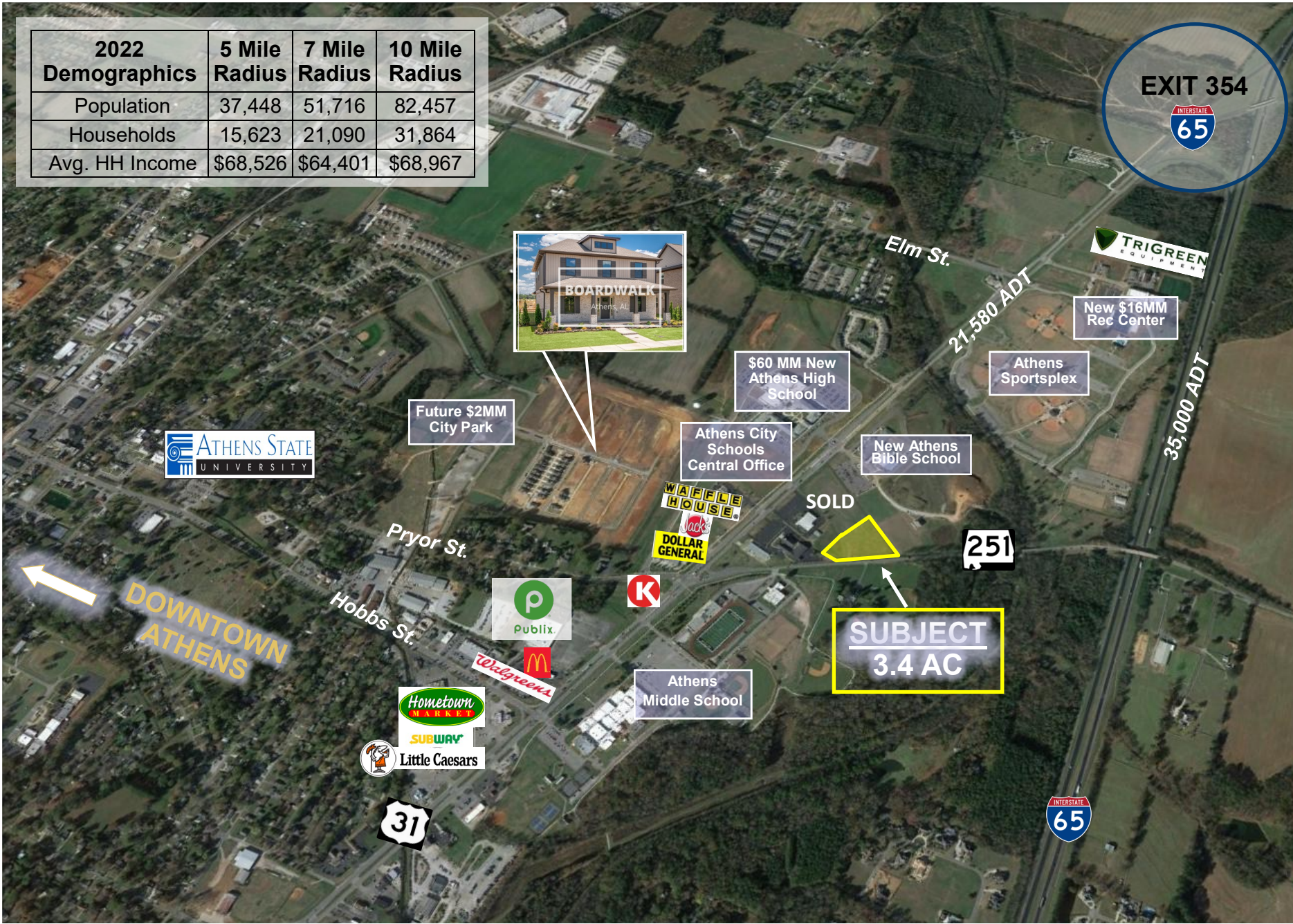


FOR SALE: Athens, AL Commercial Site +/- 3.4 Acres - Hwy 251

2022 Demographics	5 Mile Radius	7 Mile Radius	10 Mile Radius
Population	37,448	51,716	82,457
Households	15,623	21,090	31,864
Avg. HH Income	\$68,526	\$64,401	\$68,967



SUBJECT
3.4 AC



DOWNTOWN
ATHENS



Future \$2MM
City Park

\$60 MM New
Athens High School

Athens City
Schools
Central Office

New Athens
Bible School

Athens
Sportsplex

New \$16MM
Rec Center



Elm St.

21,580 ADT

35,000 ADT

SOLD

251

37

65

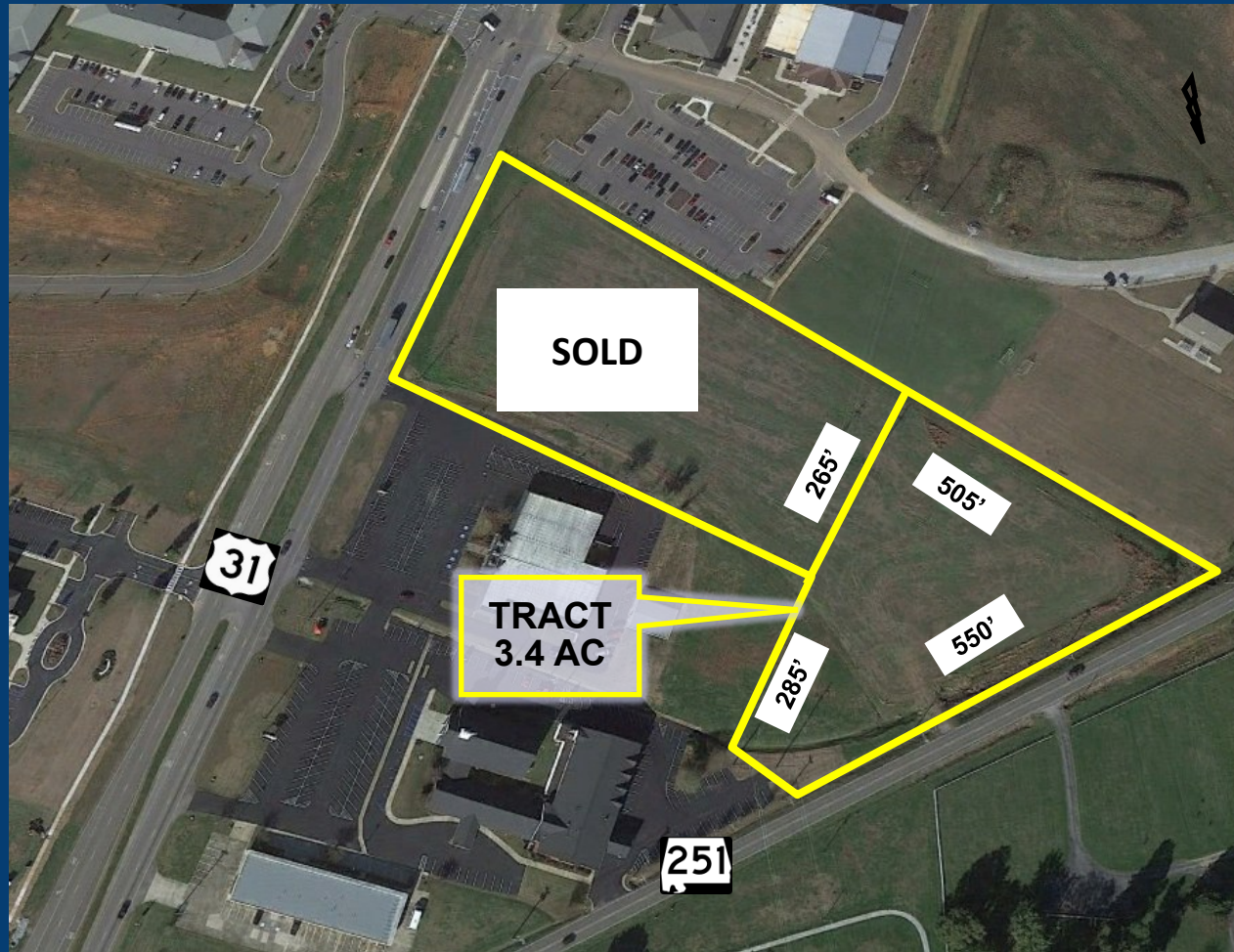


Property Details

- ◇ +/- 3.4 Acres Available
- ◇ Athens, AL
- ◇ Part of Huntsville, AL MSA
- ◇ Frontage along Hwy 251
- ◇ In High Growth Area 0.5 Miles North of New Publix
- ◇ All Utilities Available at Site
- ◇ 1.5 Miles from Exit 354 on I-65 which has 35,000+ ADT

Area Highlights

- ◇ New Publix and Circle K convenience store on adjacent hard corner to the South
- ◇ Located in Opportunity Zone
- ◇ Nearby activity:
 - ◇ 58 acre, 180 lot Mixed Use Development (The Boardwalk)
 - ◇ New \$60 million Athens High School
 - ◇ New \$15 million Athens Bible School
 - ◇ Athens Middle School



For more information, please contact:

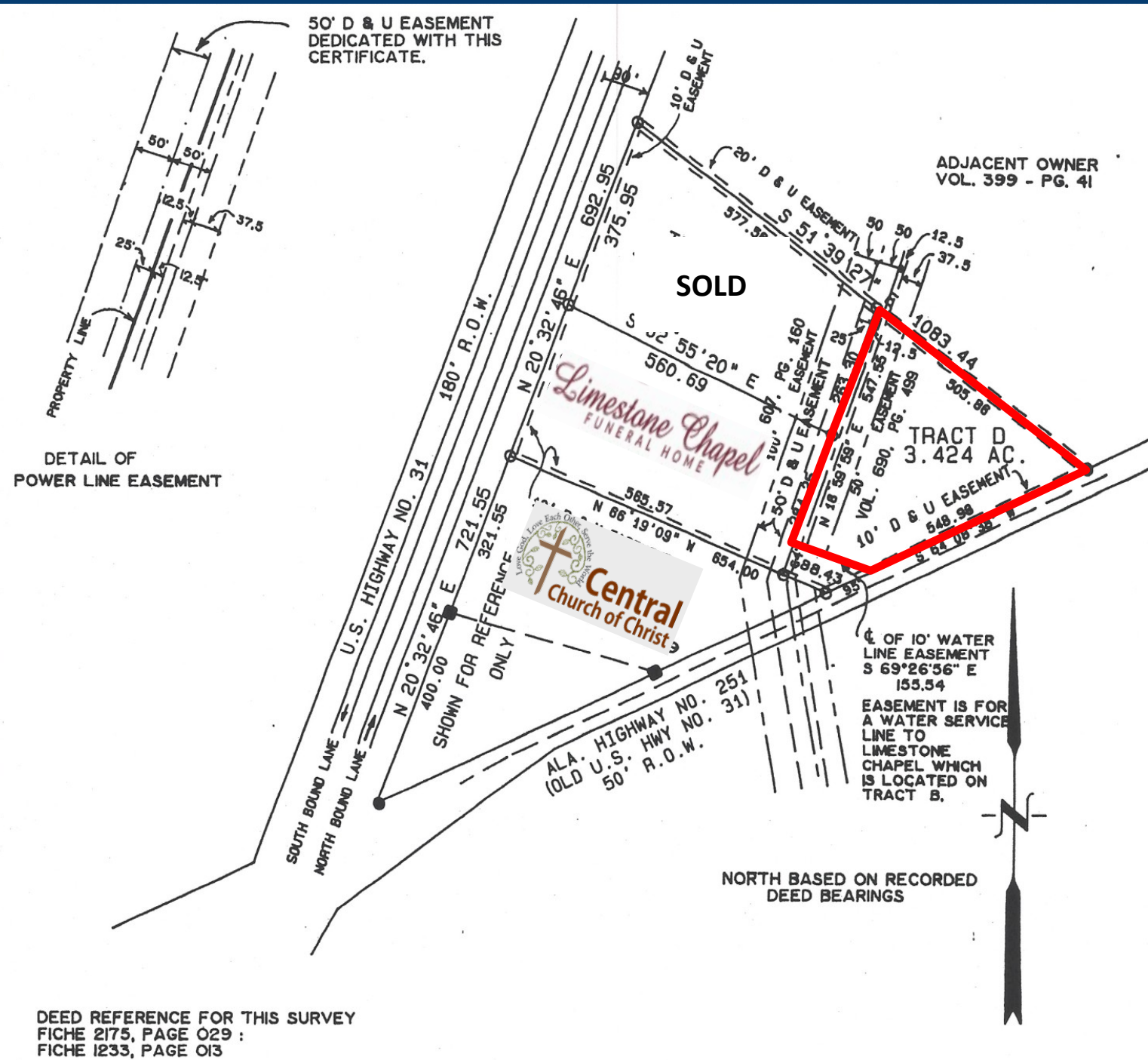
Ming Commercial Real Estate Group
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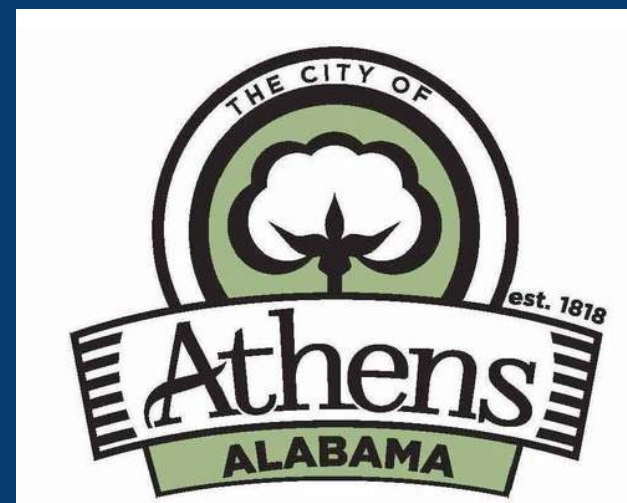
Site Survey



Athens, Alabama

A City on the Move!

- Delineated Retail Trade Area includes approximately 82,000 people with 30,000 households and Average HHI of \$75,441.
- Located 9 miles away from future \$1.6 billion Toyota-Mazda plant.
- Part of Huntsville, AL MSA which was ranked in 2022 as #1 Best Place to Live in U.S. by U.S. News & World Report
- Serves a 10 mile + trade area including southern Tennessee and travelers along I-65, Hwy 72, and Hwy 31.
- 18th largest city in Alabama out of 454 cities ranked by U.S. Census Bureau.
- Limestone County ranked as fastest growing county in Alabama by U.S. Census Bureau
- Considered to be a “city on the edge” due to its proximity to Huntsville, AL MSA, which has one of the highest median incomes in the Southeast due to its technology centered employment base. Athens, AL provides the community quality of life desired by today’s consumer with high paying jobs less than 30 minutes away.
- New \$60 million Athens High School
- Athens Middle School relocated to former high school
- New \$15 million Athens Bible School
- New \$18 million Rec Center in construction phase
- 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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