

25 Acre Commercial Development

Intersection of Interstate 65 and Hwy 72 Exit 351
Athens, AL



www.mingcregroup.com



FOR SALE

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This 25 acre commercial development is located at the intersection of Interstate 65 (Exit 351) and Highway 72 in Athens, Alabama. The project offers dining, lodging, and retail opportunities. The property has over 1,500 feet of interstate frontage facing Interstate 65, the south's most heavily traveled North/South transportation route with over 100,000 vehicles daily at this intersection. This exit is 15 minutes south of the Tennessee state line and serves as the gateway to doing business throughout the Southeast, attending major college sporting events (Alabama, Auburn, UAB), NASCAR races at the Talladega 500, and traveling to Alabama/Florida beaches less than 6 hours to the south. North Alabama also prides itself in outdoor recreation activities including some of the Southeast's best fishing, hunting, hiking, boating, and golf. The North Alabama Tourism Board reports 5,000,000 visitors annually generating over \$2 billion in retail sales.

For more information, please contact:

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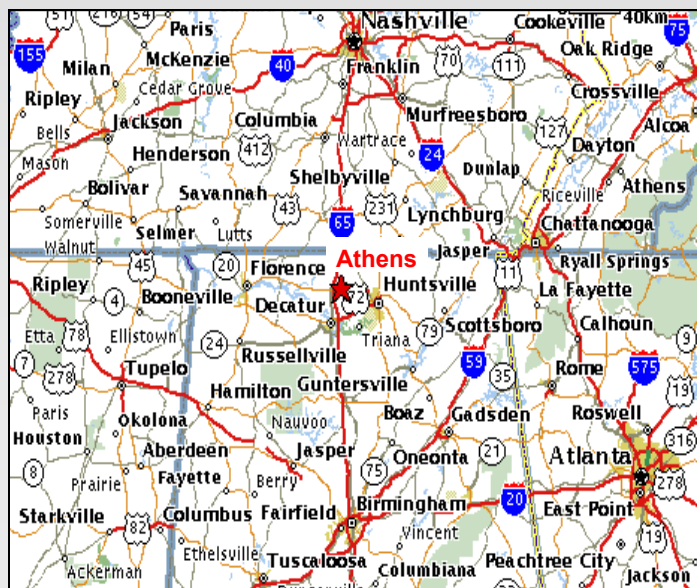
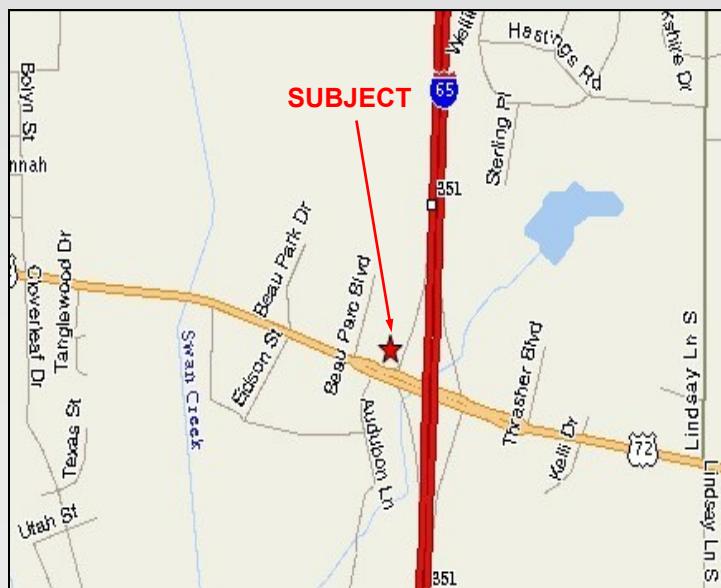
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Athens, Alabama

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 + trade area including southern Tennessee and travelers along I-65 and Hwy 72.
- Median HH income of \$47,000 ranks 4th among 67 counties in Alabama.
- Conveniently located at the intersection of I-65 and Hwy 72 (Exit 351) with a combined daily traffic count of over 100,000 vehicles.
- 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	5 Mile Radius	10 Mile Radius	15 Mile Radius	30 Mile Radius	45 Mile Radius	60 Mile Radius
Population	30,972	78,616	217,031	611,184	909,232	1,324,403
Households	12,726	29,291	83,894	243,253	364,670	526,555
Median HH Income	\$46,556	\$56,829	\$63,937	\$54,659	\$49,325	\$46,512
Median Age Population	39.2	37.5	36.8	38.0	38.8	38.9
Average Persons Per HH	2.40	2.59	2.53	2.46	2.44	2.47



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