



**FOR SALE**

**PREMIUM Development Opportunity**  
22427 Huntsville Brownsferry Rd Tanner, AL

**Huntsville, Alabama**



**COMMERCIAL**

# Table of Contents



## 4) Executive Summary

Property Summary  
Investment Highlights  
Property Details

## 7) Market Overview

Huntsville Submarket  
Employment  
Overview

## 12) Site Plan & Renderings

Approved Site Plans  
Conceptual Overlays  
Aerial Photos

## 19) Demographic and Traffic Count Report

Demographic Report  
Traffic Volume Report

## 22) Notable Projects

Nearby Similar Developments  
Compabrables

## 25) Concept Elevations

Elevations Drawings for Each  
Building Type

# Meet the Team



## Anthony Connors

(Lead Agent) Investment Sales  
Anthony@AtlanticCommercialAdvisors.com  
(941) 258-2499



## Stephen Molinari

Investment Advisor  
Stephen@MolinariCommercial.com  
(954) 702-6710



# Confidentiality Agreement

DISCLAIMER All materials and information received or derived from KW Commercial, its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity or accuracy, condition of the property, compliance, or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither KW Commercial, its directors, officers, agents, advisors, or affiliates make any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at, or increased to that level. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. 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 KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

# Summerfields Residential Development

## Executive Summary

22427 Huntsville Bronwsferry Rd Tanner, AL 35671



**Sales - Investments - Management**



# Executive Summary

## Introducing Summerfields Residential – A Premier Residential Development Opportunity in Tanner, AL

KW Commercial proudly presents Summerfields Residential development opportunity in Tanner, Alabama—just minutes from Huntsville, one of the nation’s fastest-growing cities. **This 67-acre master-planned community is designed as a purpose-built rental neighborhood and features 337 homes comprised of townhomes, villas, and single-family residences. Strategically located across from the new Buc-ee’s**, just east of I-65, Summerfields sits along one of two main corridors linking Athens and Huntsville, offering a seamless commute to major employment hubs, including the booming West Madison industrial corridor.

Targeting a wide demographic, Summerfields will appeal to working professionals, young families, and empty nesters alike. Residents will enjoy thoughtfully designed amenities including:

- Expansive green spaces
- Scenic water features
- Walking trails
- A community center
- A dog park

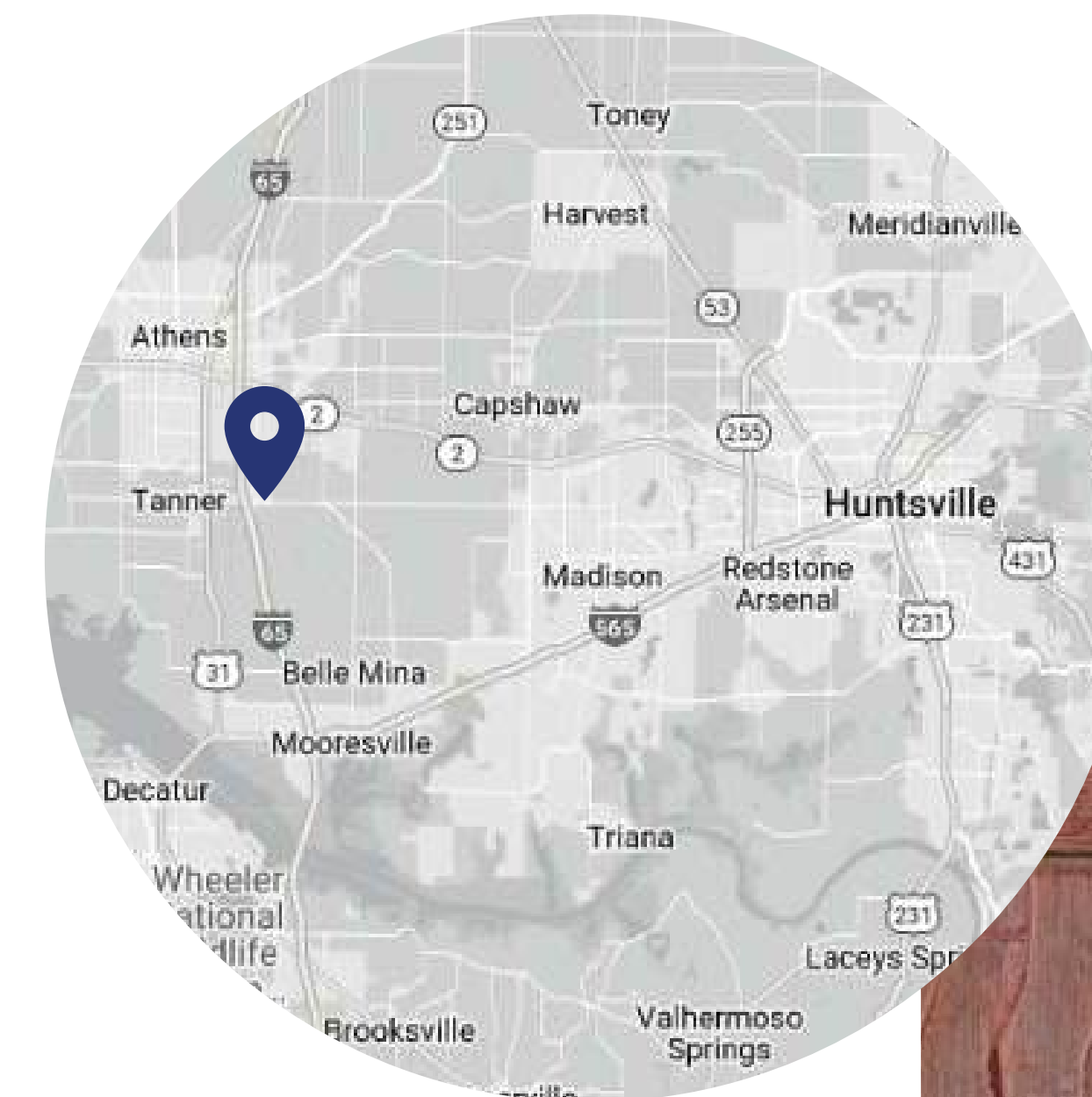
**At the heart of the development lies the historic Gamble House, a landmark dating back to 1822 and one of the oldest brick homes in the U.S.** The home is currently being recognized by the Limestone County Historical Society and is on track for inclusion in the National Historic Homes Registry—adding unmatched character and legacy to the community.

Now is the time to invest in a rapidly growing market with high projected job growth and enduring rental demand.

# Offered at \$4,500,000

## 22427 Huntsville Brownsferry Rd Athens, AL

- 167 Single Family Homes
- 116 Townhomes
- 54 Villas
- 67 ACRES



Subject Location



# Executive Summary Ctd...

Introducing Summerfields Residential – A Premier Residential Development Opportunity in Tanner, AL

**Property Highlights:**

- C-PUD Zoning, Could be Rezoned to B2
- FULLY ENTITLED & SHOVEL READY
- 1/2 mile East of I-65 exit 347
- Across from the new Buc-ees
- Level Lot
- Sewer Bid – \$665,000
- Seller paid Tap Fees – \$455,000

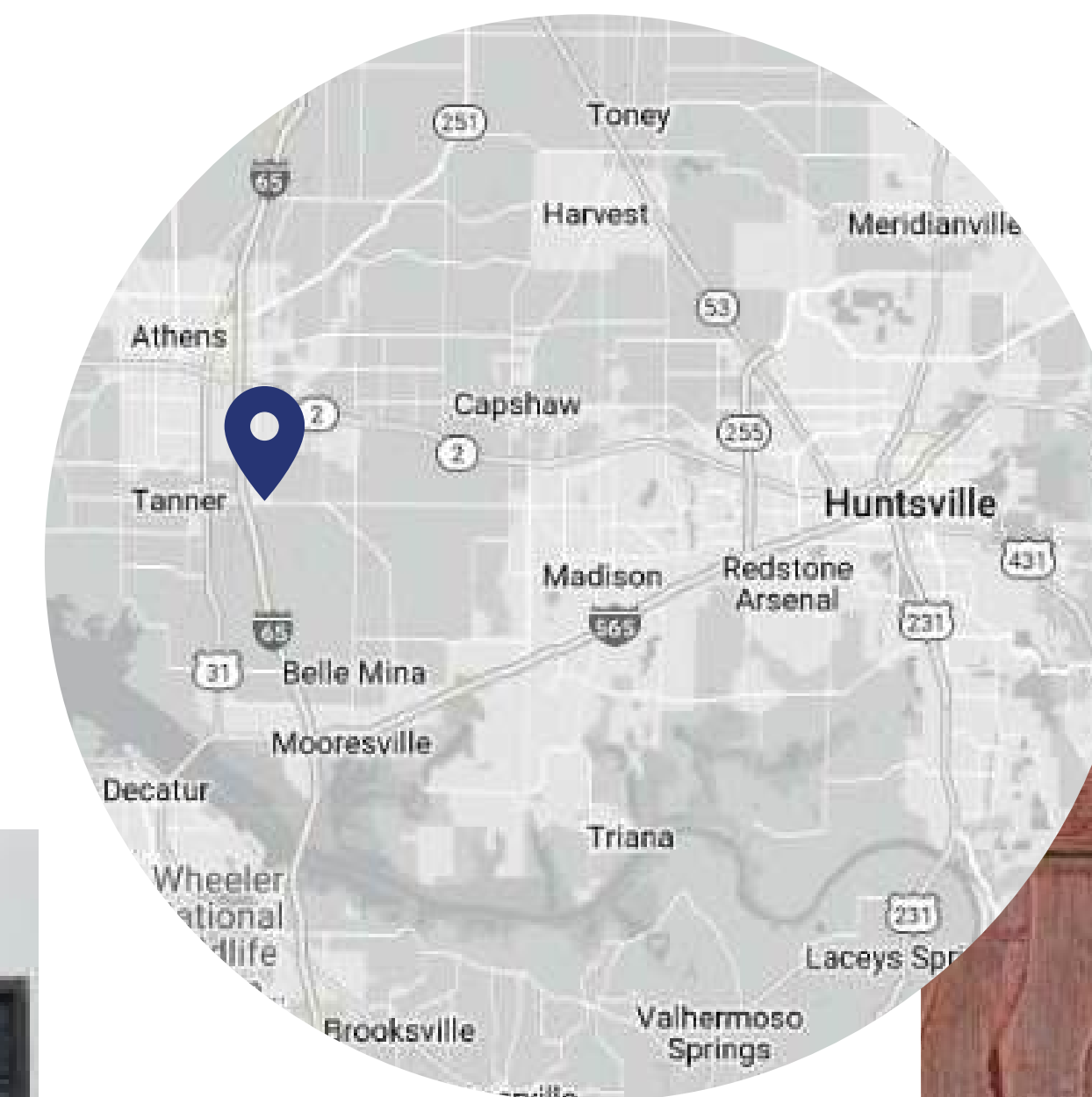
At the heart of the development lies the historic Gamble House, a landmark dating back to 1822 and one of the oldest brick homes in the U.S. The home is currently being recognized by the Limestone County Historical Society and is on track for inclusion in the National Historic Homes Registry—adding unmatched character and legacy to the community.

Now is the time to invest in a rapidly growing market with high projected job growth and

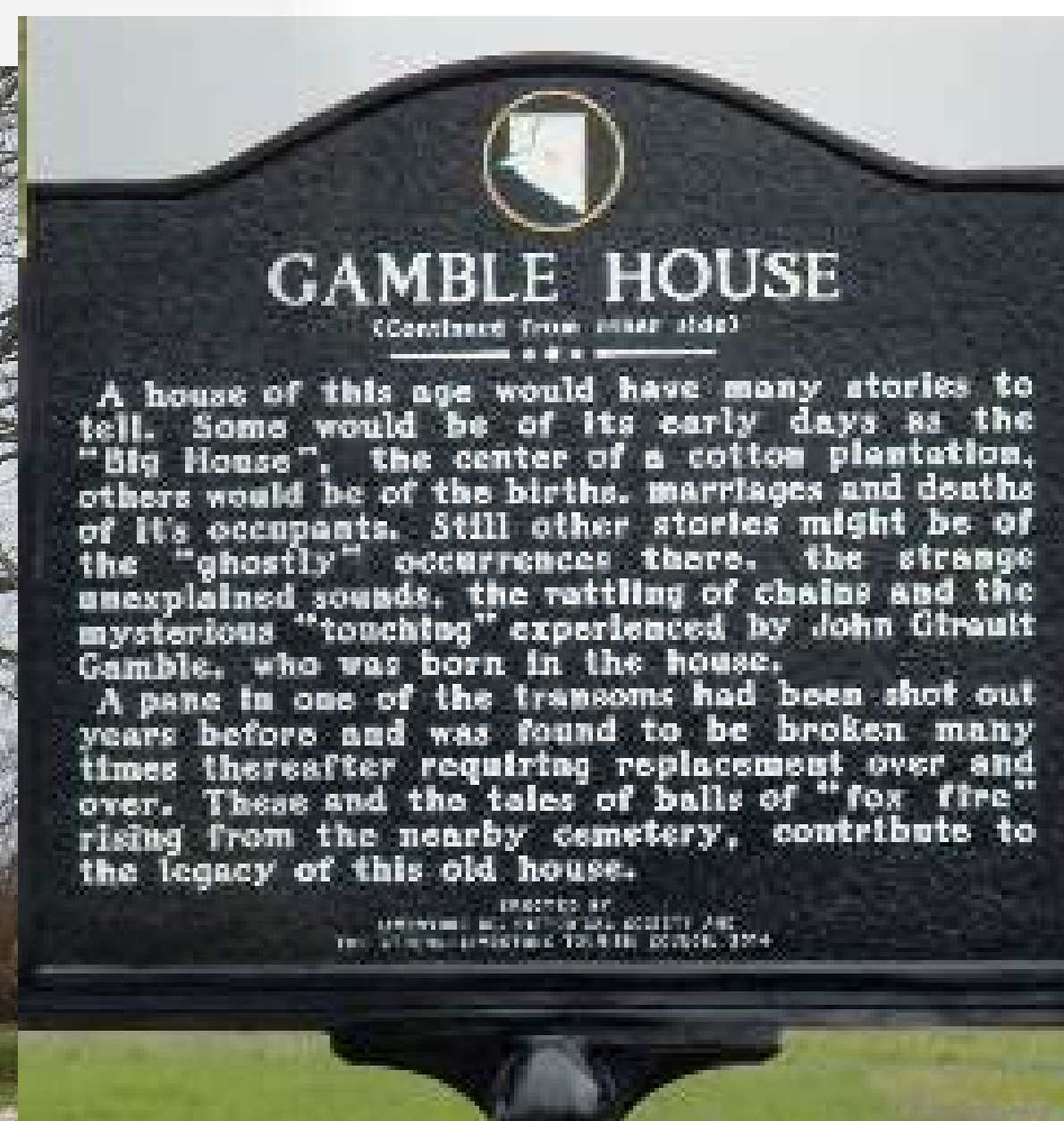
**Offered at \$4,500,000**

**22427 Huntsville Brownsferry Rd  
Athens, AL**

- 167 Single Family Homes
- 116 Townhomes
- 54 Villas
- 67 ACRES



Subject Location



# Summerfields Residential Development

## Market Overview

22427 Huntsville Bronwsferry Rd Tanner, AL 35671



**Sales - Investments - Management**

# Welcome to Rocket City



## Huntsville Market Overview

Widely recognized as “The Rocket City” for its deep ties to NASA and the U.S. Space Program, Huntsville, Alabama is the state’s fastest-growing city and one of the most dynamic markets in the Southeast. With a metro population of over 500,000, Huntsville boasts a highly diversified economy anchored by high-paying industries such as aerospace, defense, advanced manufacturing, telecommunications, biotechnology, and emerging tech sectors.

### Top National Rankings & Livability

In recent years, Huntsville has gained national recognition for its exceptional quality of life and economic stability:

- **#1 Best Place to Live in the U.S. – U.S. News & World Report (2023)**
- **#2 Best Place to Live in the U.S. – U.S. News & World Report (2024)**

These rankings are based on comprehensive metrics including housing affordability, job market strength, net migration, quality of life, and desirability. Huntsville consistently earns high marks for its affordable cost of living, low crime rates, strong educational system, healthcare access, and air quality—making it a magnet for professionals, families, and retirees alike.



Ranked

#1

Best Place to Live



CITY NOW NEXT  
HUNTSVILLE

**D** = Featured Development  
Wellory Living – MidCity District  
Rendering courtesy of RCP Companies

# Welcome to Rocket City



## Huntsville Market Overview Ctd...

### Lifestyle & Environment

Surrounded by the Tennessee River, lush forests, scenic lakes, and rolling mountains, Huntsville offers a natural backdrop that enhances the lifestyle experience for its residents. Compared to coastal urban centers, Huntsville provides a lower cost of living, shorter commute times, and a higher standard of living, making it an increasingly attractive destination for inbound migration.



### Major Economic Drivers

Mazda Toyota Manufacturing USA

- \$2.3 Billion Joint Venture
- 4,000+ New Jobs Created
- Continues to stimulate housing and rental demand across North Alabama.

### FBI Expansion at Redstone Arsenal

- \$3.1 Billion Federal Investment
- 8,800+ Jobs Projected by 2028
- The single largest FBI investment in history, reinforcing the long-term presence of federal operations in the region.

### MidCity Huntsville

- \$2.2 Billion Mixed-Use Development
- Full build-out expected by 2032
- One of the largest live/work/play developments in the Southeast, further enhancing Huntsville's appeal to professionals and visitors alike.

### Conclusion

With its thriving economy, rapidly growing population, nationally recognized livability, and sustained public and private investment, Huntsville offers one of the most compelling multifamily and build-to-rent investment environments in the U.S. today.



Ranked  
#1  
Best Place to Live



CITY NOW NEXT  
HUNTSVILLE

Featured Development  
Wellory Living - MidCity District  
Rendering courtesy of RCP Companies

# Welcome to Rocket City



## #5

MOST PROSPEROUS CITIES  
IN THE U.S.

*Huntsville Business Journal, February 2023*



## #1

RANKED BEST PLACE TO LIVE  
FOR FAMILIES IN THE U.S.

*AL.com, August 2023*



## #14

FASTEST GROWING PLACE IN  
THE U.S.

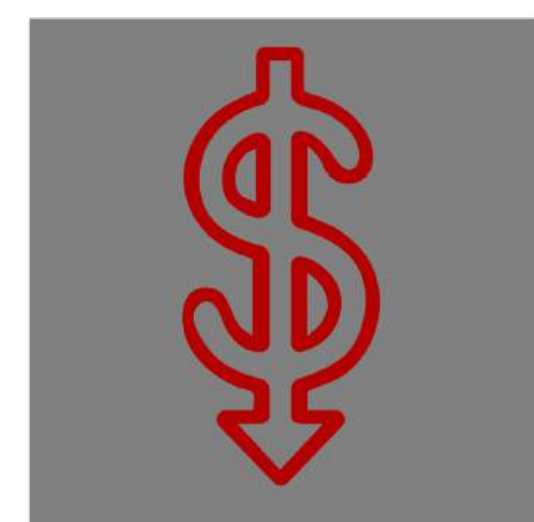
*US News, December 2023*



## 24% ↓

HOUSING COSTS COMPARED  
TO NAT'L AVG

*RentCafe, December 2023*



## 8% ↓

COST OF LIVING COMPARED  
TO NAT'L AVG

*Rent Cafe, December 2023*




## 1.9% ↓

UNEMPLOYMENT RATE  
COMPARED TO NAT'L AVG

*U.S. Bureau of Labor Statistics, December 2023*

# Welcome to Rocket City



**18%**  
YEAR OVER YEAR RENT INCREASE IN 2022 Roofstock, June 2022



**#1**  
RANKED BEST PLACE TO LIVE IN THE COUNTRY 2022 & 2023



**#10**  
HOTTEST RENTAL MARKET IN THE COUNTRY Rent Cafe, April 2021



**#7**  
BEST US CITIES FOR REMOTE WORKERS Roofstock, July 2022

## **TOP 5 EMPLOYERS HUNTSVILLE/MADISON COUNTY**

**U.S. Army/Redstone Arsenal – 38,000**

**Huntsville Hospital – 9,352**

**NASA Space Flight Center – 6,000**

**The Boeing Company – 3,048**

**Huntsville City Schools – 3,000**

*Huntsville Chamber 2023*

# Summerfields Residential Development

## Site Plan & Renderings

22427 Huntsville Bronwsferry Rd Tanner, AL 35671

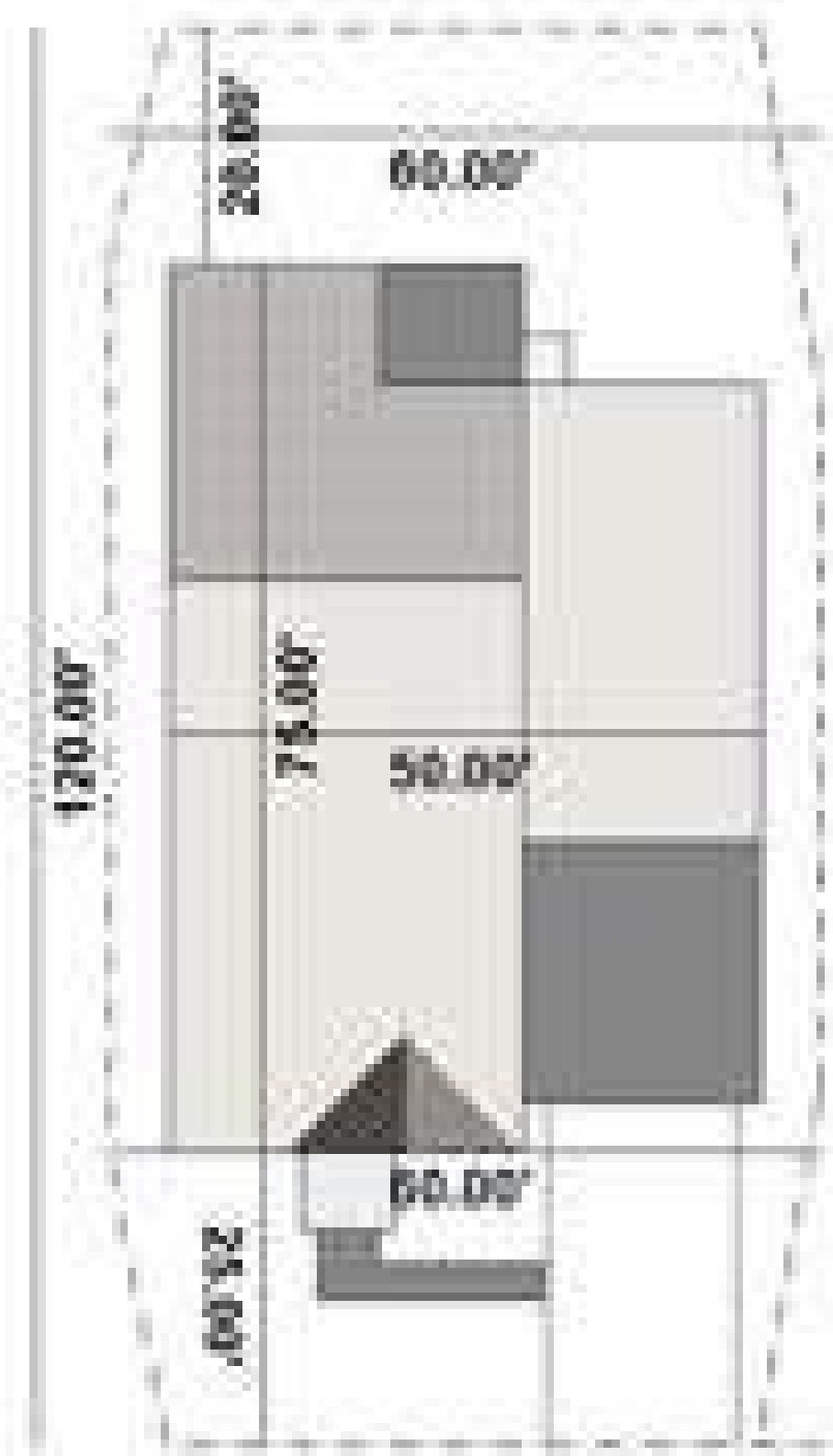


**Sales - Investments - Management**

# PROPOSED SITE PLAN



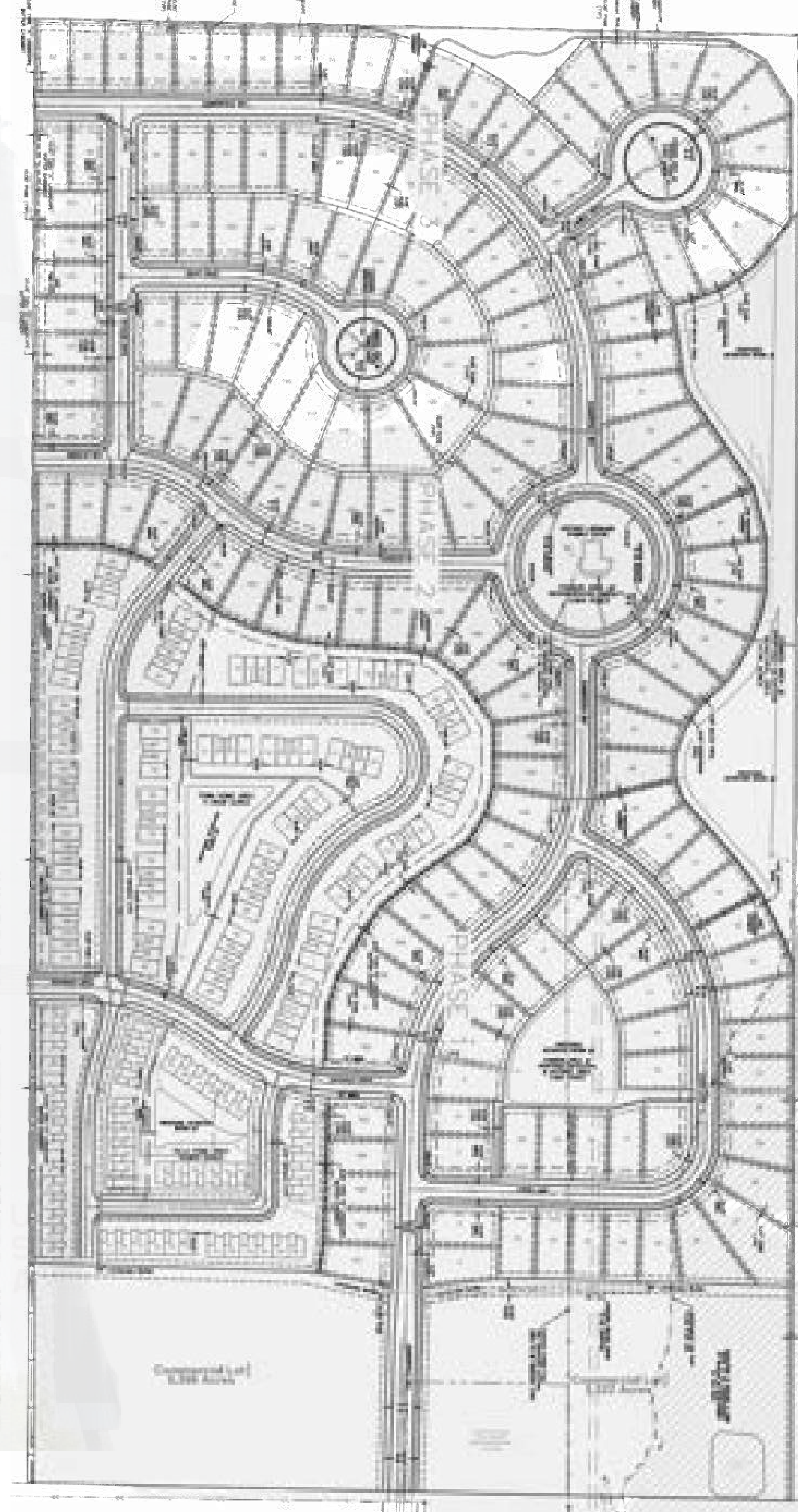
- 337 Lots/Units + Pool/Park/Playground/Dog Park
  - 167 Single Family - 2 Car Garage - 60' x 120'
  - 116 Townhomes - 1 Car Garage - 22' x 48'
  - 54 Villas - 2 Car Garage - 26' x 60'



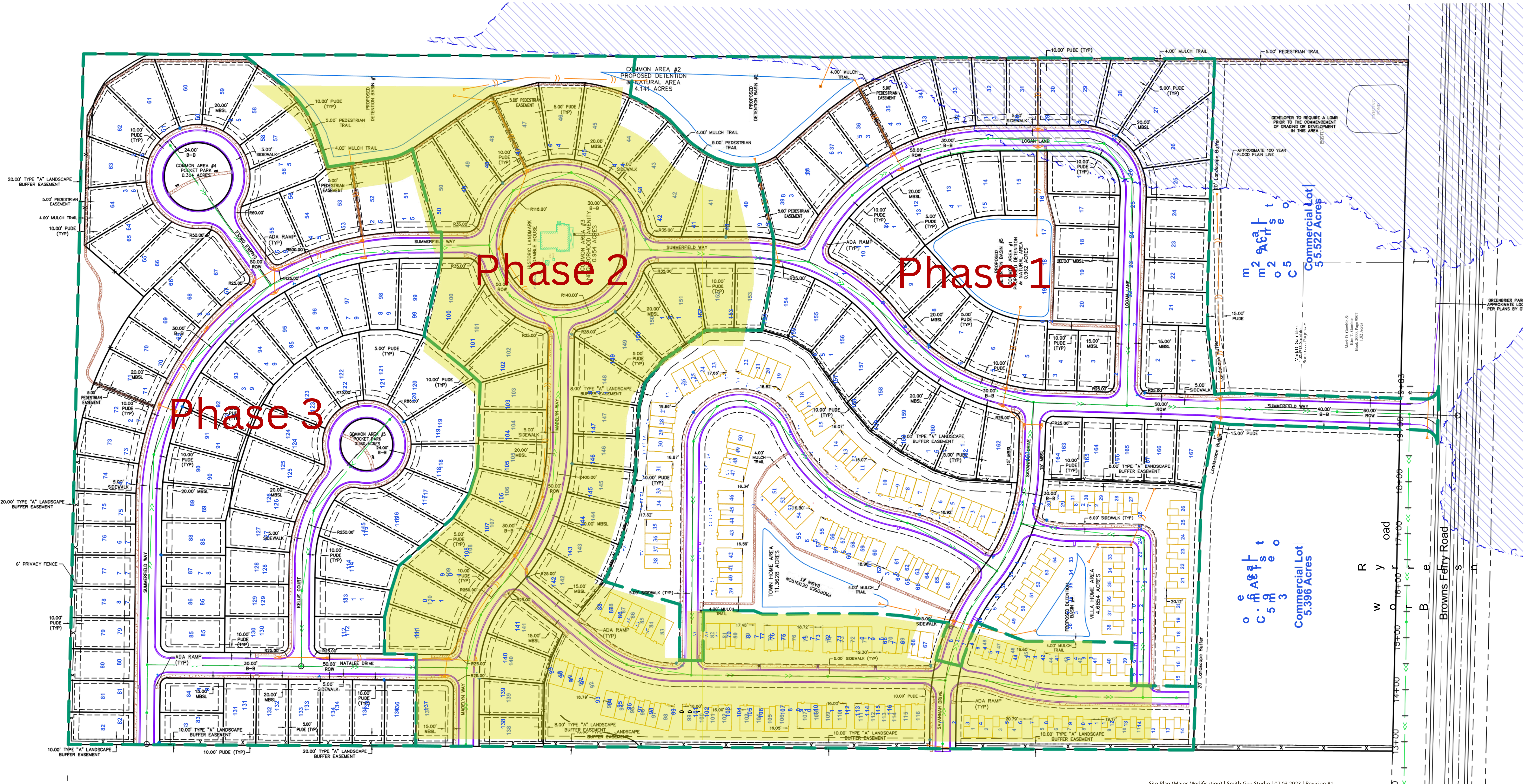
Sample Lot - SFH



Sample TH Design



# Phase Plan



Site Plan (Major Modification) | Smith Gee Studio | 07.03.2023 | Revision #1

# PROPOSED SITE PLAN



# OVERLAYS



# OVERLAYS



# Aerial Photos



Site Plan (Major Modification) | Smith Gee Studio | 07.03.2023 | Revision #1

# Summerfields Residential Development

## Demographics & Traffic Report

22427 Huntsville Bronwsferry Rd Tanner, AL 35671



**Sales - Investments - Management**

# Demographics



## HOUSEHOLDS BY INCOME \$72,000- \$82,000

- 28% of population within 3 miles
- 26% of population within 5 miles



**127,205**

POPULATION BY 2027  
(5-mile radius)



## TOP TAPESTRY BY SEGMENTATION\*

- Middleburg:
- Exurbanites

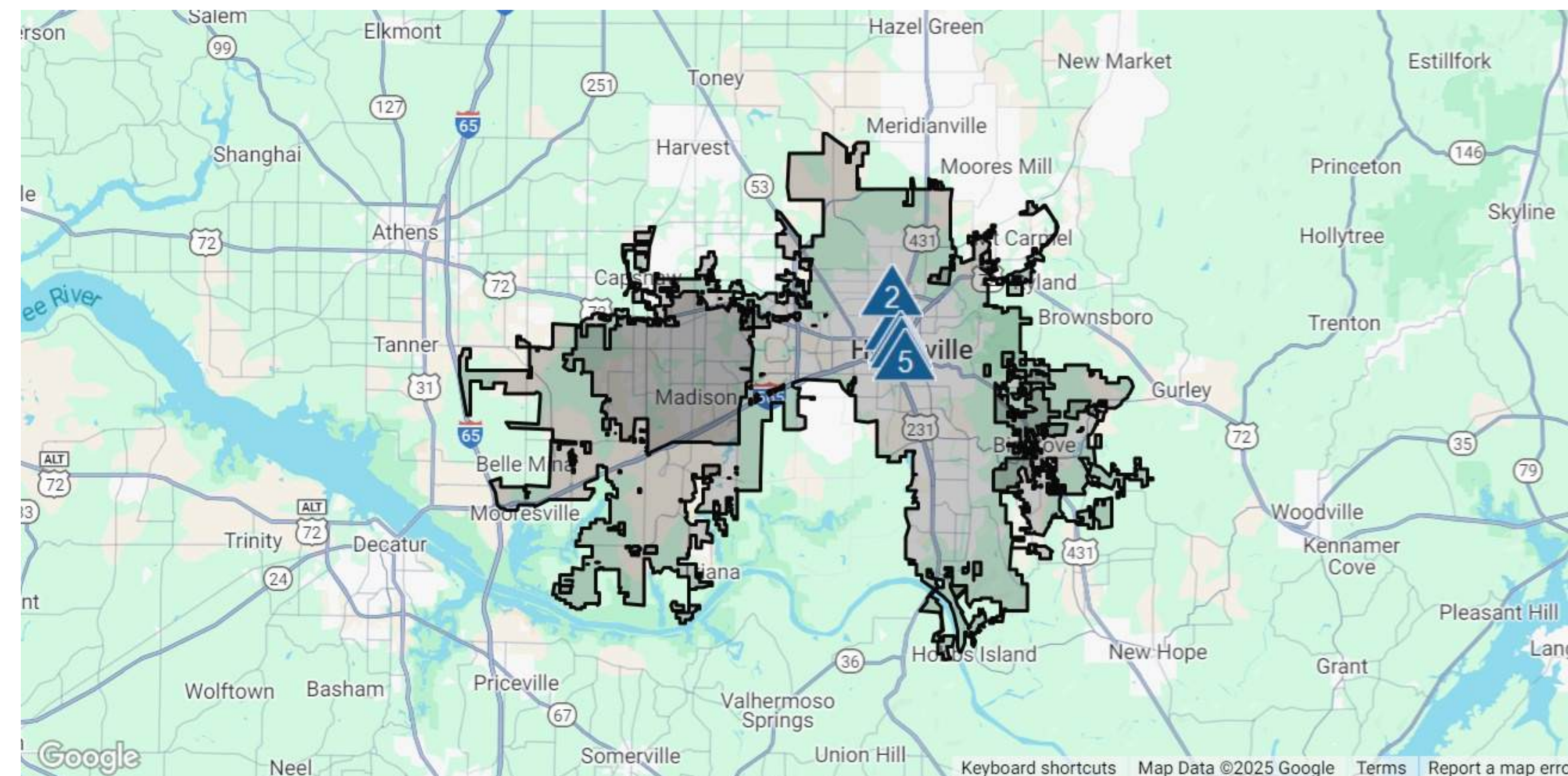


**66.1%**

OWNER-OCCUPIED  
HOUSEHOLDS  
(3-mile radius)

	3 miles	5 miles	10 miles
POPULATION	23,842	120,907	241,114
MEDIAN AGE	43	38	39
AVG. HOUSEHOLD INCOME	\$72,000	\$80,000	\$83,529
BACHELOR'S DEGREE OR HIGHER	46.9%	47.2%	44.6%
DAYTIME POPULATION	75,000	104,000	150,000

# Traffic Report



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

**1**

**127,419**

2021 Est.daily traffic counts

---

Street: **Memorial Parkway Southwest**  
 Cross: **Airport Rd SW**  
 Cross Dir: **N**  
 Dist: **0.16 miles**

Historical counts

Year	Count Type
2017 <span style="color: blue;">▲</span>	76,270 AADT
2015 <span style="color: blue;">▲</span>	74,770 AADT
2014 <span style="color: blue;">▲</span>	86,030 AADT

**2**

**125,248**

2024 Est.daily traffic counts

---

Street: **Memorial Parkway Northwest**  
 Cross: **I- 565**  
 Cross Dir: **NW**  
 Dist: **-**

Historical counts

Year	Count Type
2021 <span style="color: red;">▲</span>	15,365 AADT
2017 <span style="color: blue;">▲</span>	130,150 AADT
2015 <span style="color: blue;">▲</span>	125,550 AADT
2014 <span style="color: blue;">▲</span>	113,460 AADT
2013 <span style="color: blue;">▲</span>	111,990 AADT

**3**

**122,540**

2024 Est.daily traffic counts

---

Street: **Memorial Parkway Southwest**  
 Cross: **Governors Dr SW**  
 Cross Dir: **N**  
 Dist: **-**

Historical counts

Year	Count Type

**4**

**120,890**

2017 Est.daily traffic counts

---

Street: **Memorial Pkwy SW**  
 Cross: **Governors Dr SW**  
 Cross Dir: **N**  
 Dist: **0.26miles**

Historical counts

Year	Count Type
2015 <span style="color: blue;">▲</span>	118,520 AADT
2014 <span style="color: blue;">▲</span>	116,200 AADT
2013 <span style="color: blue;">▲</span>	114,940 AADT

**5**

**120,357**

2024 Est.daily traffic counts

---

Street: **Memorial Parkway Southwest**  
 Cross: **Longford Ave NW**  
 Cross Dir: **W**  
 Dist: **-**

Historical counts

Year	Count Type
2020 <span style="color: blue;">▲</span>	97,270 AADT
2019 <span style="color: blue;">▲</span>	130,694 AADT
2018 <span style="color: blue;">▲</span>	130,694 AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)

# Summerfields Residential Development

## Notable Projects

22427 Huntsville Bronwsferry Rd Tanner, AL 35671



**Sales - Investments - Management**

# Notable Projects

## 1 REDSTONE ARSENAL (2ND FBI HEADQUARTERS)

- \$3.1 billion project
- Location focus is for training and R&D
- 8,800 estimated additional jobs by 2028
- 20+ year development project
- Average salary of FBI Analyst in U.S. is \$117,315, per [Indeed.com](https://www.indeed.com)

*al.com, January 2023*

## 2 MIDCITY

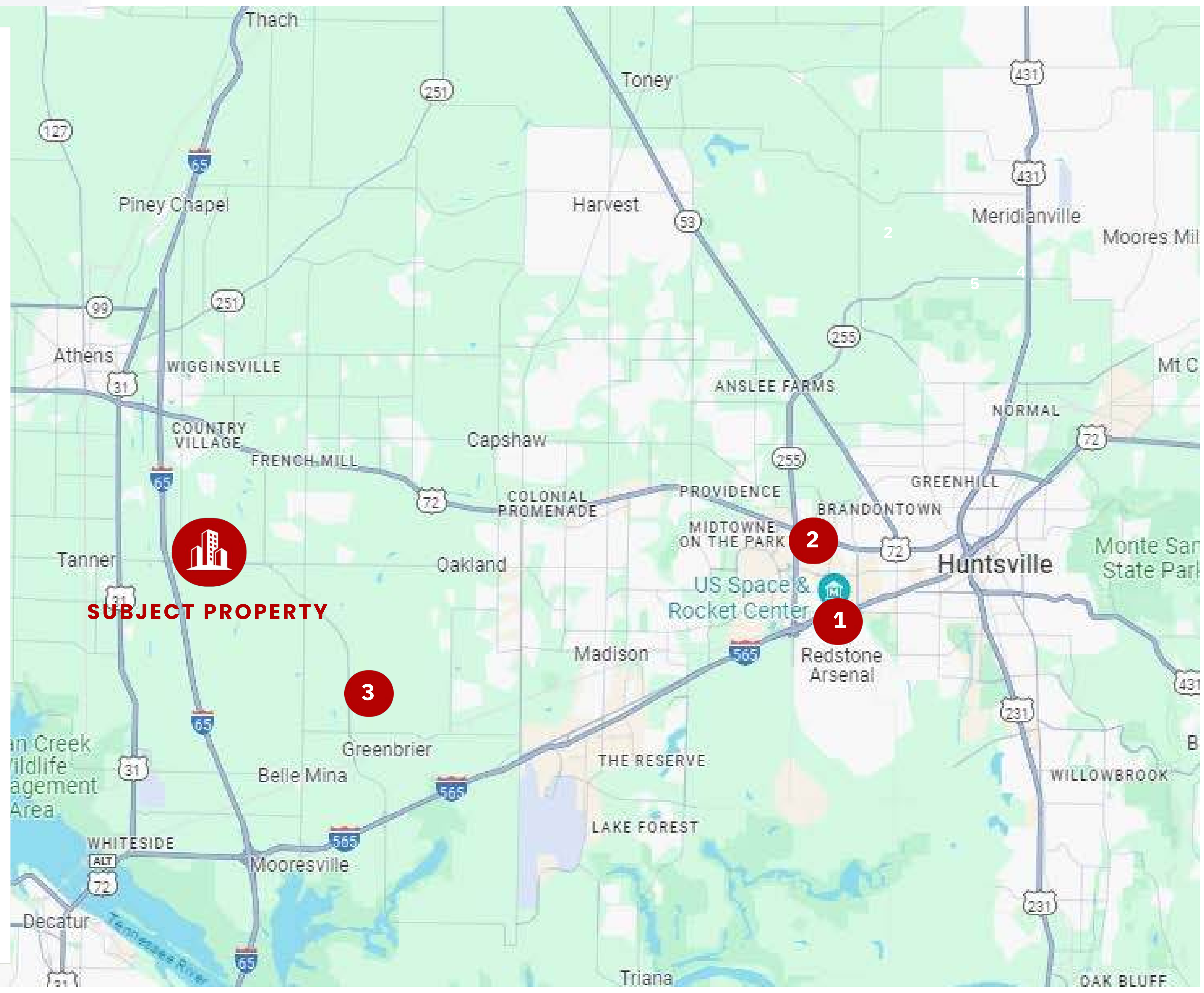
- \$2.2 billion project
- 100 acre mixed-use community
- Development timeline 2017-2032
- 345,000 SF specialty retail
- 200,000 SF high-tech office
- 1,865+ residential units
- 925 hotel keys
- World class Orion Amphitheater

*huntsvillebusinessjournal.com, November 2023*

## 3 HUNTSVILLE WEST INDUSTRIAL PARK

- \$175 million project
- 135 acres
- 2 million SF industrial space
- Building sizes from 250,000-400,000 SF

*256today.com, August 2023*





# Notable Projects

## SALE COMPS

### **Creekside Athens**

- Located: 2.5 Miles North
- Type: Townhomes
- Units: 98

### **Saint Andrews Villas**

- Located: 6.5 Miles Southeast
- Type: Townhome
- Units: 286

### **Zen Garden**

- Located: 11 Miles East
- Type: MidRise
- Units: 120

## LAND COMPS

### **Land Sale #1**

- Located: Huntsville Brownsferry Rd
- Acres: 52.08
- Price: \$5M
- [Listing Link](#)

### **Land Sale #2**

- Located: Huntsville Brownsferry Rd
- Acres: 45.38
- Price: \$5M
- [Listing Link](#)

## COMPETING PROJECTS

### **Twin Oaks Townhomes**

- Located: 8.5 Miles East
- Status: Built, Lease Up
- Type: Townhomes
- Units: 135
- Occupancy: 44.4%

### **Argento at Oakland Springs**

- Located: 5.2 Miles East
- Type: Midrise
- Units: 262
- Built: 2024
- Occupancy: 43.5%
- Builder: [Sterling Group](#)

### **Saint Regis Luxury Villas**

- Located: 6.25 Miles Southeast
- Status: Approved Land, Shovel Ready
- Type: Land, Townhome
- Units: 213
- Acres: ~27

# Summerfields Residential Development

## Concept Elevations

22427 Huntsville Bronwsferry Rd Tanner, AL 35671



**Sales - Investments - Management**

# CONCEPT ELEVATIONS



PLAN 5 - TRADITIONAL

PLAN 1 - CRAFTSMAN

PLAN 3 - FARMHOUSE

Proposed detached plans range from 1,449-2,193 square feet and three to five bedrooms in three different elevations, Craftsman, Traditional, and Farmhouse.

Site Plan (Major Modification) | Smith Gee Studio | 07.03.2023 | Revision #1

# CONCEPT ELEVATIONS



PLAN 6 - CRAFTSMAN

PLAN 2 - FARMHOUSE

PLAN 4 - TRADITIONAL

Proposed detached plans range from 1,449-2,193 square feet and three to five bedrooms in three different elevations, Craftsman, Traditional, and Farmhouse.

Site Plan (Major Modification) | Smith Gee Studio | 07.03.2023 | Revision #1



\$15,000,000,000+

COMMERCIAL REAL ESTATE SALES VOLUME

2024

NATIONAL INFLUENCE • REGIONAL PRESENCE • LOCAL EXPERTISE

PRESENTED BY:

**Anthony Conners**

Lead Agent

941.258.2499

Anthony@AtlanticCommercialAdvisors.com



**Stephen Molinari**

Advisor

561.305.6161

Stephen@MolinariCommercial.com

© 2025 KW Commercial

This information is considered accurate, but not guaranteed. KW Commercial has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than KW Commercial and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, income expenses, and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a buyer. Buyers should conduct their own independent investigation and rely on those results. The information herein is subject to change.