

For Sale— Hwy 31 Frontage Lot

455 US-31, Athens, AL 35611



New Athens High School Rendering



For more information, please contact:

William Ming

Phone: 256-232-3001 Email: wming@mingenterprises.com
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FOR SALE

2.43 Acre Commercial Lot

- Excellent location on Hwy 31 near new \$55MM Athens High School currently under construction with Fall 2018 open and new \$10MM Athens Bible School
- Combined enrollment of new Athens High School, Athens Bible Schools and repurposed Middle School will total over 2,000 students
- Great visibility on Hwy 31 with over 21,000 cars passing daily
- In revitalization and growth focused area of Athens, AL
- Located near 58 acre Planned Mixed-Use Development



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Ming Commercial Real Estate Group
116 North Marion St., Athens, AL 35611
Phone 256-232-3001 Fax 256-232-6744

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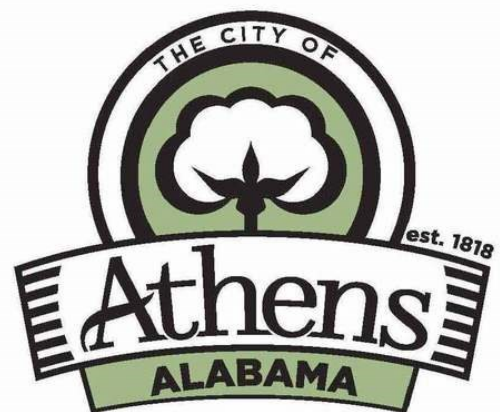
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Athens, Alabama A City on the Move!

- Delineated Retail Trade Area includes approximately 82,000 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.
- 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

2017	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



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ATHENS CITY BOARD OF EDUCATION
313 EAST WASHINGTON ST. ATHENS, AL 35611
R/P# 2011 PG. 15049

DEXTER STREET (50' ROW)

S 00°53'02" W 337.61'

40.00' DETENTION/BUFFER AREA
S 69°57'36" E 449.63'

SUBJECT
2.43 ACRES

N 19°49'28" E 200.79'

HIGHWAY 31 (180' ROW)

S 89°08'28" E 450.36'

BROAD
124
BL
R
FOLIO, LLC
RD.
209
18

