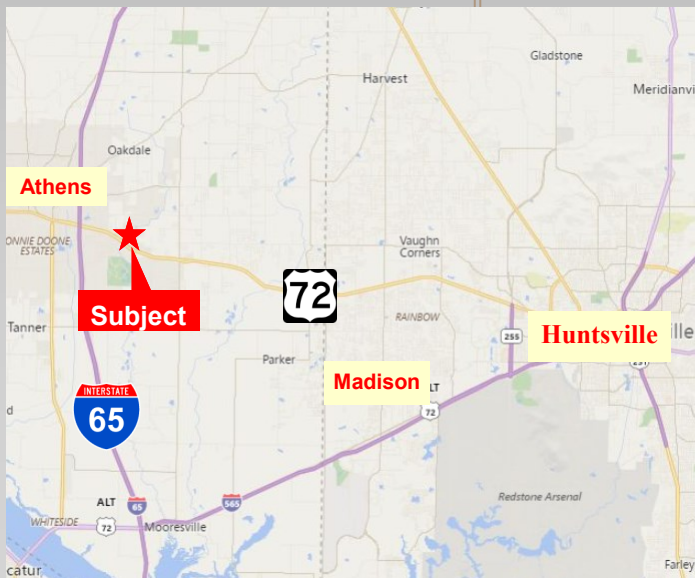
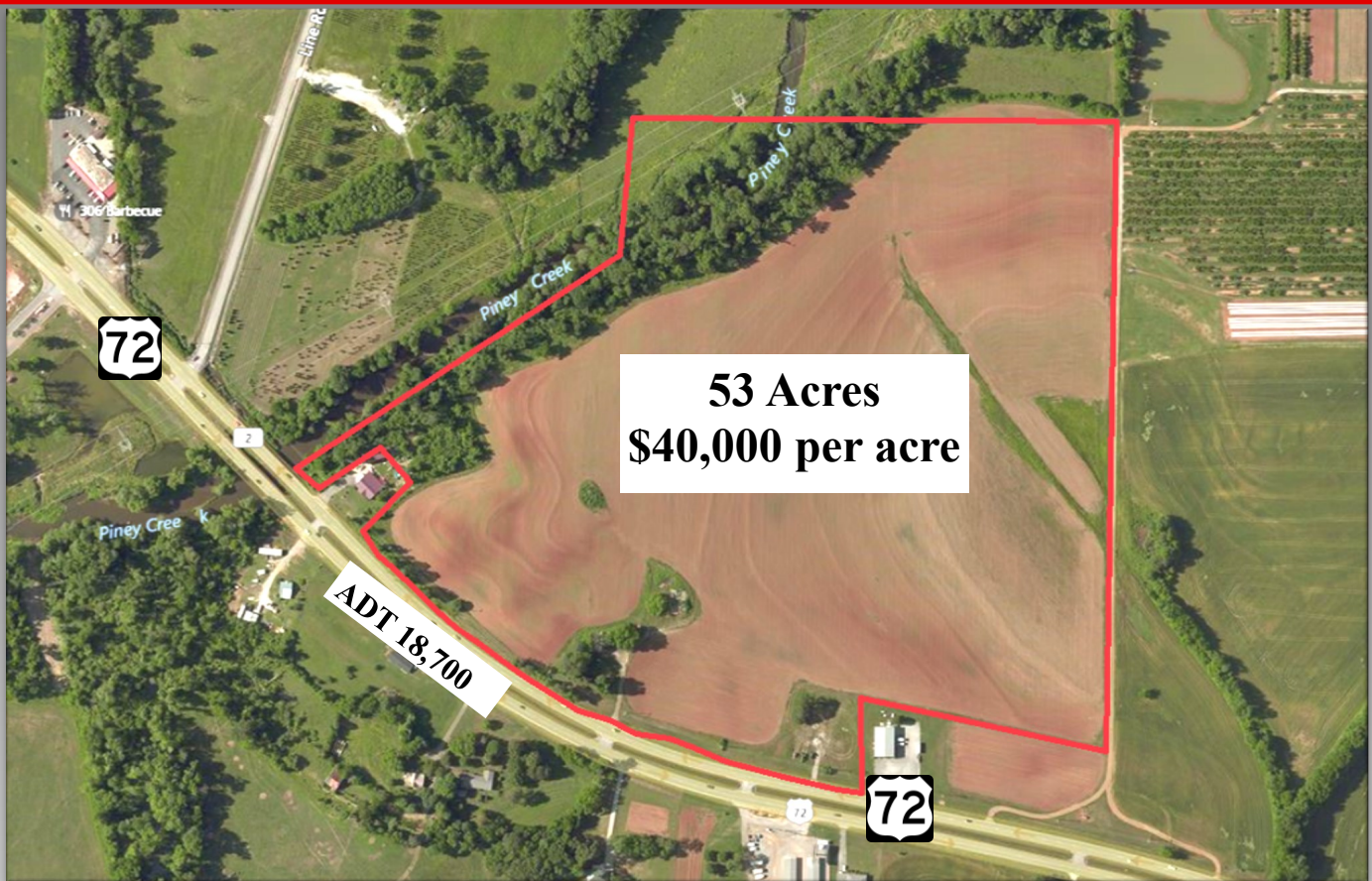


53 Acres - Commercial Property

23615 US-72, Athens, AL 35613



www.mingcregroup.com



FOR SALE

53 Acres - \$40,000 per acre

- Located on the eastern growth corridor of Athens and Limestone County
- Over 1,500 feet of frontage on Hwy 72
- On the “going home” side to Athens, I-65, Rogersville, and Florence.
- 3rd fastest growing county in the State of Alabama
- 3 Mile Median Household Income of \$70,000
- Great site with mixed - use potential

For more information, please contact:

William Ming

256-232-3001 · Office



**MING
ENTERPRISES**

Ming Commercial Real Estate Group and Ming Enterprises
116 North Marion St., Athens, AL 35611
Phone 256-232-3001 Fax 256-232-6744

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23615 US-72, Athens, AL 35613



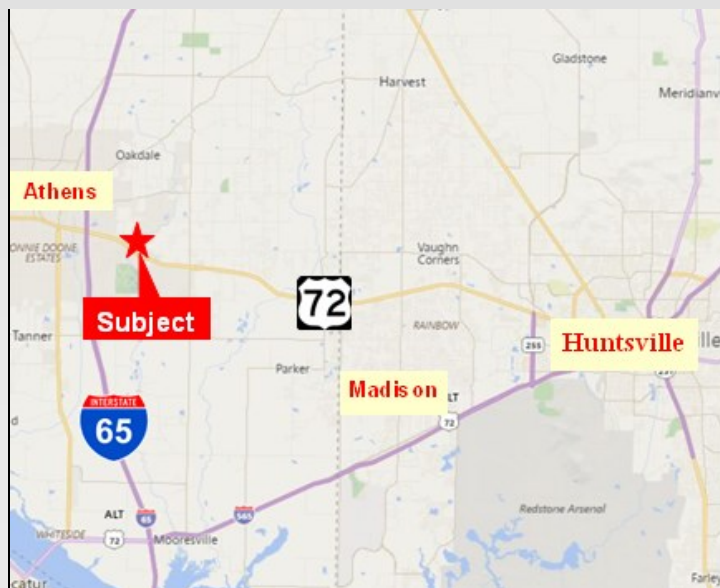
www.mingcregroup.com

Athens, Alabama

A Sleeper That's a Real Keeper

- 22nd largest city in Alabama out of 454 cities ranked by U.S. Census Bureau.
- Limestone County ranked as 3rd fastest growing county in Alabama by U.S. Census Bureau and #66 out of Top 100 nationwide.
- Comprehensive Master Plan for City of Athens identifies significant development opportunities due to North Alabama growth and I-65 interstate exchange.
- Serves a 15 mile + delineated trade area including southern Tennessee and travelers along I-65 and Hwy 72.
- Limestone County Median HH income of \$47,000 ranks 4th among 67 counties in Alabama.
- Over 1,300,000 people within a 60-mile radius with an average median income of almost \$50,000.
- 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.

| 2015 | 3 Mile Radius | 5 Mile Radius | 7 Mile Radius |
|------------------------|---------------|---------------|---------------|
| Population | 11,068 | 29,149 | 56,184 |
| Households | 4,360 | 11,768 | 21,079 |
| Median HH Income | \$70,415 | \$52,175 | \$54,793 |
| Median Age Population | 41.8 | 38.4 | 37.9 |
| Average Persons Per HH | 2.52 | 2.45 | 2.52 |



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