

HARTSELLE, AL

***Exit 328
I-65 & Hwy 36***



Hartselle, AL Exit 328 - I-65

MING
ENTERPRISES

MING
Commercial Real Estate
GROUP

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

Type: Commercial

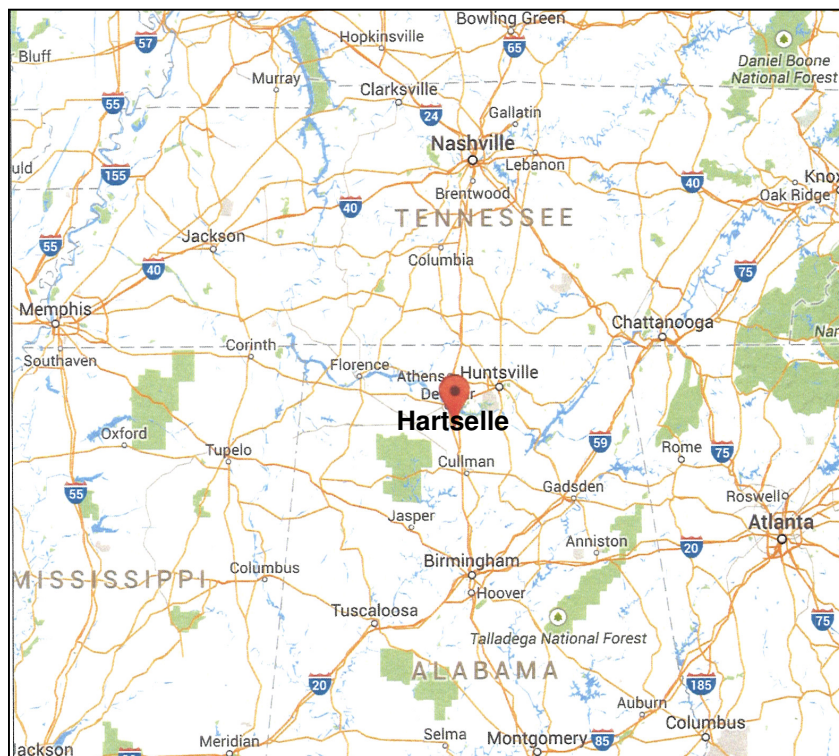
Price: \$200,000 per acre

15 Acres For Sale

This commercial property is located at the intersection of Interstate 65 (Exit 328) and Highway 36 in Hartselle, Alabama. This property offers prime commercial acreage suitable for a Travel Center and is ready to build condition with all utilities on site. 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 which are a significant draw for lodging and restaurant opportunities greatly needed to meet the demand lost to neighboring cities.





2016	5 Mile Radius	10 Mile Radius	15 Mile Radius	30 Mile Radius	45 Mile Radius	60 Mile Radius
Population	22,850	68,575	130,925	561,379	919,159	1,475,852
Households	9,100	27,132	51,430	226,177	363,541	582,954
Median hh income	\$57,240	\$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
2014 Population	22,850	68,575	130,925	561,379	919,159	1,475,852