

20.39 Acres - Mixed-Use Development

L1 - 1.18 AC

L2 - 2.80 AC

L3 - 16.41 AC

Hwy 72 East · Athens, AL 35613



www.mingcregroup.com

East Limestone



For more information, please contact:

Bill Ming
Owner/Broker

256-232-3001 · Office
www.mingenterprises.com

FOR SALE

20.39 acres · Commercial Property
Hwy 72 and Mooresville Rd.
Athens, AL 35613

This 20.39 acre mixed-use development fronting Hwy 72 serves the eastern growth corridor of Limestone County, ranked as one of the fastest growing areas in North Alabama. Strong residential growth continues due to its proximity to Madison, AL and Huntsville, AL which provide high paying engineering and technology related jobs. Over 20,000 vehicles daily pass this site located on the "going home" side of Hwy 72, a major 4-lane highway serving the East/West corridor. This property is centrally located at the midpoint between Athens, AL, Madison, AL and Huntsville, AL with over 5,000 residential lots under development creating significant demand for commercial businesses and services to support the number of growing households. All utilities including sewer are available. Subject and property are located in Limestone County, not requiring any city zoning, building, or planning restrictions for approval.



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

20.39 Acres
Hwy 72 East
Athens, AL 35613



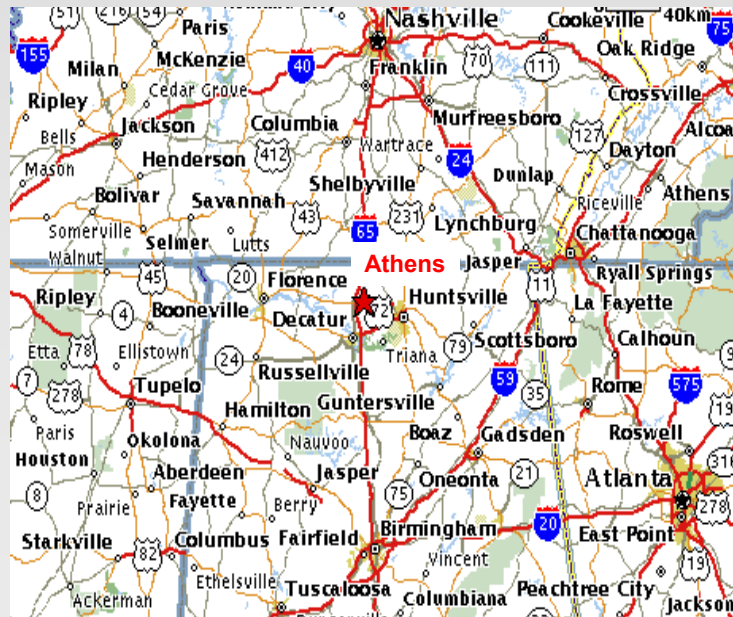
www.mingcregroup.com

Athens, Alabama

A Sleeper That's a Real Keeper

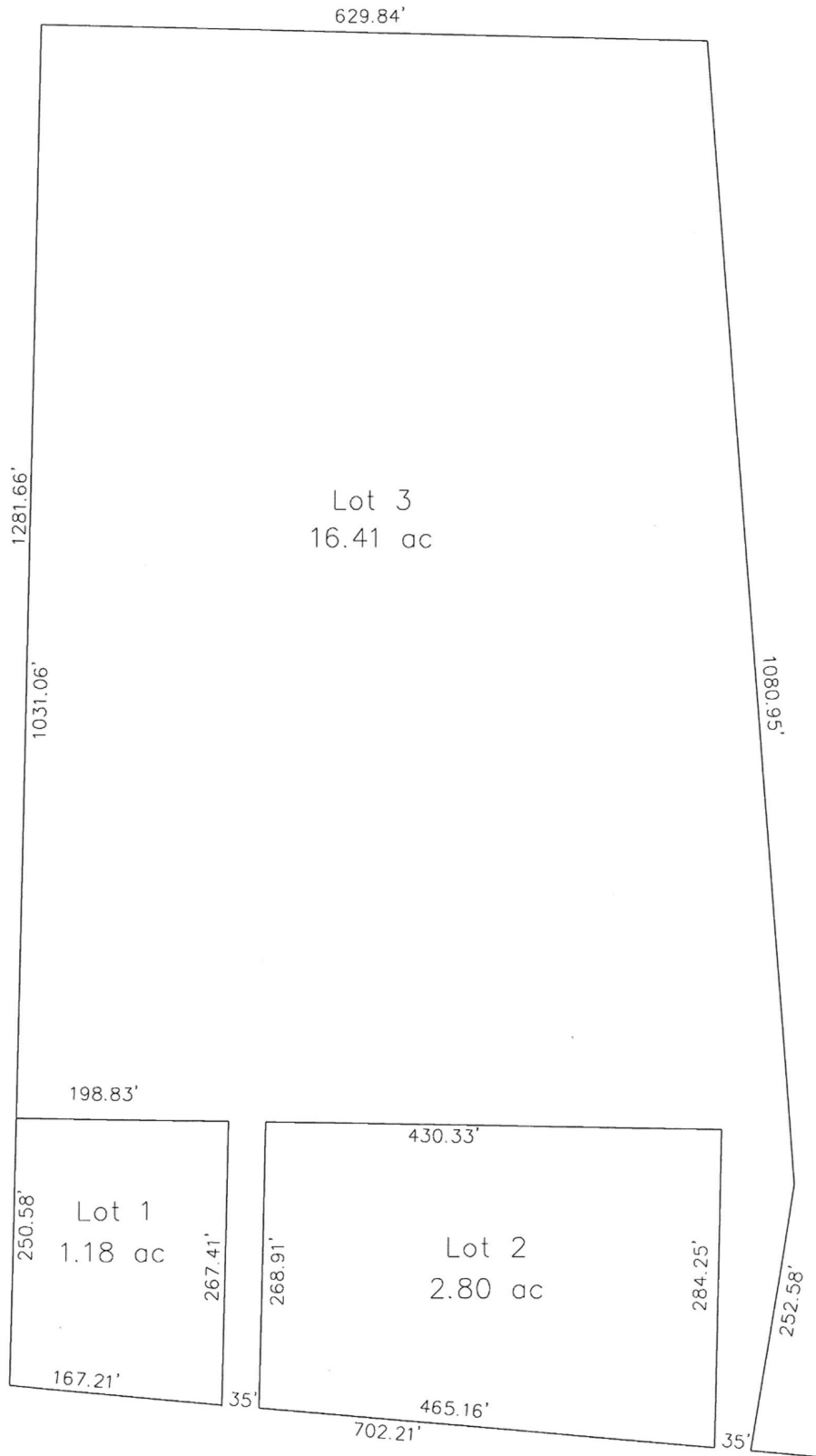
- 22nd largest city in Alabama out of 454 cities ranked by U.S. Census Bureau.
- Limestone County ranked as 3rd fastest growing county in Alabama by U.S. Census Bureau and #66 out of Top 100 nationwide.
- Average HH income of \$48,320 ranks 4th among 67 counties in Alabama with one of the state's lowest unemployment rates at 5%.
- Located on "going home" side from Huntsville employment and "going to" side to Interstate 65, the Southeast's major N/S highway system.
- Extremely underserved market for retail, financial, professional, medical, and consumer services.
- Centrally located to Athens/Madison/Huntsville corridor.
- Fronts Hwy 72 with over 20,000 vehicles daily.

2015	5 Mile Radius	7 Mile Radius	10 Mile Radius
Population	26,664	62,047	121,612
Households	10,595	22,946	45,384
Median hh income	\$64,445	\$62,876	\$71,114
Median age pop.	37.9	37.6	37.1
Average persons per hh	2.52	2.58	2.61



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N - New subdivisions under development

