

# Hwy 72 East Frontage Lots

23615 US-72, Athens, AL 35613



www.mingcregroup.com



## FOR SALE

- 1.93 acre frontage lot and up to 9.25 acre frontage lot available
- Will subdivide
- 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



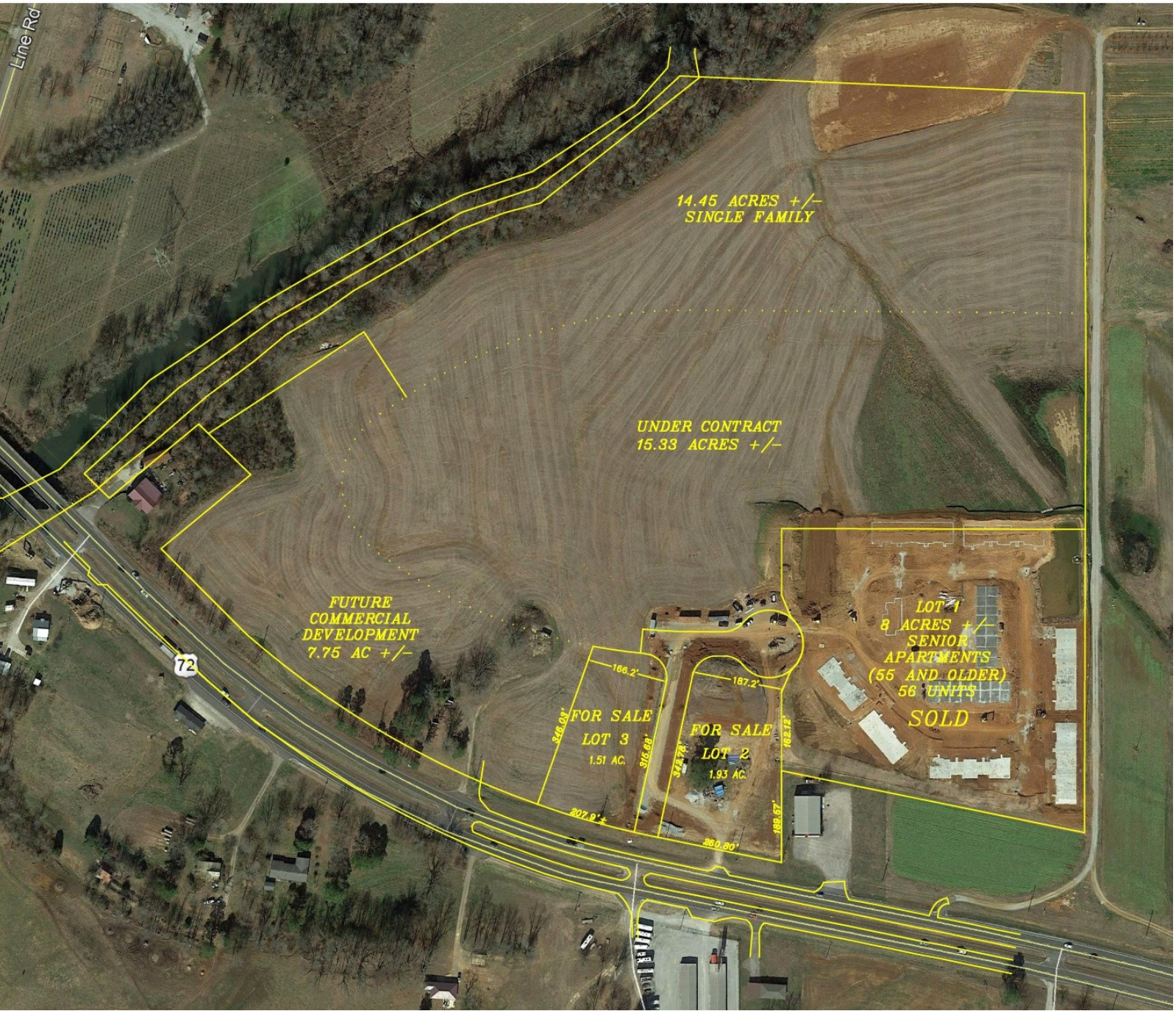
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# Hwy 72 Frontage Lots









# Athens, Alabama

- 22nd largest city in Alabama out of 454 cities ranked by U.S. Census Bureau.
- Limestone County ranked as 3<sup>rd</sup> 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 on Hwy 72 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 4<sup>th</sup> among 67 counties in Alabama.
- 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.

<b>2019</b>	<b>3 Mile Radius</b>	<b>5 Mile Radius</b>	<b>7 Mile Radius</b>
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

