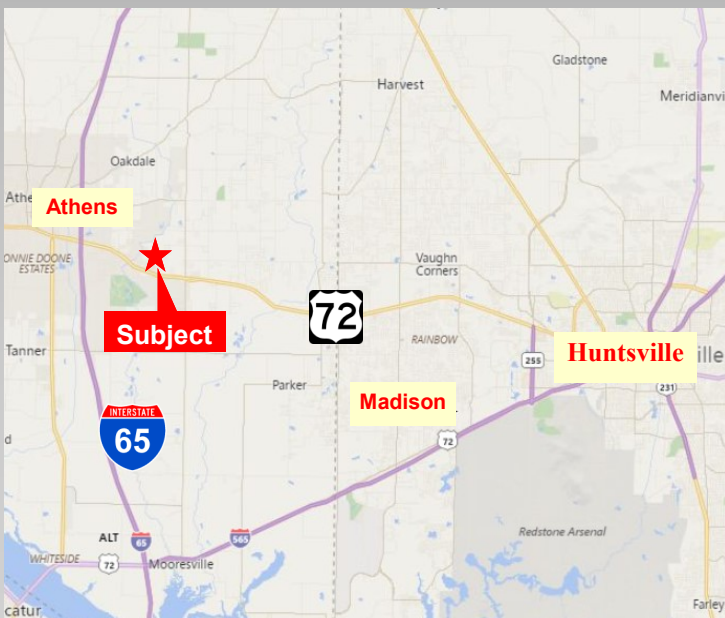


Hwy 72 East Frontage Lots

23615 US-72, Athens, AL 35613



www.mingcregroup.com



FOR SALE

- 2 Outparcels, 1.5 ac and 1.9 ac
- 7.75 ac larger tract
- 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



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

Hwy 72 Frontage Lots



87B

72

2

FUTURE
COMMERCIAL
DEVELOPMENT
7.76 AC +/-

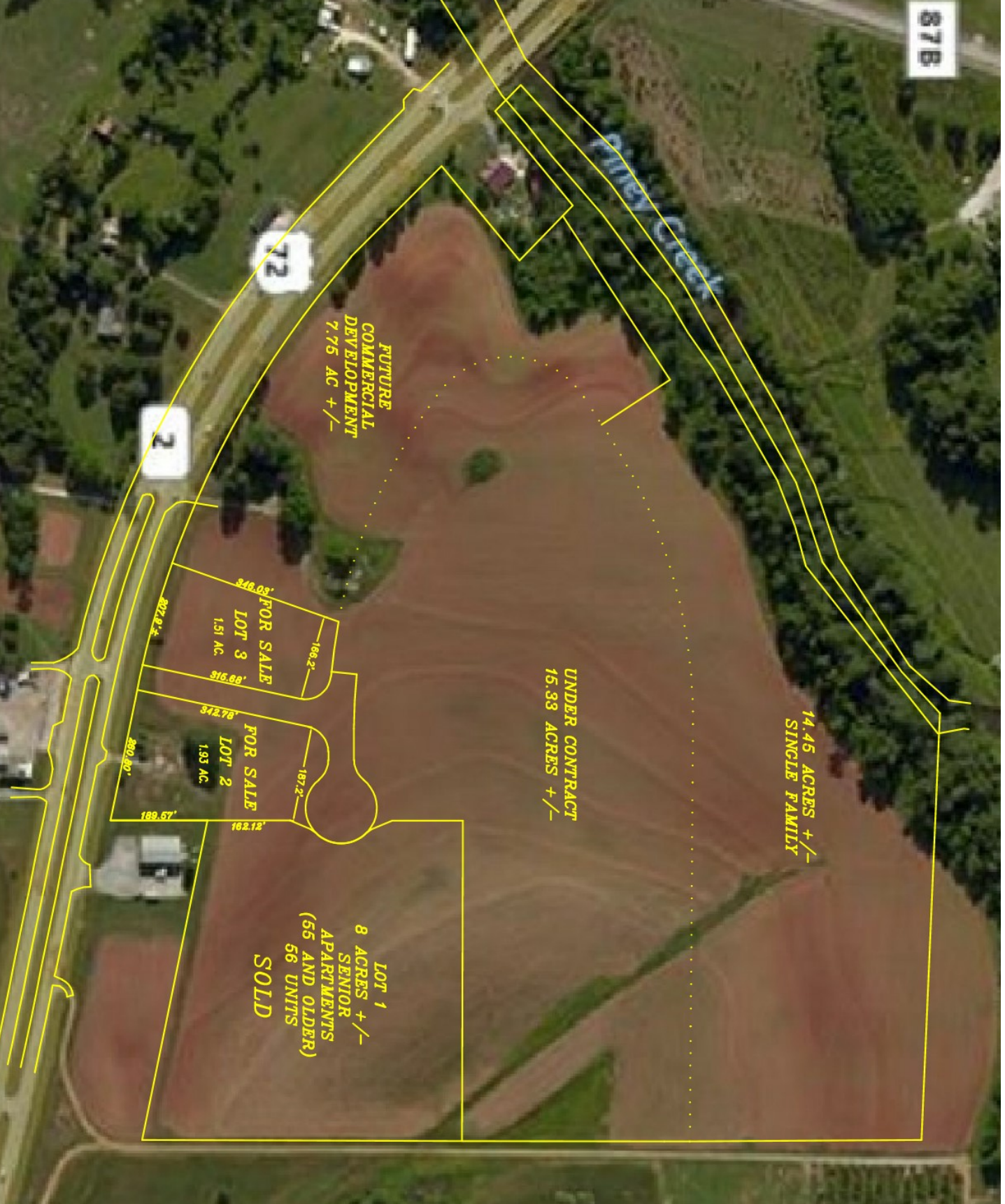
FOR SALE
LOT 3
1.51 AC.

FOR SALE
LOT 2
1.93 AC.

LOT 1
8 ACRES +/-
SENIOR
APARTMENTS
(55 AND OLDER)
SOLD
56 UNITS

UNDER CONTRACT
15.33 ACRES +/-

14.45 ACRES +/-
SINGLE FAMILY



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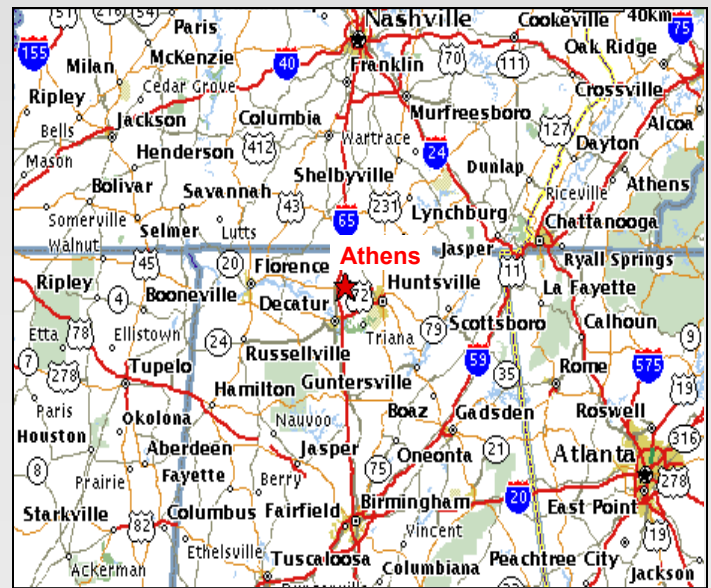


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Athens, Alabama

- 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 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 4th 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.

2018	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



MING
ENTERPRISES

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