

# ***HARTSELLE, AL***

***Exit 328***

***I-65 & Hwy 36***



**HARTSELLE**

*City of Southern Hospitality*

## Hartselle, AL Exit 328 - I-65

MING  
ENTERPRISES



**Location:** Hartselle, Alabama  
Intersection of Interstate 65 and Hwy 36  
Exit 328

**Type:** Commercial Lots

**Price:** Pricing included

### COMMERCIAL LOTS FOR SALE / BUILD TO SUIT

Tract A—Available  
Tract B—Available  
Tract C—Sold—Cracker Barrel  
Tract D—Available  
Tract E—Available  
Tract F—Available

**The City of Hartselle recently voted to allow the sale of alcohol presenting new opportunities.**

This commercial property is located at the intersection of Interstate 65 (Exit 328) and Highway 36 in Hartselle, Alabama. This property offers prime commercial lots for dining, lodging, and retail opportunities. The site has interstate highway frontage visibility to Interstate 65, the South's most heavily traveled North/South transportation route with about 50,000 vehicles daily.

This is an established interchange with growth opportunities. A limited number of restaurants and lodging are serving this interchange. America's Best Value Inn, Huddle House, and Cracker Barrel are located at this exit.

I-65 is the most heavily traveled road between Nashville, TN (150 miles to the north) and Birmingham, AL (70 miles to the south). This exit is centrally located to North AL 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 about 5 hours to the south. The Hartselle area also prides itself in outdoor recreation activities including some of the Southeast's best fishing, hunting, hiking, boating, and golf in close proximity. Hartselle is also well known for its quality public school system and highly competitive girls and boys athletic teams. These are all a significant draw for lodging and restaurant opportunities greatly needed to meet the demand lost to neighboring cities.



**For More Information:**  
**MING COMMERCIAL REAL ESTATE GROUP AND MING ENTERPRISES**  
116 North Marion St., Athens, AL 35611 Phone 256-232-3001 Fax 256-232-6744

# Hartselle, Alabama

## “A City on the Right Track”

### Did you know? – Quick Facts

- In the Top 50 cities population wise in Alabama out of 514 cities (#45) .
- Recently ranked as 5th highest quality of life (happiest) and 15th most business-friendly city in Alabama.
- Stable employment with low unemployment rate of 5.4%.
- Serves a 5 mile + local trade area including travelers along I-65 and Hwy 36.
- Median HH income of \$52,036 ranks 2nd behind Madison, AL among 7 largest cities in North Alabama as reported by U.S Census Bureau.
- Conveniently located at the intersection of I-65 and Hwy 36 (Exit 328) with a combined daily traffic count of about 50,000 vehicles.
- Almost 1,500,000 people within a 60-mile radius with an average median income of about \$50,000.
- The City of Hartselle recently voted to allow the sale of alcohol presenting new opportunities.

2016	5 Mile Radius	10 Mile Radius	15 Mile Radius	30 Mile Radius	45 Mile Radius	60 Mile Radius
Population	24,029	68,575	130,925	561,379	919,159	1,475,852
Households	9,472	27,132	51,430	226,177	363,541	582,954
Median hh income	\$55,611	\$53,675	\$47,849	\$51,481	\$49,797	\$47,750
Median age pop.	40.1	39.6	38.8	38.2	38.6	38.8
Ave.persons per hh	2.51	2.50	2.50	2.43	2.48	2.49

Population Trend	5 Mile Radius	10 Mile Radius	15 Mile Radius	30 Mile Radius	45 Mile Radius	60 Mile Radius
1990 Population	18,640	55,898	108,143	426,937	685,984	1,176,183
2010 Population	22,654	68,107	130,094	545,264	895,593	1,450,329
2016 Population	24,029	68,575	130,925	561,379	919,159	1,475,852

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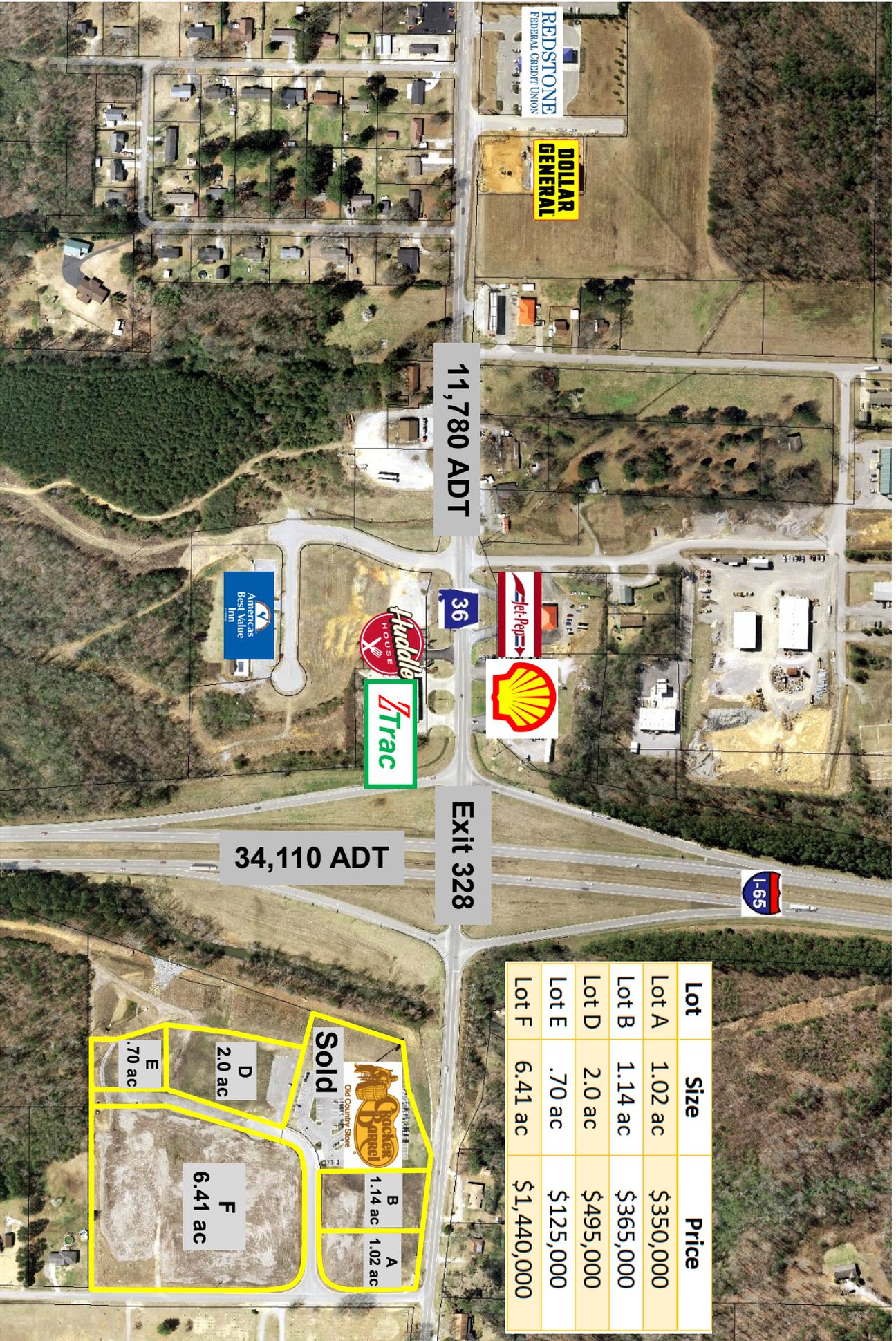
Lot	Size	Price
Lot A	1.02 ac	\$350,000
Lot B	1.14 ac	\$365,000
Lot D	2.0 ac	\$495,000
Lot E	.70 ac	\$125,000
Lot F	6.41 ac	\$1,440,000

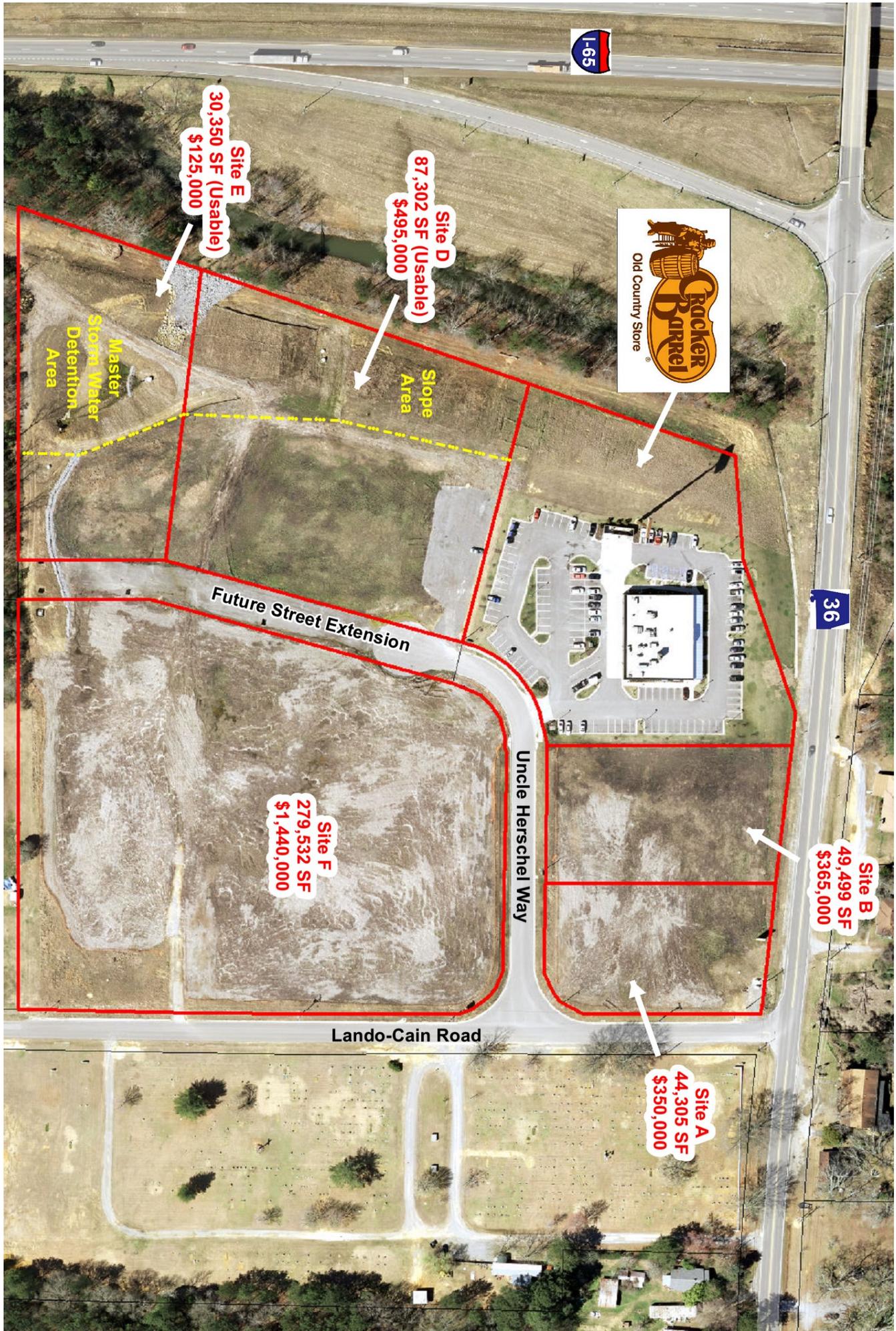


34,110 ADT

Exit 328

11,780 ADT





**Site E**  
30,350 SF (Usable)  
\$125,000

**Site D**  
87,302 SF (Usable)  
\$495,000



**Site B**  
49,499 SF  
\$365,000

**Site F**  
279,532 SF  
\$1,440,000

**Site A**  
44,305 SF  
\$350,000

Master Storm Water Detention Area

Slope Area

Future Street Extension

Uncle Herschel Way

Lando-Cain Road



