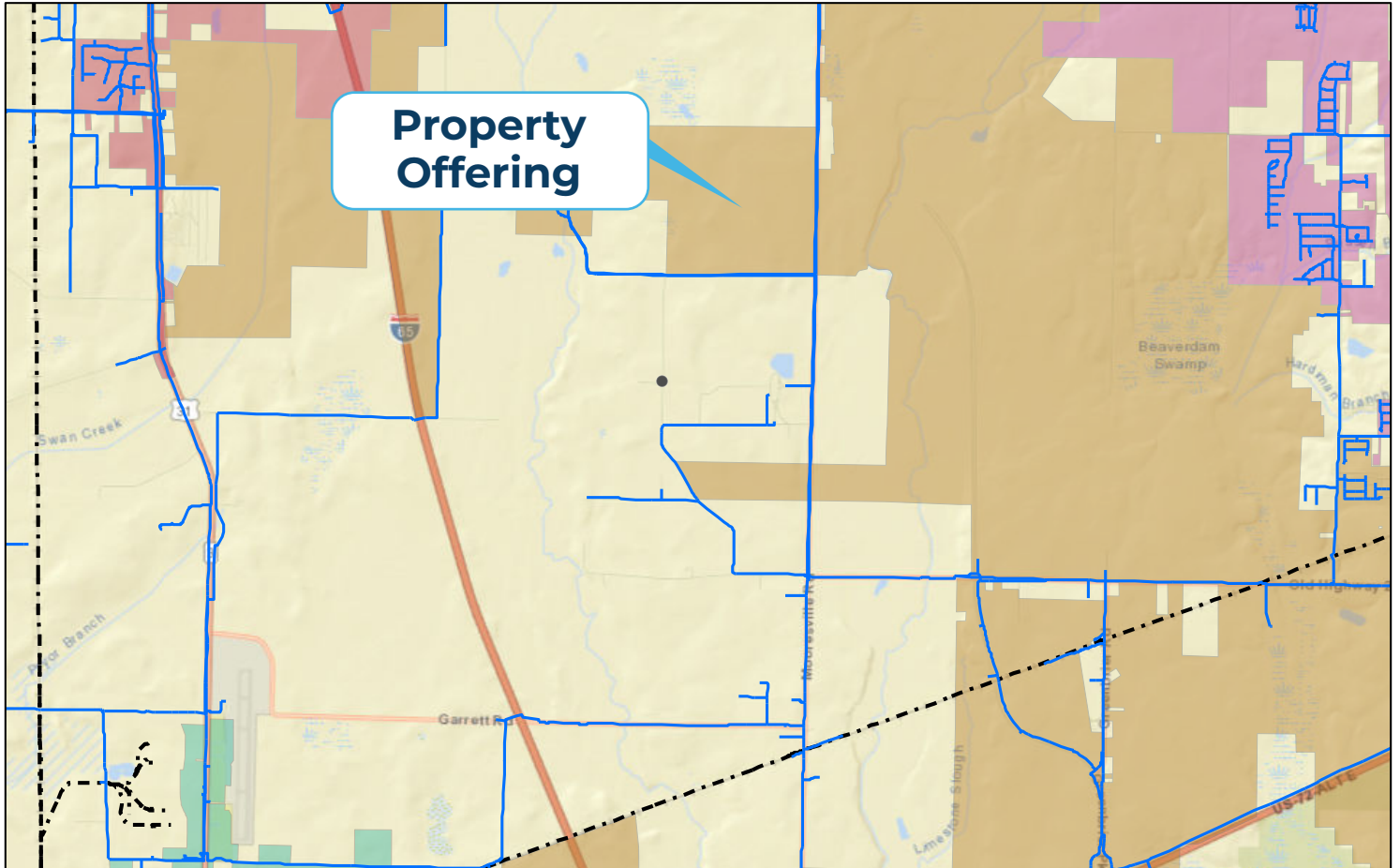
SEWER LINES MAP



WATER MAIN MAP



ArcGIS Web Map



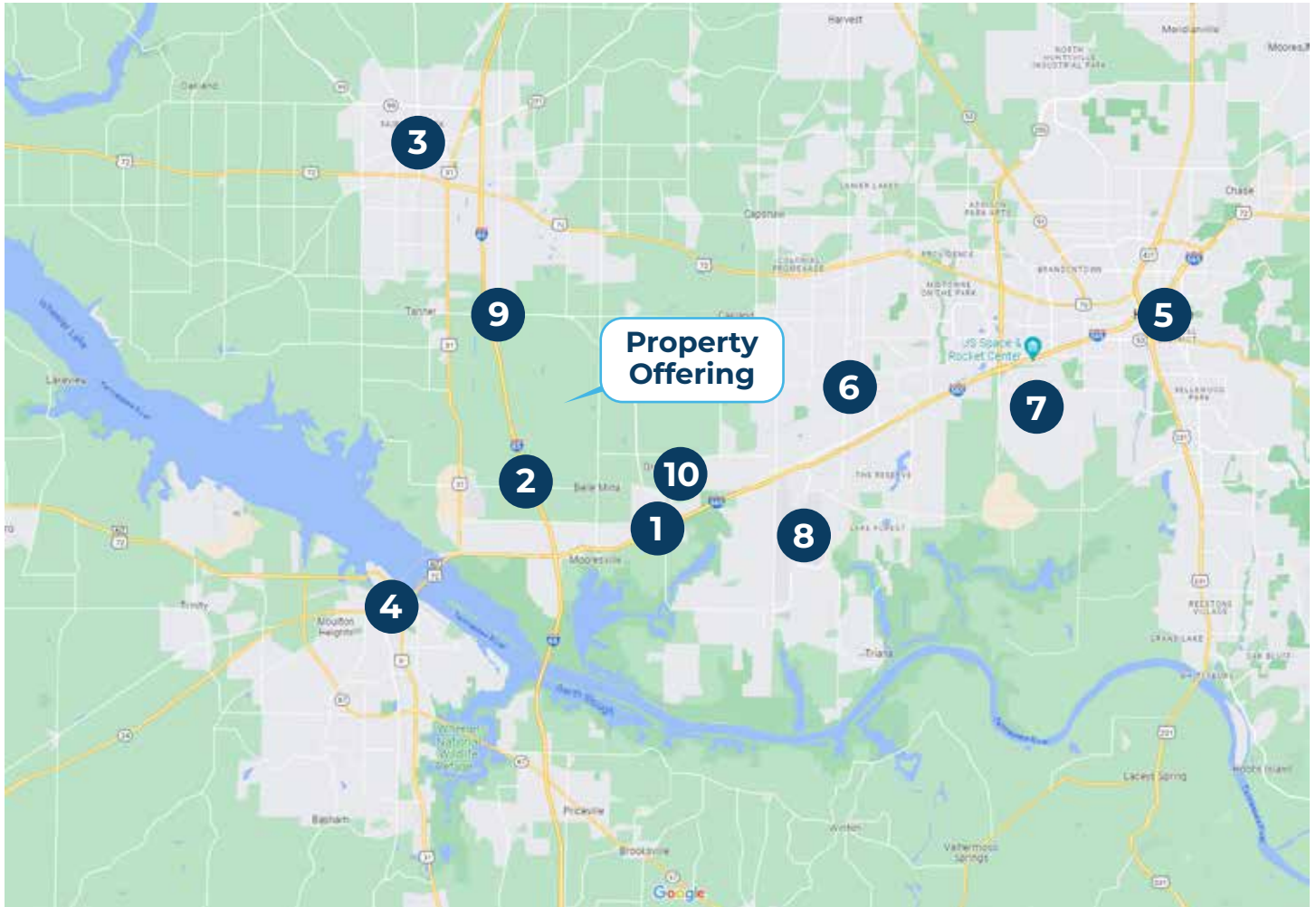
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— Water Mains
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1:72,224
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Water & Sewer Viewer
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PROXIMITY TO POINTS OF INTEREST



#	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

PHOTOS - TRACTS 1-3



INTERSTATE 65 PARCELS FLOOD ZONE



RiskMeter

CoreLogic

Overview Map





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MOORESVILLE RD PARCELS

Two Parcels - Huntsville, Alabama

PHOTOS - TRACTS 4 & 5

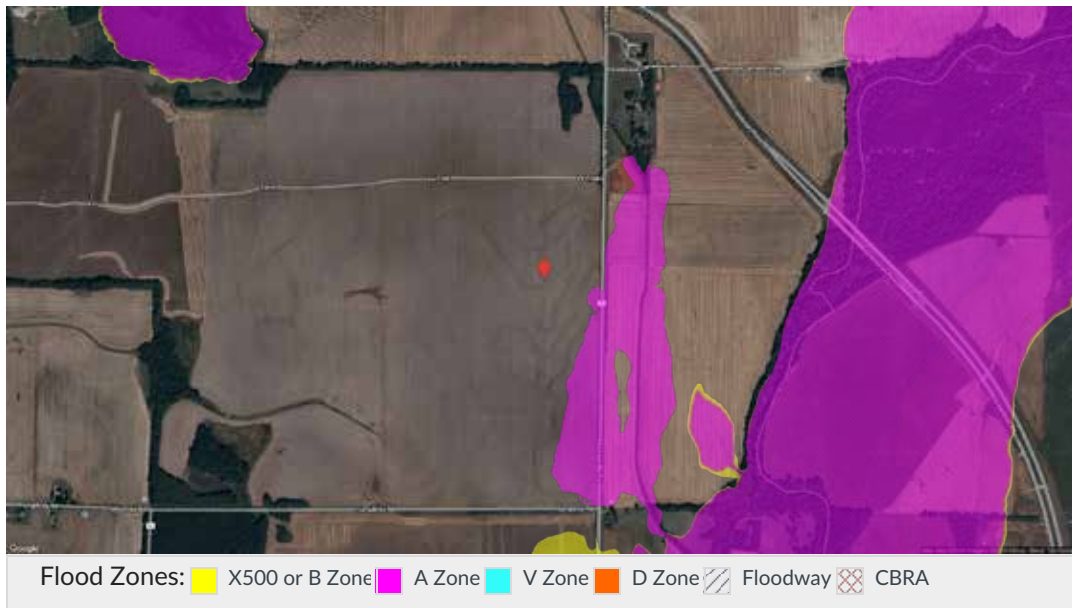




RiskMeter

CoreLogic

Overview Map





DEVELOPMENT ACREAGE

HUNTSVILLE BROWNSFERRY RD PARCELS

Six Parcels - Huntsville, Alabama

HUNTSVILLE BROWNSFERRY RD PARCELS
PHOTOS - TRACTS 6-11



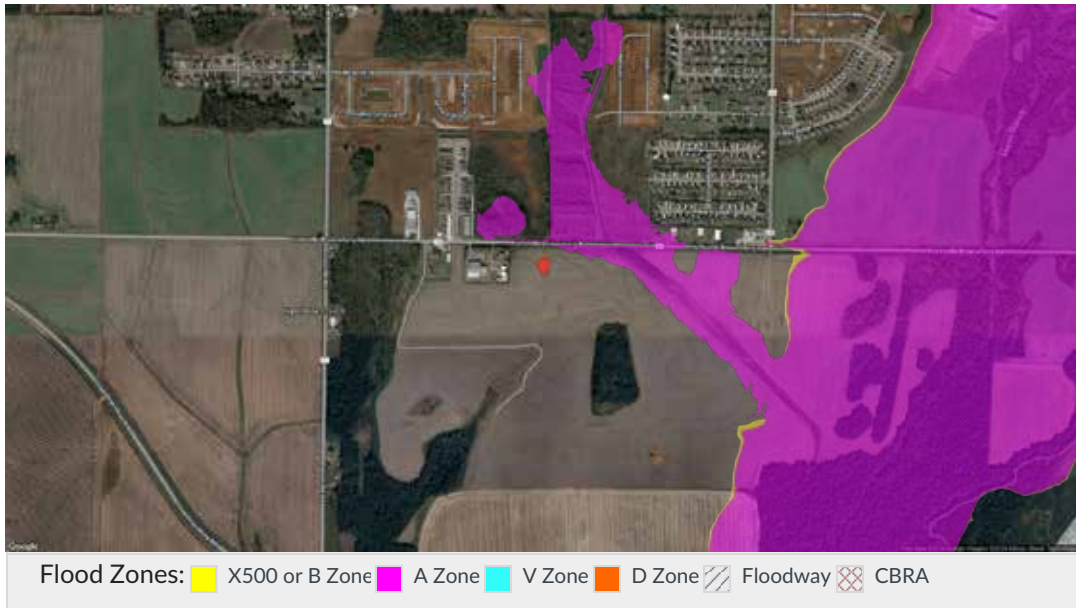
FLOOD ZONE



RiskMeter

CoreLogic

Overview Map





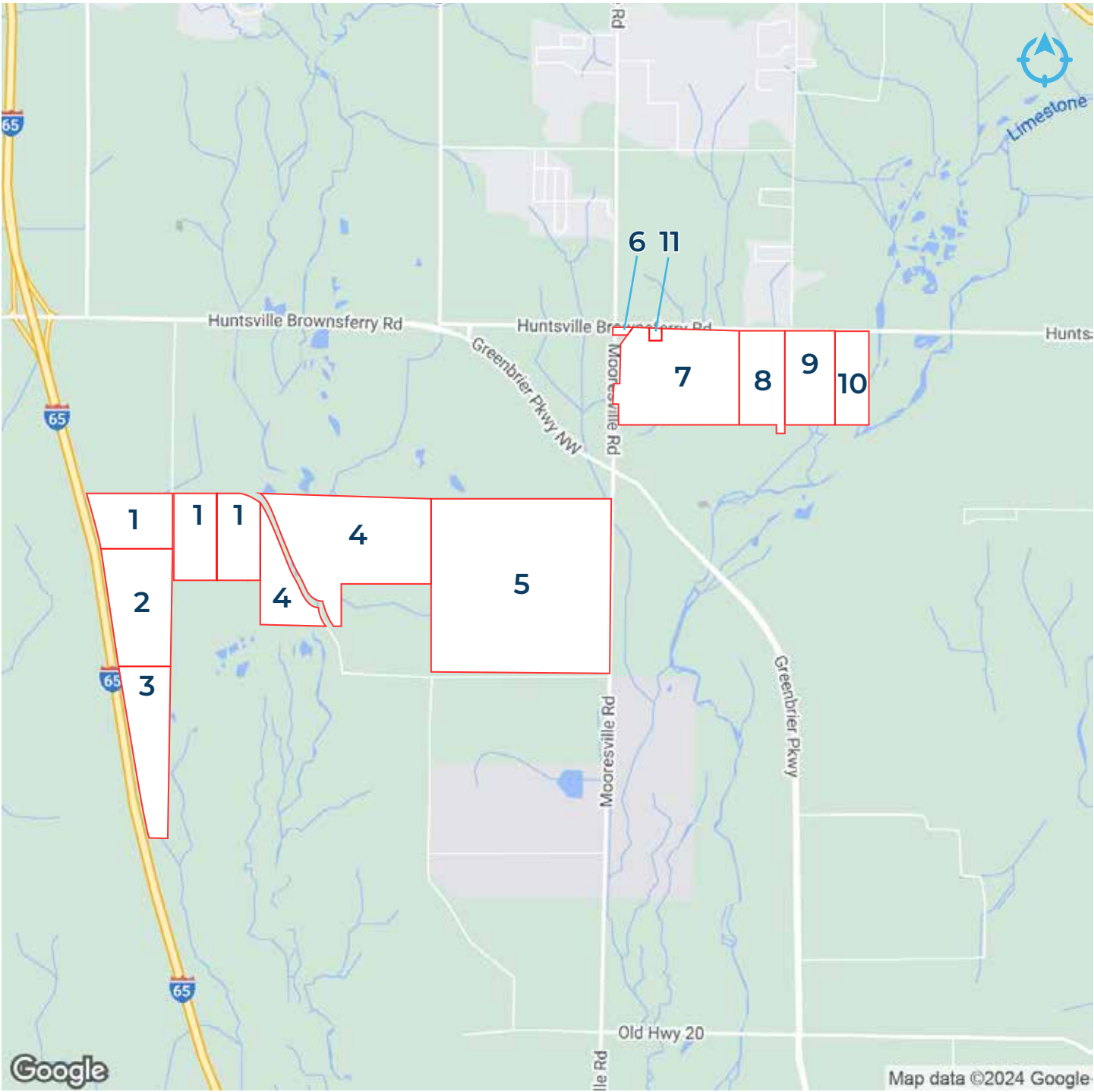
DEVELOPMENT ACREAGE

LOCATION INFORMATION

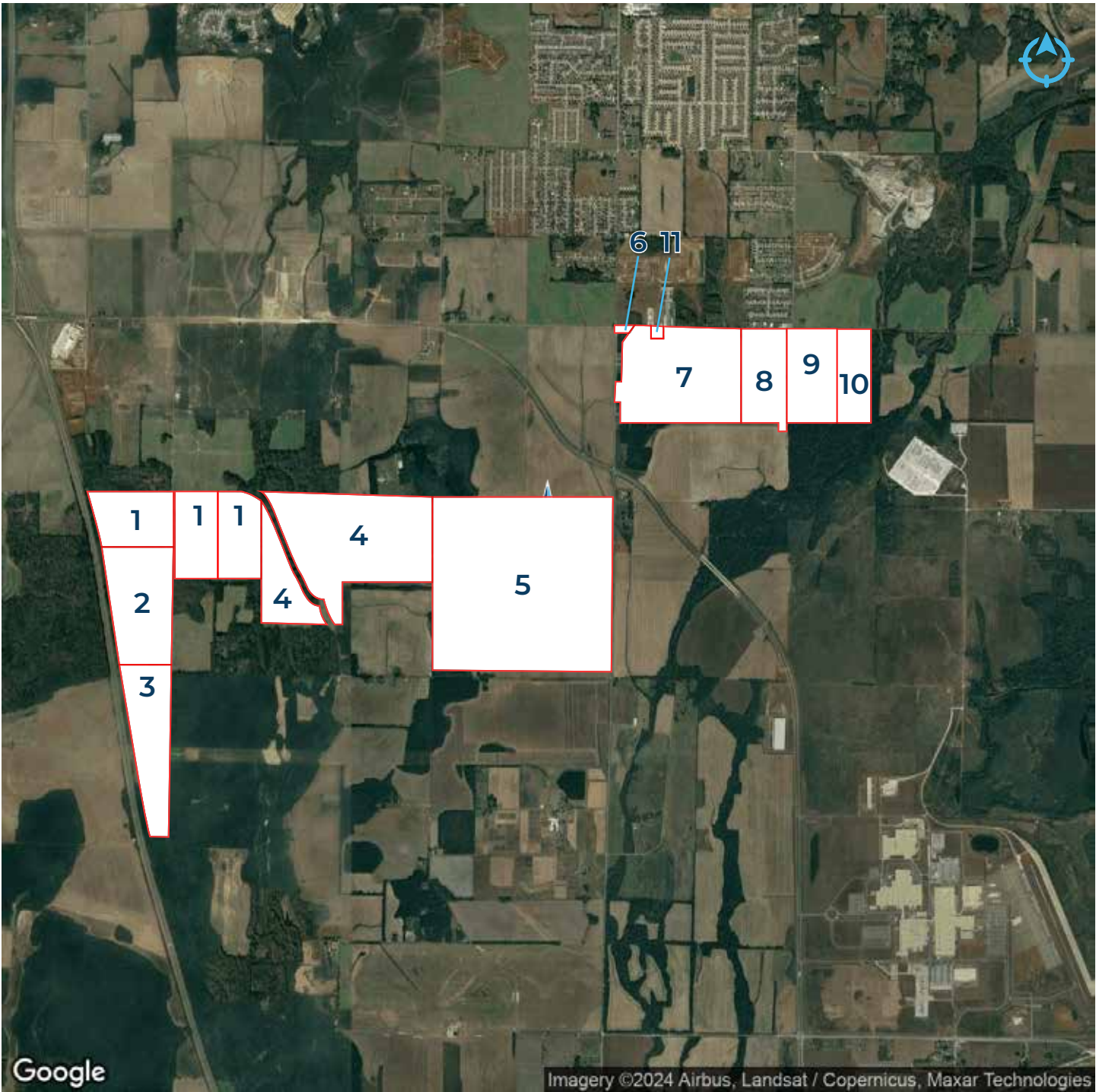
Eleven Parcels - Huntsville, Alabama

LOCATION INFORMATION

REGIONAL MAP



AERIAL MAP





DEVELOPMENT ACREAGE

MASTER PLAN WESTERN ANNEXED LAND

City of Huntsville - Limestone County

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

PROXIMITY TO GREENBRIAR PARKWAY



GREENBRIER PARKWAY

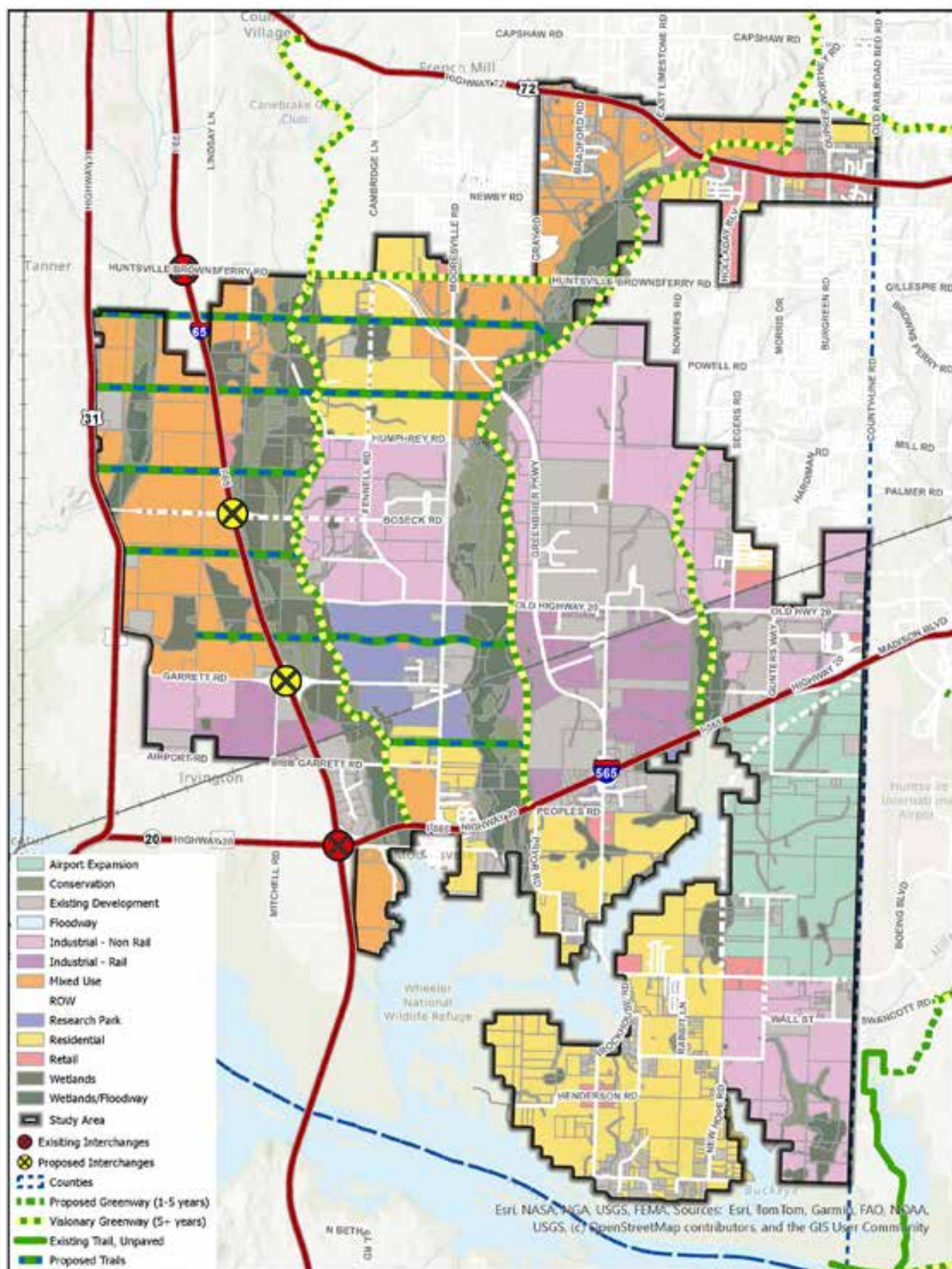
The Greenbrier Parkway is a 7.3 million dollar roadway project to develop a divided four-lane highway from the Greenbrier exit on I-565 to the Huntsville Brownsferry exit on I-65, just east of Athens city limits. The 5 phase project was started in 2003 and phase 4-A was completed in 2021. Phase 5 is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

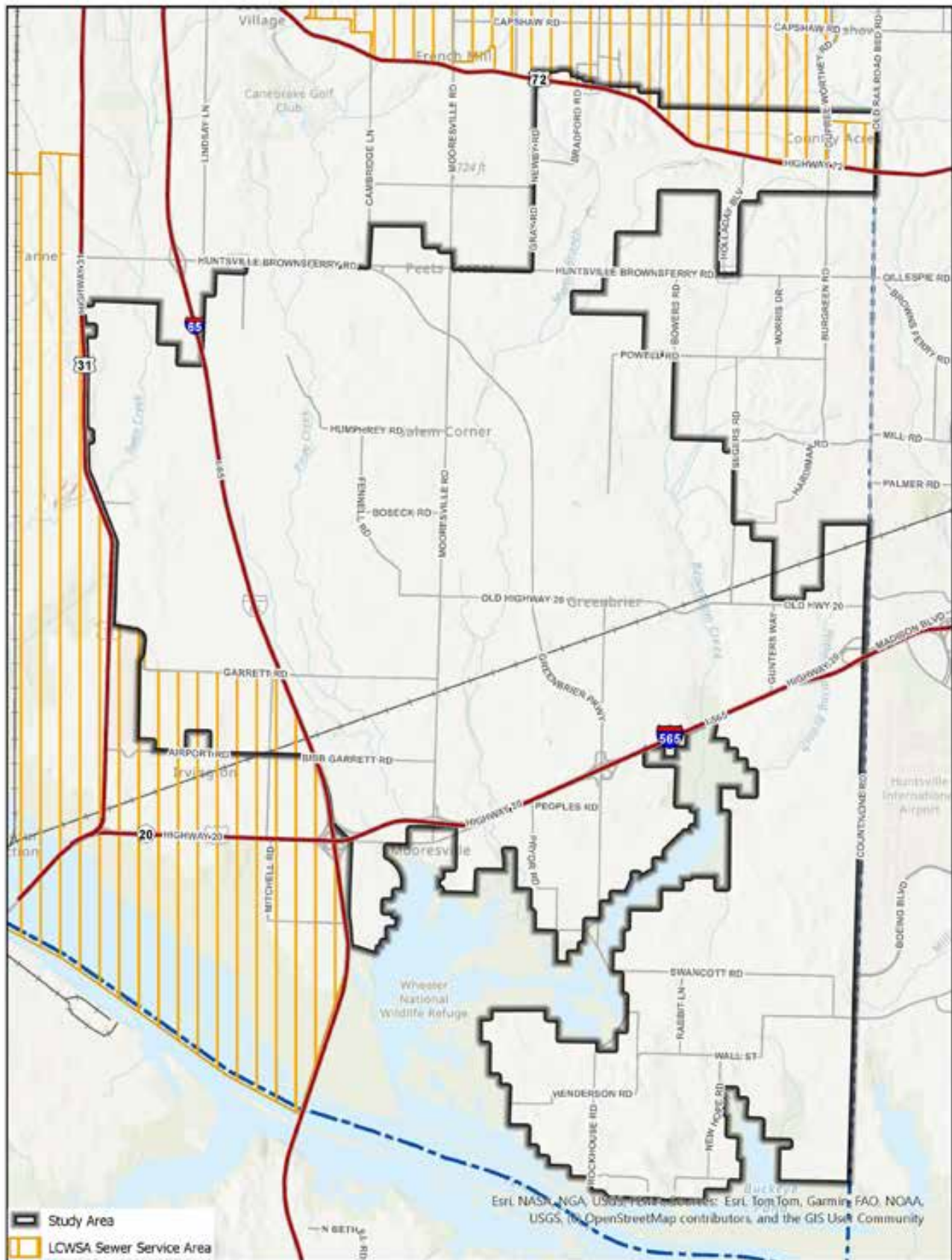
MASTER PLAN OVERVIEW



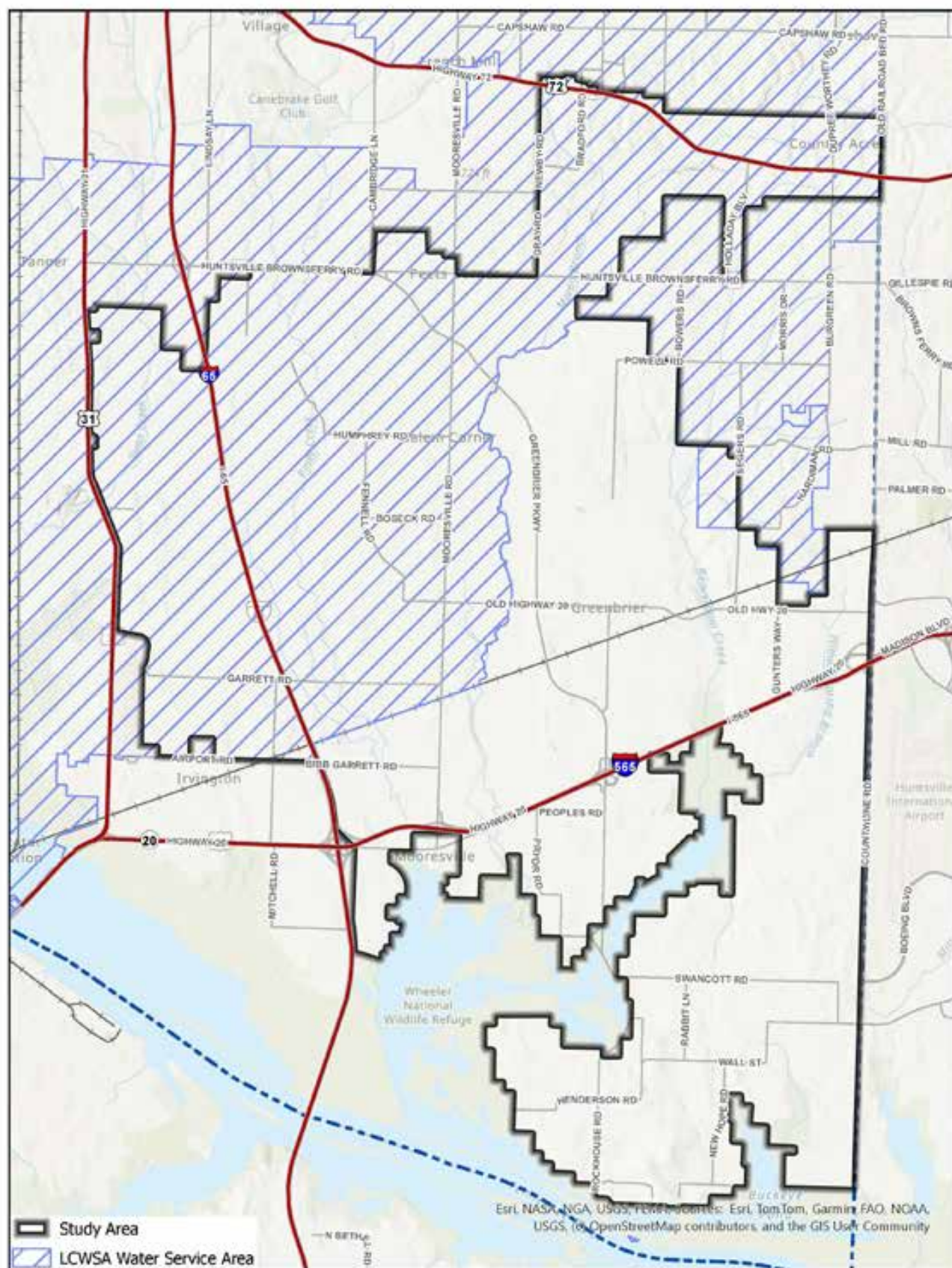




FUTURE INFRASTRUCTURE - SEWER



FUTURE INFRASTRUCTURE - WATER



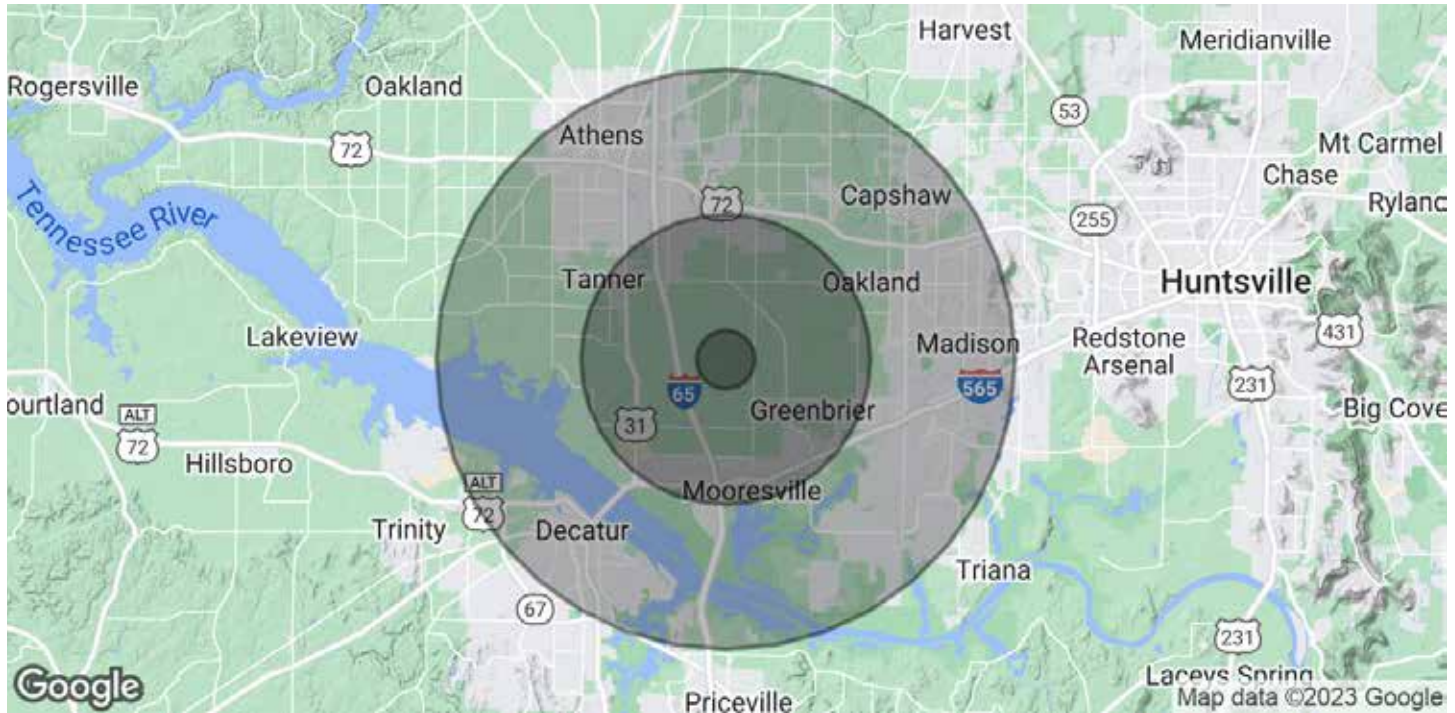


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DEMOGRAPHIC DATA

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

Demographic and Income Profile

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

Prepared by Esri
 Latitude: 34.70879
 Longitude: -86.87950

Summary	Census 2010		Census 2020		2024		2029		
Population	10		22		19		20		
Households	1		2		5		5		
Families	1		2		4		4		
Average Household Size	10.00		11.00		3.80		4.00		
Owner Occupied Housing Units	1		2		4		4		
Renter Occupied Housing Units	0		0		1		1		
Median Age	37.5		36.2		37.5		37.5		
Trends: 2024-2029 Annual Rate			Area		State		National		
Population	1.03%				0.31%		0.38%		
Households	0.00%				0.50%		0.64%		
Families	0.00%				0.47%		0.56%		
Owner HHs	0.00%				0.58%		0.97%		
Median Household Income	5.92%				3.01%		2.95%		
Households by Income					2024		2029		
					Number	Percent	Number	Percent	
<\$15,000			0	0.0%	0	0.0%	0	0.0%	
\$15,000 - \$24,999			0	0.0%	0	0.0%	0	0.0%	
\$25,000 - \$34,999			0	0.0%	0	0.0%	0	0.0%	
\$35,000 - \$49,999			0	0.0%	0	0.0%	0	0.0%	
\$50,000 - \$74,999			1	20.0%	0	0.0%	0	0.0%	
\$75,000 - \$99,999			0	0.0%	0	0.0%	0	0.0%	
\$100,000 - \$149,999			1	20.0%	1	20.0%	1	20.0%	
\$150,000 - \$199,999			1	20.0%	1	20.0%	1	20.0%	
\$200,000+			1	20.0%	2	20.0%	2	40.0%	
Median Household Income			\$150,000		\$200,001				
Average Household Income			\$157,196		\$193,272				
Per Capita Income			\$55,097		\$64,355				
Population by Age		Census 2010		Census 2020		2024		2029	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4		1	10.0%	1	4.5%	1	5.6%	1	5.6%
5 - 9		1	10.0%	2	9.1%	1	5.6%	1	5.6%
10 - 14		1	10.0%	2	9.1%	1	5.6%	1	5.6%
15 - 19		0	0.0%	2	9.1%	1	5.6%	1	5.6%
20 - 24		0	0.0%	1	4.5%	1	5.6%	1	5.6%
25 - 34		2	20.0%	3	13.6%	3	16.7%	3	16.7%
35 - 44		2	20.0%	4	18.2%	4	22.2%	4	22.2%
45 - 54		2	20.0%	4	18.2%	2	11.1%	2	11.1%
55 - 64		2	20.0%	2	9.1%	2	11.1%	2	11.1%
65 - 74		0	0.0%	2	9.1%	2	11.1%	2	11.1%
75 - 84		0	0.0%	0	0.0%	0	0.0%	0	0.0%
85+		0	0.0%	0	0.0%	0	0.0%	0	0.0%
Race and Ethnicity		Census 2010		Census 2020		2024		2029	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone		7	77.8%	15	68.2%	12	63.2%	13	65.0%
Black Alone		2	22.2%	4	18.2%	4	21.1%	4	20.0%
American Indian Alone		0	0.0%	0	0.0%	0	0.0%	0	0.0%
Asian Alone		0	0.0%	1	4.5%	1	5.3%	1	5.0%
Pacific Islander Alone		0	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone		0	0.0%	0	0.0%	0	0.0%	0	0.0%
Two or More Races		0	0.0%	2	9.1%	2	10.5%	2	10.0%
Hispanic Origin (Any Race)		0	0.0%	1	4.5%	1	5.3%	1	5.0%

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.

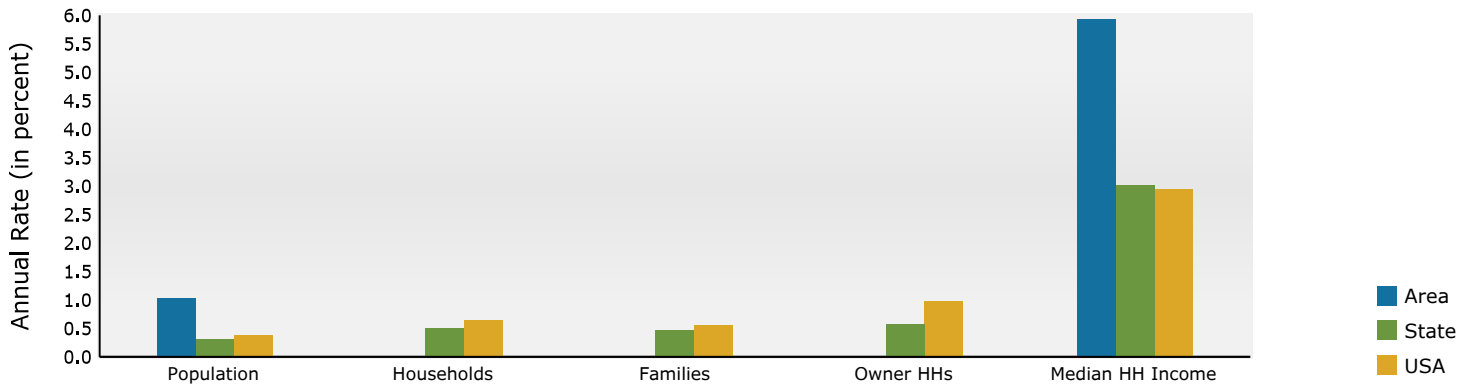
July 18, 2024

Demographic and Income Profile

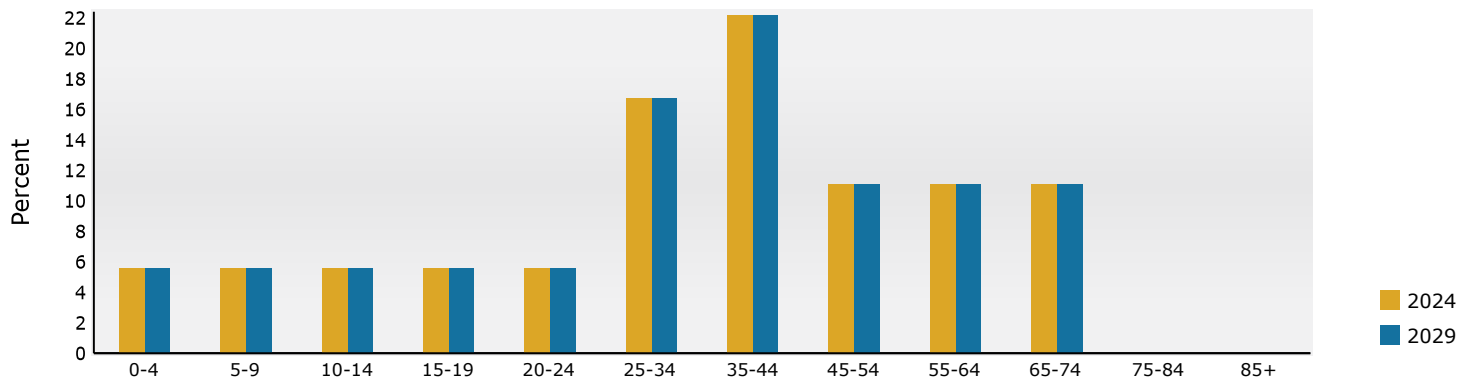
35671, Tanner, Alabama
Ring band: 0 - 1 mile radius

Prepared by Esri
Latitude: 34.70879
Longitude: -86.87950

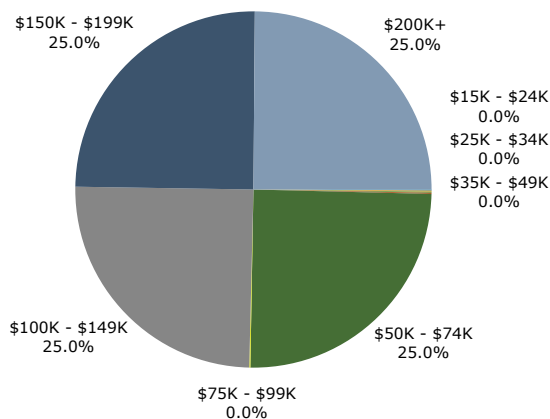
Trends 2024-2029



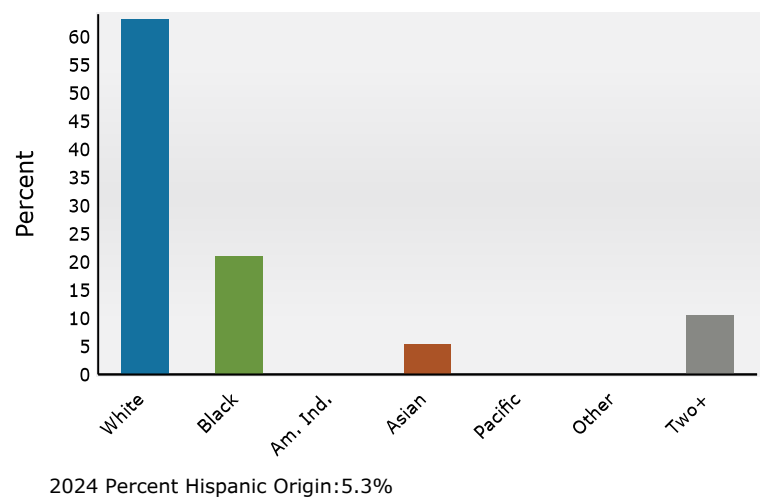
Population by Age



2024 Household Income



2024 Population by Race



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

July 18, 2024

Demographic and Income Profile

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

Prepared by Esri
 Latitude: 34.70879
 Longitude: -86.87950

Summary	Census 2010		Census 2020		2024		2029		
Population	1,197		3,032		3,287		3,534		
Households	486		1,183		1,243		1,330		
Families	376		953		995		1,062		
Average Household Size	2.46		2.56		2.64		2.66		
Owner Occupied Housing Units	419		1,039		1,097		1,183		
Renter Occupied Housing Units	66		144		146		147		
Median Age	36.2		37.9		38.4		39.2		
Trends: 2024-2029 Annual Rate			Area		State		National		
Population	1.46%				0.31%		0.38%		
Households	1.36%				0.50%		0.64%		
Families	1.31%				0.47%		0.56%		
Owner HHs	1.52%				0.58%		0.97%		
Median Household Income	2.52%				3.01%		2.95%		
Households by Income					2024		2029		
					Number	Percent	Number	Percent	
<\$15,000					43	3.5%	37	2.8%	
\$15,000 - \$24,999					15	1.2%	11	0.8%	
\$25,000 - \$34,999					25	2.0%	19	1.4%	
\$35,000 - \$49,999					44	3.5%	37	2.8%	
\$50,000 - \$74,999					138	11.1%	119	8.9%	
\$75,000 - \$99,999					146	11.7%	131	9.8%	
\$100,000 - \$149,999					328	26.4%	341	25.6%	
\$150,000 - \$199,999					223	17.9%	282	21.2%	
\$200,000+					283	22.8%	353	26.5%	
Median Household Income					\$126,786		\$143,608		
Average Household Income					\$157,230		\$177,320		
Per Capita Income					\$57,176		\$64,128		
Population by Age		Census 2010		Census 2020		2024		2029	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4		108	9.0%	223	7.4%	234	7.1%	244	6.9%
5 - 9		92	7.7%	212	7.0%	259	7.9%	256	7.2%
10 - 14		74	6.2%	235	7.8%	233	7.1%	272	7.7%
15 - 19		56	4.7%	200	6.6%	218	6.6%	210	5.9%
20 - 24		53	4.4%	119	3.9%	159	4.8%	189	5.4%
25 - 34		188	15.7%	392	12.9%	357	10.9%	382	10.8%
35 - 44		198	16.5%	471	15.5%	531	16.2%	536	15.2%
45 - 54		194	16.2%	448	14.8%	467	14.2%	489	13.8%
55 - 64		138	11.5%	386	12.7%	396	12.0%	422	11.9%
65 - 74		58	4.8%	240	7.9%	292	8.9%	332	9.4%
75 - 84		31	2.6%	88	2.9%	111	3.4%	163	4.6%
85+		6	0.5%	20	0.7%	30	0.9%	37	1.0%
Race and Ethnicity		Census 2010		Census 2020		2024		2029	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone		939	78.4%	2,209	72.9%	2,335	71.0%	2,457	69.5%
Black Alone		188	15.7%	474	15.6%	545	16.6%	611	17.3%
American Indian Alone		5	0.4%	9	0.3%	9	0.3%	10	0.3%
Asian Alone		19	1.6%	68	2.2%	89	2.7%	104	2.9%
Pacific Islander Alone		0	0.0%	3	0.1%	3	0.1%	3	0.1%
Some Other Race Alone		26	2.2%	50	1.6%	59	1.8%	66	1.9%
Two or More Races		21	1.8%	218	7.2%	247	7.5%	282	8.0%
Hispanic Origin (Any Race)		65	5.4%	149	4.9%	173	5.3%	196	5.5%

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.

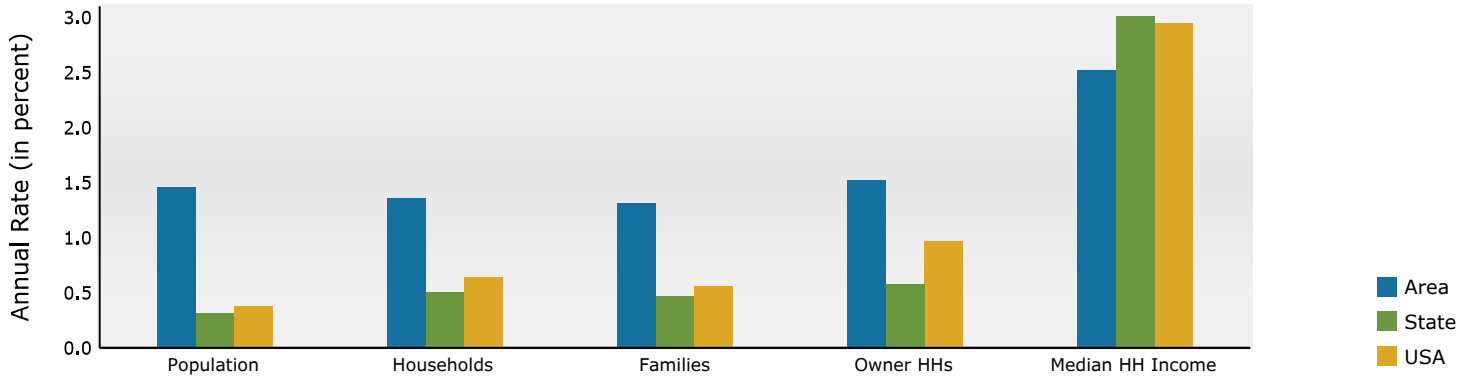
July 18, 2024

Demographic and Income Profile

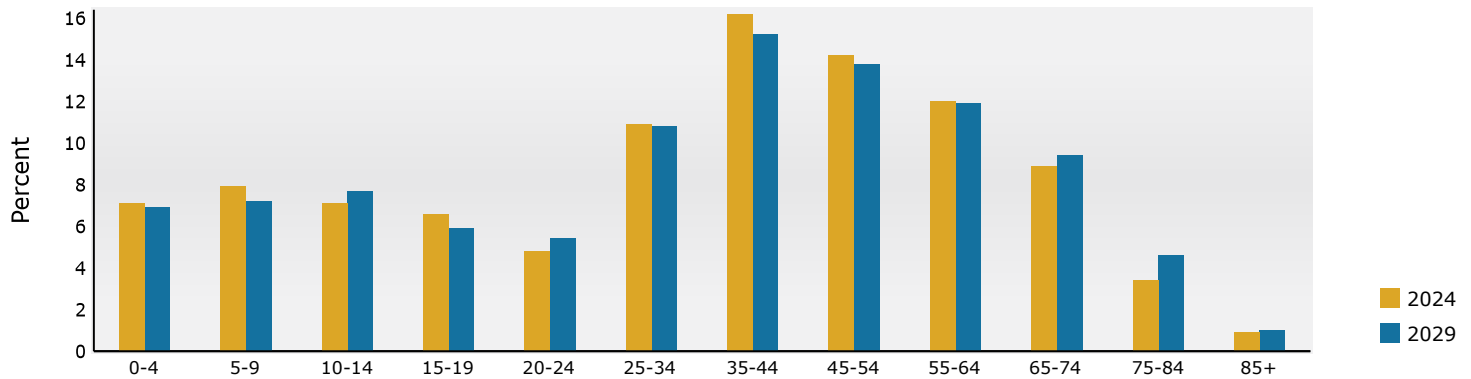
35671, Tanner, Alabama
Ring band: 1 - 3 mile radius

Prepared by Esri
Latitude: 34.70879
Longitude: -86.87950

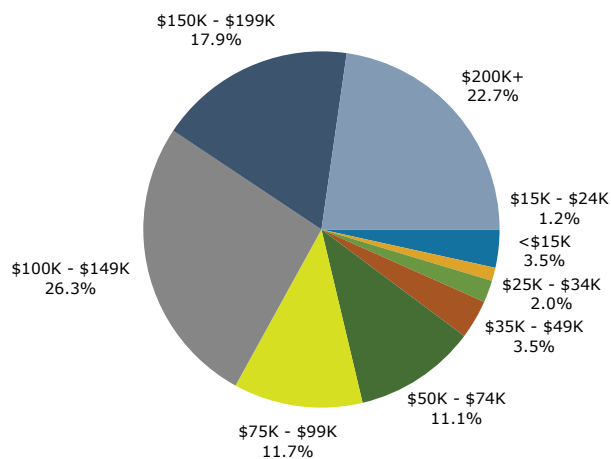
Trends 2024-2029



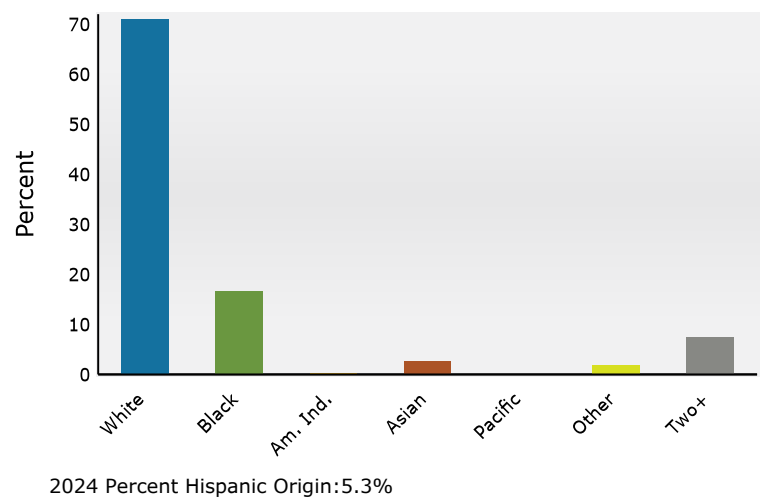
Population by Age



2024 Household Income



2024 Population by Race



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

July 18, 2024

Demographic and Income Profile

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

Prepared by Esri
Latitude: 34.70879
Longitude: -86.87950

Summary	Census 2010		Census 2020		2024		2029			
Population	8,390		15,780		19,035		21,402			
Households	3,120		5,592		6,745		7,534			
Families	2,454		4,501		5,389		6,019			
Average Household Size	2.69		2.82		2.82		2.84			
Owner Occupied Housing Units	2,730		4,860		5,863		6,226			
Renter Occupied Housing Units	390		732		882		1,308			
Median Age	38.4		38.2		39.0		39.7			
Trends: 2024-2029 Annual Rate			Area		State		National			
Population			2.37%		0.31%		0.38%			
Households			2.24%		0.50%		0.64%			
Families			2.24%		0.47%		0.56%			
Owner HHs			1.21%		0.58%		0.97%			
Median Household Income			2.72%		3.01%		2.95%			
Households by Income					2024		2029			
					Number	Percent	Number	Percent		
<\$15,000					289	4.3%	259	3.4%		
\$15,000 - \$24,999					168	2.5%	136	1.8%		
\$25,000 - \$34,999					119	1.8%	100	1.3%		
\$35,000 - \$49,999					285	4.2%	257	3.4%		
\$50,000 - \$74,999					828	12.3%	767	10.2%		
\$75,000 - \$99,999					704	10.4%	695	9.2%		
\$100,000 - \$149,999					1,308	19.4%	1,417	18.8%		
\$150,000 - \$199,999					1,303	19.3%	1,696	22.5%		
\$200,000+					1,741	25.8%	2,207	29.3%		
Median Household Income					\$133,539		\$152,709			
Average Household Income					\$162,711		\$182,640			
Per Capita Income					\$57,571		\$64,142			
Population by Age			Census 2010		Census 2020		2024		2029	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4			543	6.5%	1,080	6.8%	1,267	6.7%	1,417	6.6%
5 - 9			624	7.4%	1,224	7.8%	1,404	7.4%	1,413	6.6%
10 - 14			638	7.6%	1,241	7.9%	1,468	7.7%	1,536	7.2%
15 - 19			570	6.8%	1,136	7.2%	1,315	6.9%	1,408	6.6%
20 - 24			380	4.5%	706	4.5%	1,018	5.3%	1,182	5.5%
25 - 34			1,026	12.2%	1,731	11.0%	1,927	10.1%	2,505	11.7%
35 - 44			1,324	15.8%	2,401	15.2%	2,908	15.3%	2,868	13.4%
45 - 54			1,464	17.4%	2,357	14.9%	2,739	14.4%	3,039	14.2%
55 - 64			992	11.8%	1,978	12.5%	2,385	12.5%	2,683	12.5%
65 - 74			541	6.4%	1,237	7.8%	1,599	8.4%	1,990	9.3%
75 - 84			228	2.7%	539	3.4%	792	4.2%	1,074	5.0%
85+			59	0.7%	151	1.0%	215	1.1%	286	1.3%
Race and Ethnicity			Census 2010		Census 2020		2024		2029	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone			6,528	77.8%	11,190	70.9%	13,140	69.0%	14,368	67.1%
Black Alone			1,247	14.9%	2,243	14.2%	2,811	14.8%	3,295	15.4%
American Indian Alone			52	0.6%	78	0.5%	98	0.5%	115	0.5%
Asian Alone			260	3.1%	783	5.0%	1,126	5.9%	1,404	6.6%
Pacific Islander Alone			2	0.0%	9	0.1%	10	0.1%	12	0.1%
Some Other Race Alone			141	1.7%	302	1.9%	390	2.0%	456	2.1%
Two or More Races			160	1.9%	1,175	7.4%	1,460	7.7%	1,753	8.2%
Hispanic Origin (Any Race)			307	3.7%	836	5.3%	1,065	5.6%	1,274	6.0%

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.

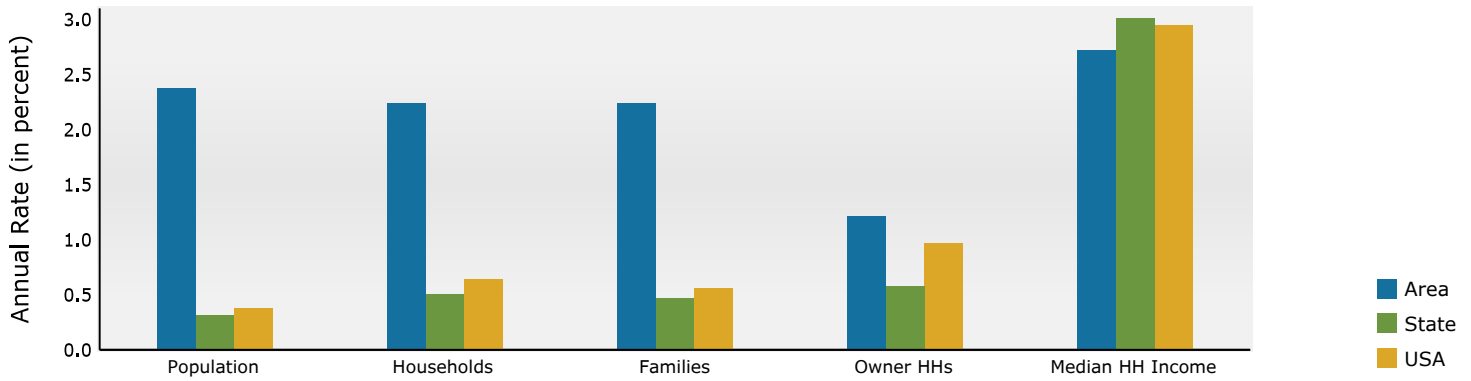
July 18, 2024

Demographic and Income Profile

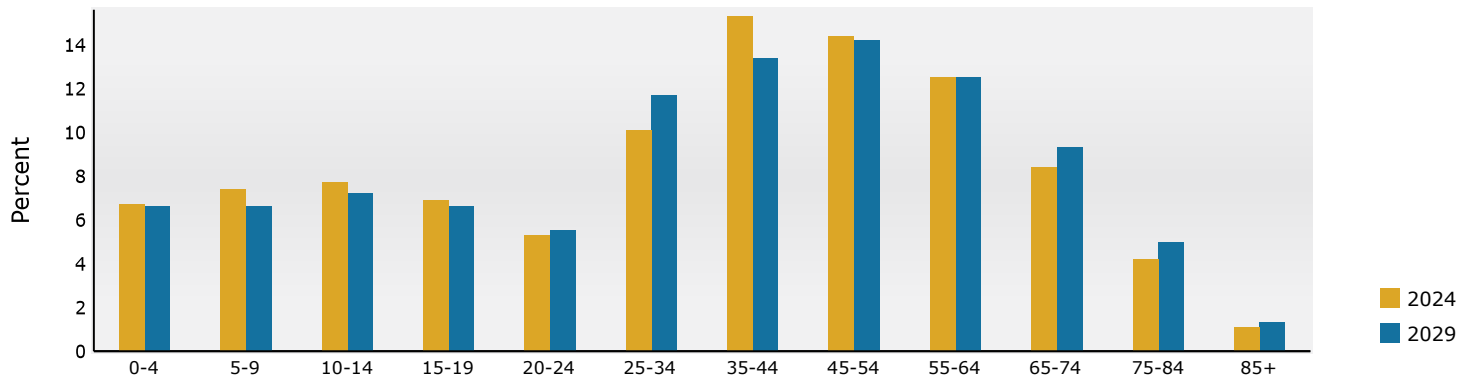
35671, Tanner, Alabama
Ring band: 3 - 5 mile radius

Prepared by Esri
Latitude: 34.70879
Longitude: -86.87950

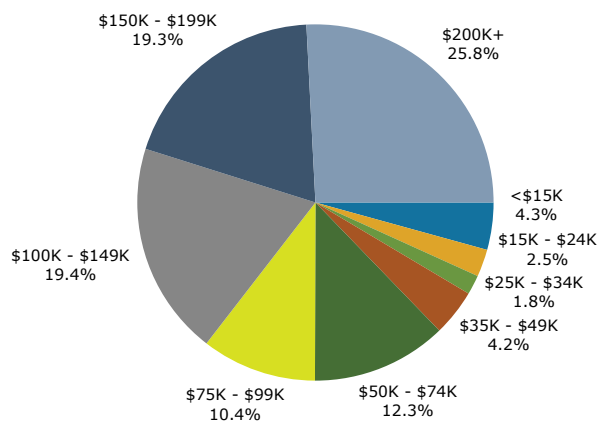
Trends 2024-2029



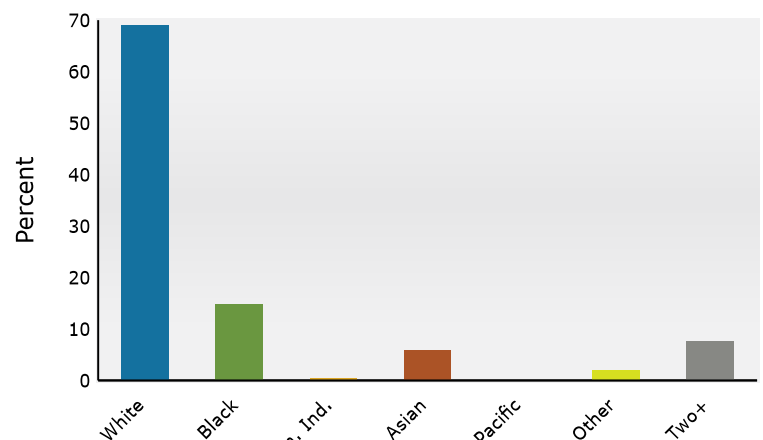
Population by Age



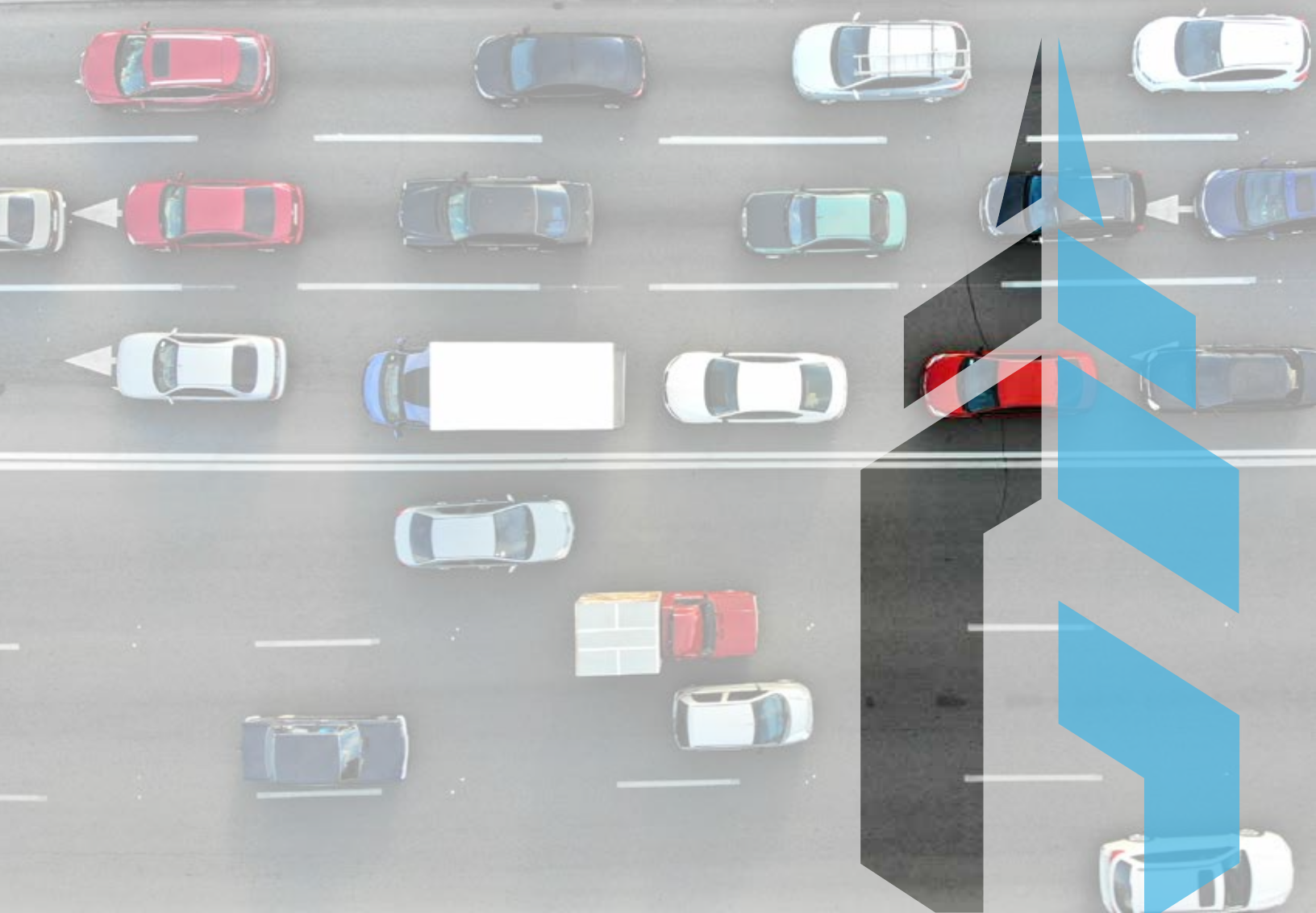
2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 5.6%



DEVELOPMENT ACREAGE

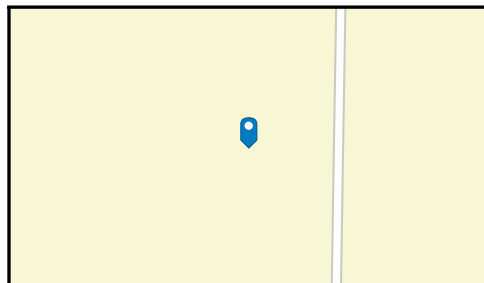
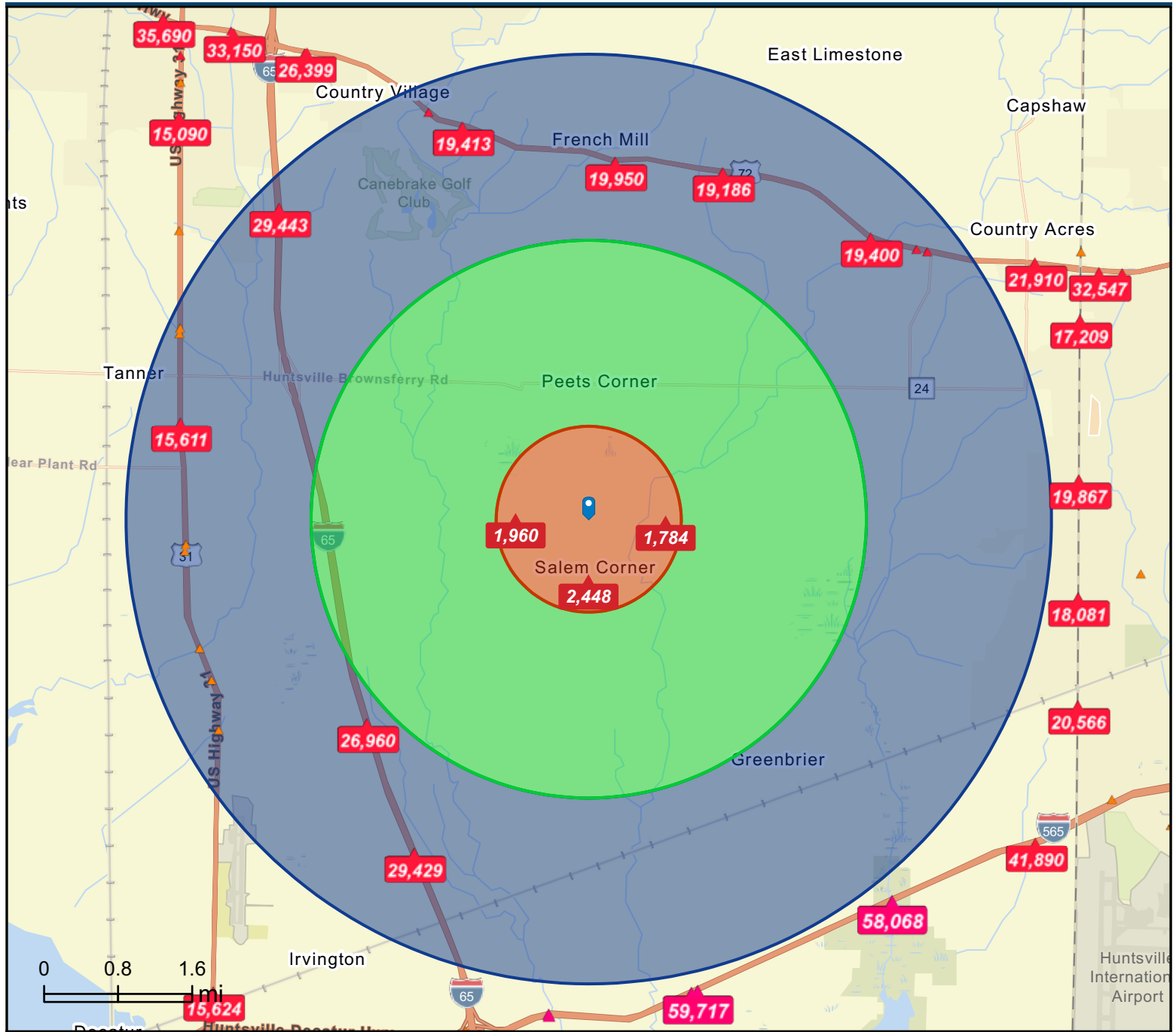
TRAFFIC DATA

Eleven Parcels - Huntsville, Alabama

Traffic Count Map

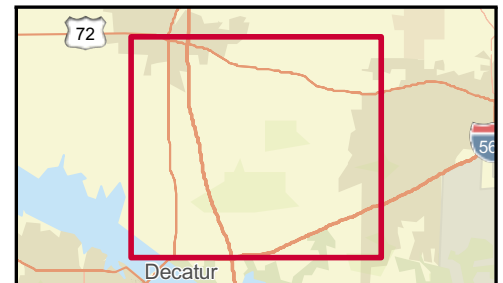
35671, Tanner, Alabama
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 34.70879
Longitude: -86.87950



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



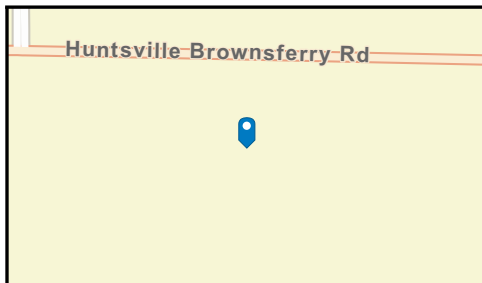
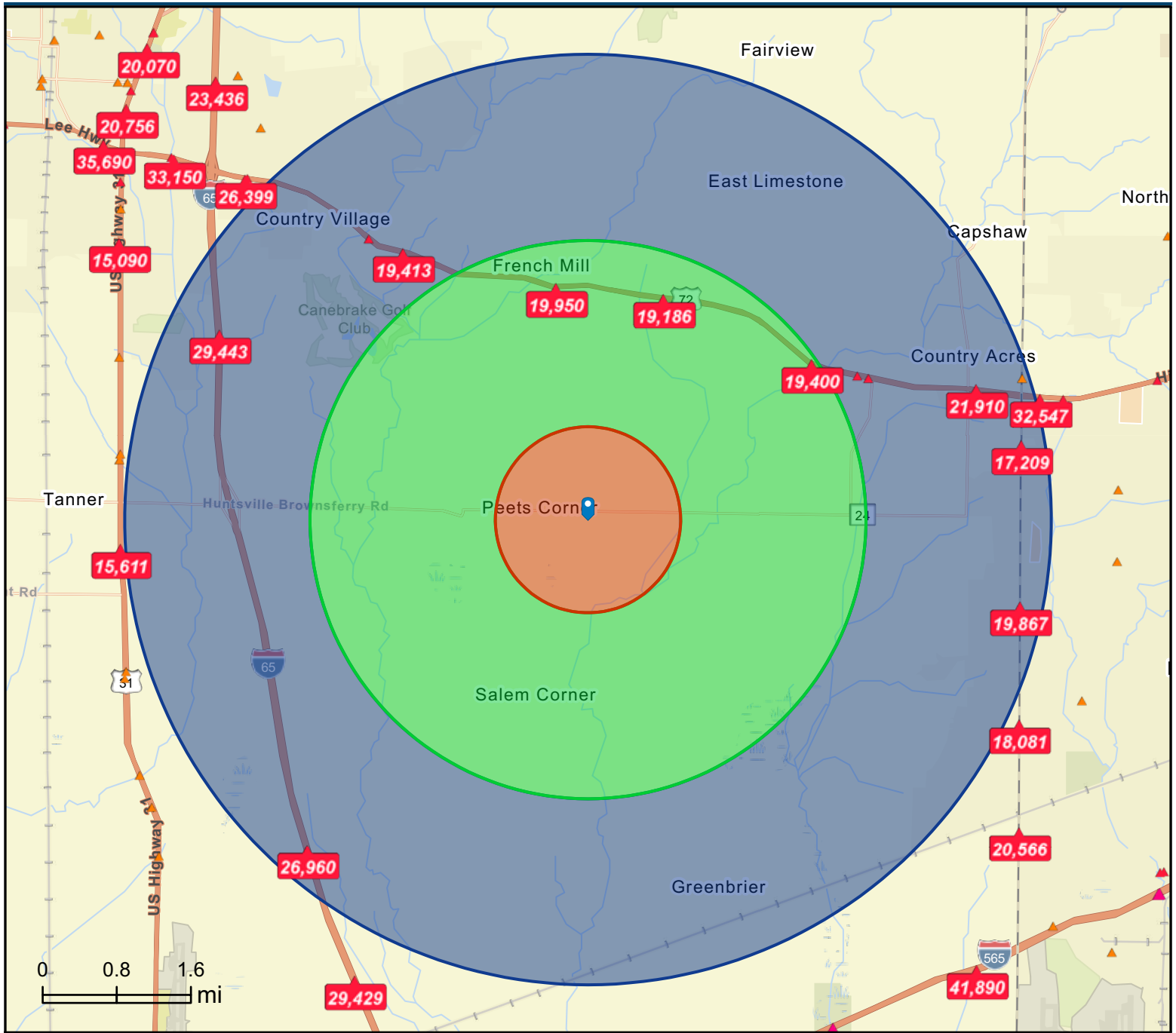
Source: ©2024 Kalibrate Technologies (Q2 2024).

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Traffic Count Map

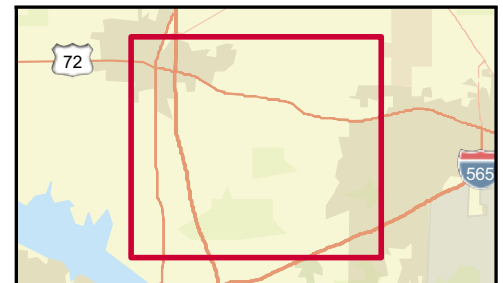
35756, Madison, Alabama
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 34.72848
Longitude: -86.86837



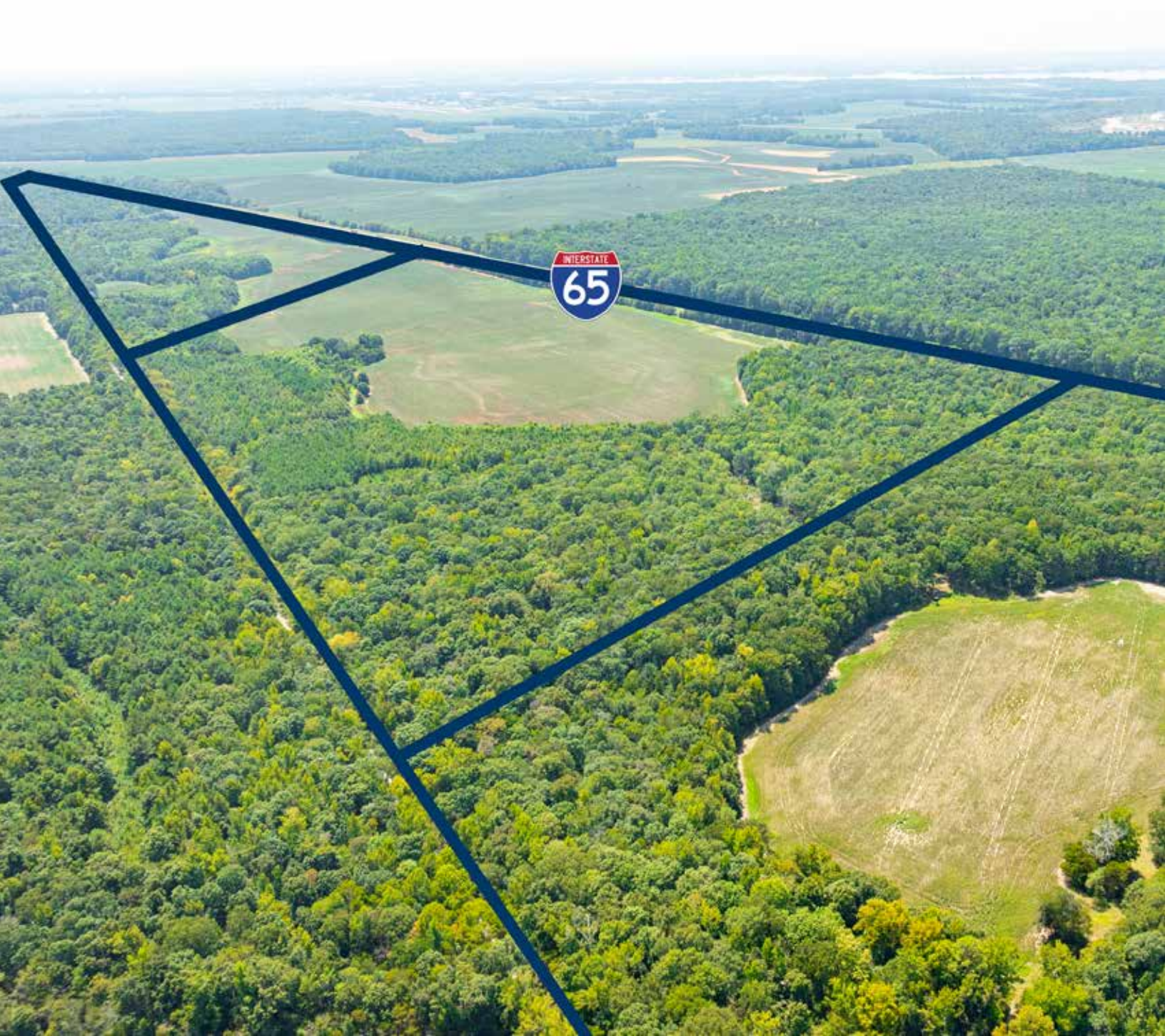
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Source: ©2024 Kalibrate Technologies (Q2 2024).

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