

# Midtown Professional Row

Dexter St. Athens, AL



www.mingcregroup.com



## New Athens High School Rendering



For more information, please contact:

**William Ming**

Phone: 256-232-3001 Email: [wming@mingenterprises.com](mailto:wming@mingenterprises.com)  
www.mingcregroup.com

## FOR SALE (5) One Acre Commercial Lots

- Excellent location on Dexter St. entrance to new \$55MM Athens High School currently under construction
- Combined enrollment of new Athens High School and repurposed Middle School will total over 1,500 students
- Each lot is 296' x 150' with all utilities available
- Marketed for Medical and Business Professionals with Lots 1 and 2 currently under contract with Medical Professionals.
- Easy access on to Hwy 31 from Pryor St., signalized intersection



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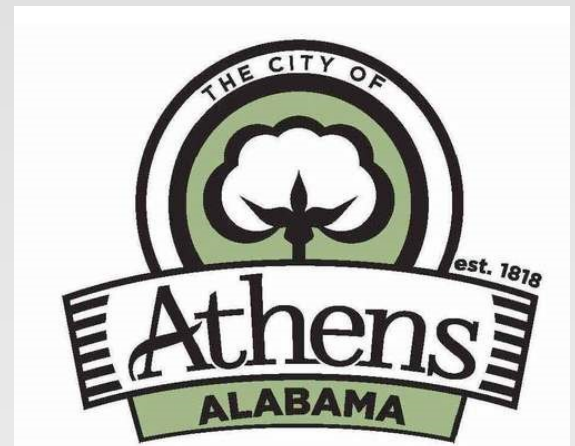
## Athens, Alabama A City on the Move!

- Delineated Retail Trade Area includes approximately 78,000 people with 30,000 households and Median HHI of \$48,000.
- Serves a 10 mile + trade area including southern Tennessee and travelers along I-65 m Hwy 72 and Hwy 31.
- 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.
- Limestone County was home to the most jobs created in Alabama in 2015 with 2,618 jobs with capital investments equal to \$470 million.

- 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.

2016	5 Mile Radius	7 Mile Radius	10 Mile Radius
Population	32,103	44,788	75,653
Households	13,099	17,868	28,317
Median HH Income	\$46,546	\$47,095	\$53,363
Median Age Population	39.2	38.5	37.7
Average Persons Per HH	2.40	2.46	2.56

- New \$55 million Athens High School currently under construction.
- Ranked No. 3 Best County to raise a family in Alabama
- Ranked No. 1 Safest County in Alabama
- Ranked No. 3 Best County for Job Opportunities in Alabama



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New \$55 MM High School



Future Mixed-Use Development  
180 Residential Lots  
Plus Commercial

Lot 5

Lot 4

Lot 3

Lot 2

Lot 1

Athens City Schools  
Central Office



Under Contract  
Med. Professional



**DOLLAR  
GENERAL**

Under Contract  
Med. Professional



# New \$55 MM High School Fall 2018

ATHENS CITY BOARD OF EDUCATION  
313 EAST WASHINGTON ST. ATHENS, AL 35611  
RLPY. 2011 PG. 15049

## Athens City Schools Central Office

BROADSTONE JFR PORTFOLIO LLC  
124 WEST OXMORE RD.  
BIRMINGHAM, AL 35209  
RLPY. 2015 PG. 49318

HORACE AND BETTY HOLLAND  
PO BOX 1806 FLORENCE, AL 35631  
RLPY. 2011 PG. 42672

GOLDEN EAGLE DRIVE (DEXTER STREET) (50' ROW)

PRYOR ST. (50' ROW)

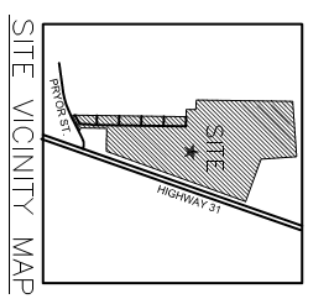
- NOTES:
1. THIS SITE IS ZONED INSTITUTIONAL ACCORDING TO THE CITY OF ATHENS ZONING MAP FOR CONVENTIONAL ZONING DISTRICTS.
  2. LOT 1 SHALL BE ACCESSED ONLY FROM GOLDEN EAGLE DRIVE. LOT 1 SHALL HAVE NO ACCESS FROM PRYOR STREET.

- SITE DATA:
- OVERALL TRACT = 5.80 ACRES
  - SMALLEST LOT = 33,261 SQUARE FEET
  - 6 PROPOSED LOTS

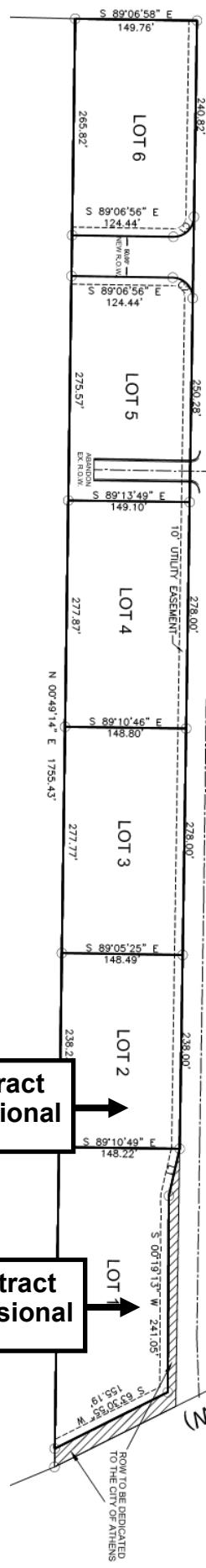
LINE	BEARING	DISTANCE
L1	S 12°56'05" W	59.26

### LOT SIZES

Lot No.	Sq. Feet	Acres +/-
1	46,119	1.05
2	35,325	0.81
3	41,306	0.95
4	41,398	0.95
5	40,978	0.94
6	39,632	0.91



SITE VICINITY MAP



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Med. Professional**

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ROW TO BE DEDICATED TO THE CITY OF ATHENS