



**Exit 351 at**



## **Commercial Development Site**

- 25 acre ready to build site offered as a whole or individual tracts
- Located at major intersection of Interstate 65 Exit 351 and Hwy 72
- Suitable for Mixed Use development including commercial, retail, hotels, apartments, residential, and Business Park offering office, warehouse and flex space
- Easy access to Interstate 65 and Highway 72
- Centrally located to Nashville, Birmingham, and Huntsville
- 8 Miles away from Mazda Toyota Plant currently under construction

# Athens-Limestone Crossing



## MIXED USE DEVELOPMENT TRACTS FOR SALE

**Project:** Athens-Limestone Crossing

**Location:** Athens, Alabama Interstate 65 and Hwy 72, Exit 351

**Size:** 25 Acres

**Price:** Call for pricing



**Athens-Limestone Crossing (ALC)** offers 25 acres for mixed use development located at the intersection of Interstate 65 (Exit 351) and Highway 72 in Athens, Alabama. This is a well established interchange with numerous national chain restaurants and hotels including Cracker Barrel, Burger King, Comfort Inn, Country Hearth Inn, McDonald's, Wendy's, Hampton Inn, Waffle House, Subway, Applebee's, Best Western, Hardee's, Super 8 Motel, Krystal, Sleep Inn, Shoney's, Days Inn, Ruby Tuesday, Holiday Inn Express, Logan's, Bojangles, Chick-fil-A, Starbucks, IHOP, Dairy Queen, Panera Bread, Aspen Dental and Fairfield Inn Suites.

Hwy 72 and I-65 are the most heavily traveled roads between Nashville, TN 90 miles to the north and Birmingham, AL 100 miles to the south. This exit is 15 minutes south of the Tennessee state line 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 less than 6 hours to the south. North Alabama also prides itself in outdoor recreation activities including some of the southeast's best fishing, hunting, hiking, boating, and golf. The North Alabama Tourism Board reports 5,000,000 visitors annually generating over \$2 billion in retail sales.

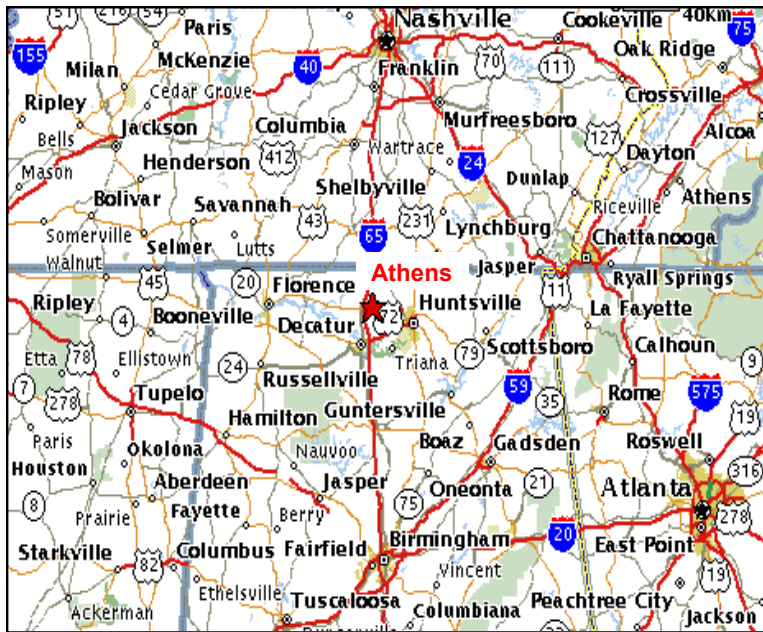
This site is suitable for mixed use development including residential, apartments, office, warehouse, retail, mini-storage, and lodging. Because of its proximity to employment growth, concentrated in Limestone and Madison County, there is a limited supply of these mixed-use type properties.

**For More Information:**

**Contact: William Ming (256) 777-6262**

**MING COMMERCIAL REAL ESTATE GROUP**

**116 North Marion St., Athens, AL 35611 Phone 256-232-3001 Fax 256-232-6744**



- Based on recent 2018 census updates, the Athens population has increased to 25,616 recognized as the 8th fastest growing city in Alabama since 2010 falling just behind Hoover, AL (#7) and Daphne, AL (#6).
- Delineated Retail Trade Area includes approximately 81,000 people with 30,000 households and Median HHI of \$48,123.
- 22<sup>nd</sup> largest city in Alabama out of 454 cities ranked by U.S. Census Bureau.
- County seat of Limestone County ranked as 3<sup>rd</sup> fastest growing county in Alabama by U.S. Census Bureau.
- Ranked as 65th fastest growing county in the Top 100 across the nation.
- Conveniently located at the intersection of I-65 and Hwy 72 (Exit 351) with a combined daily traffic count of over 100,000 vehicles.
- Over 1,300,000 people within a 60-mile radius and over 3 million in 90 miles with an average median income of almost \$50,000.

	5 Mile	10 Mile	15 Mile	30 Mile
2018	Radius	Radius	Radius	Radius
Population	34,662	76,452	213,928	619,585
Households	14,045	28,621	81,600	244,975
Median hh income	\$46,556	\$53,382	\$64,141	\$54,659
Median age pop.	39.1	37.7	37.1	38.0
Ave.persons per hh	2.42	2.56	2.55	2.46
	5 Mile	10 Mile	15 Mile	30 Mile
Population Trend	Radius	Radius	Radius	Radius
1990 Population	22,224	42,104	117,620	442,397
2010 Population	28,745	72,960	206,375	591,096

**For More Information:**

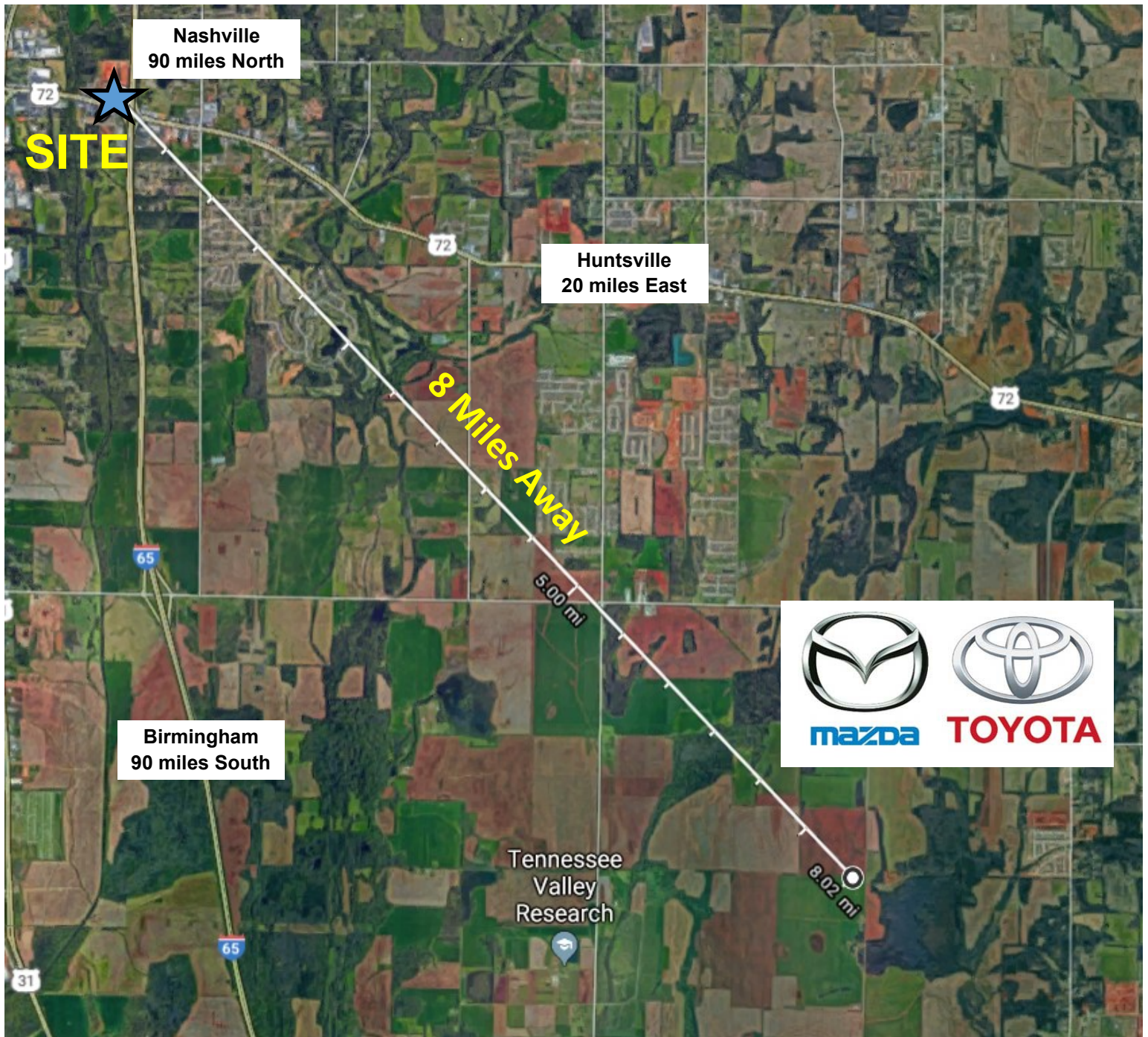
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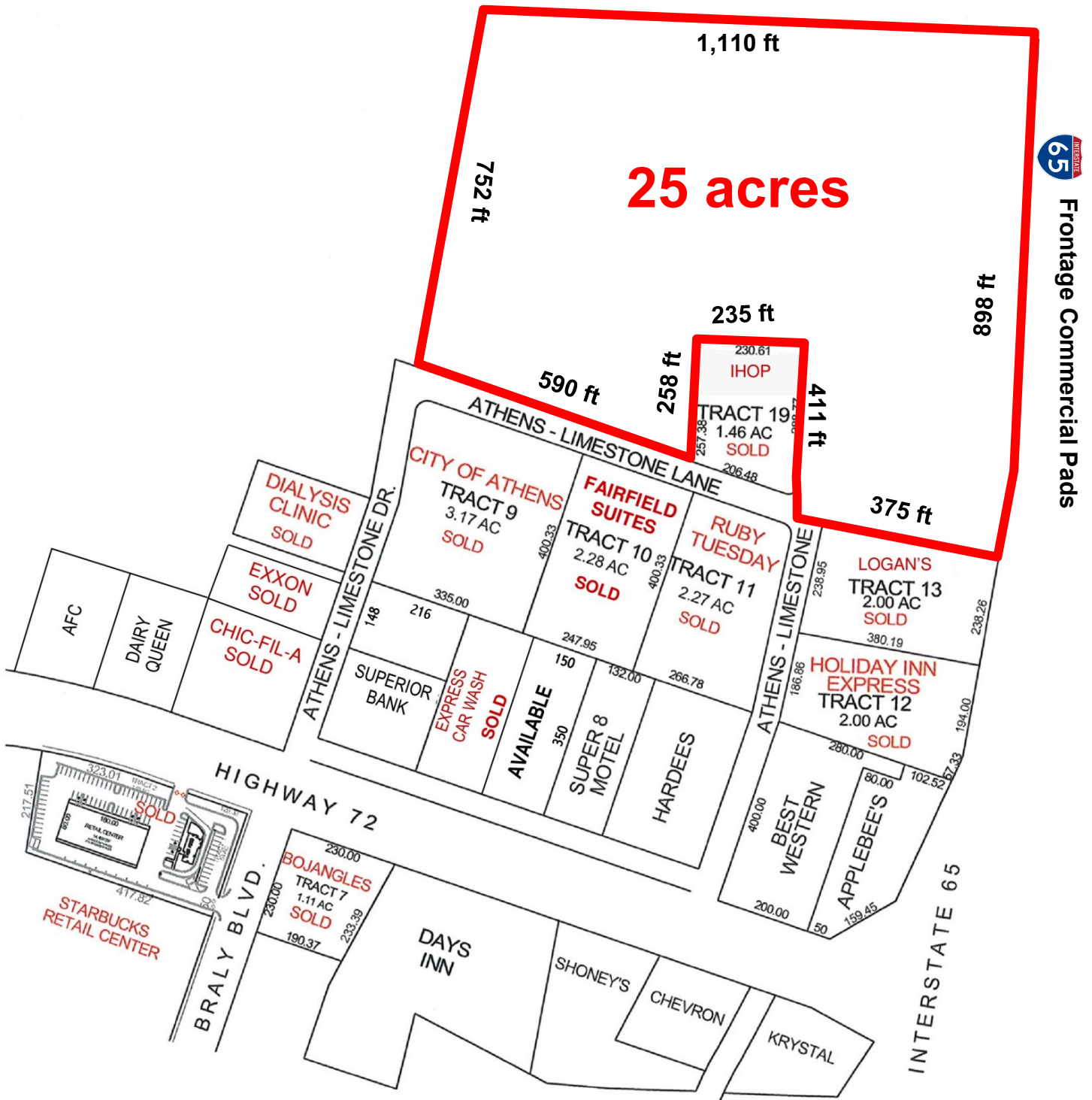
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# Distance to New Mazda Toyota Plant

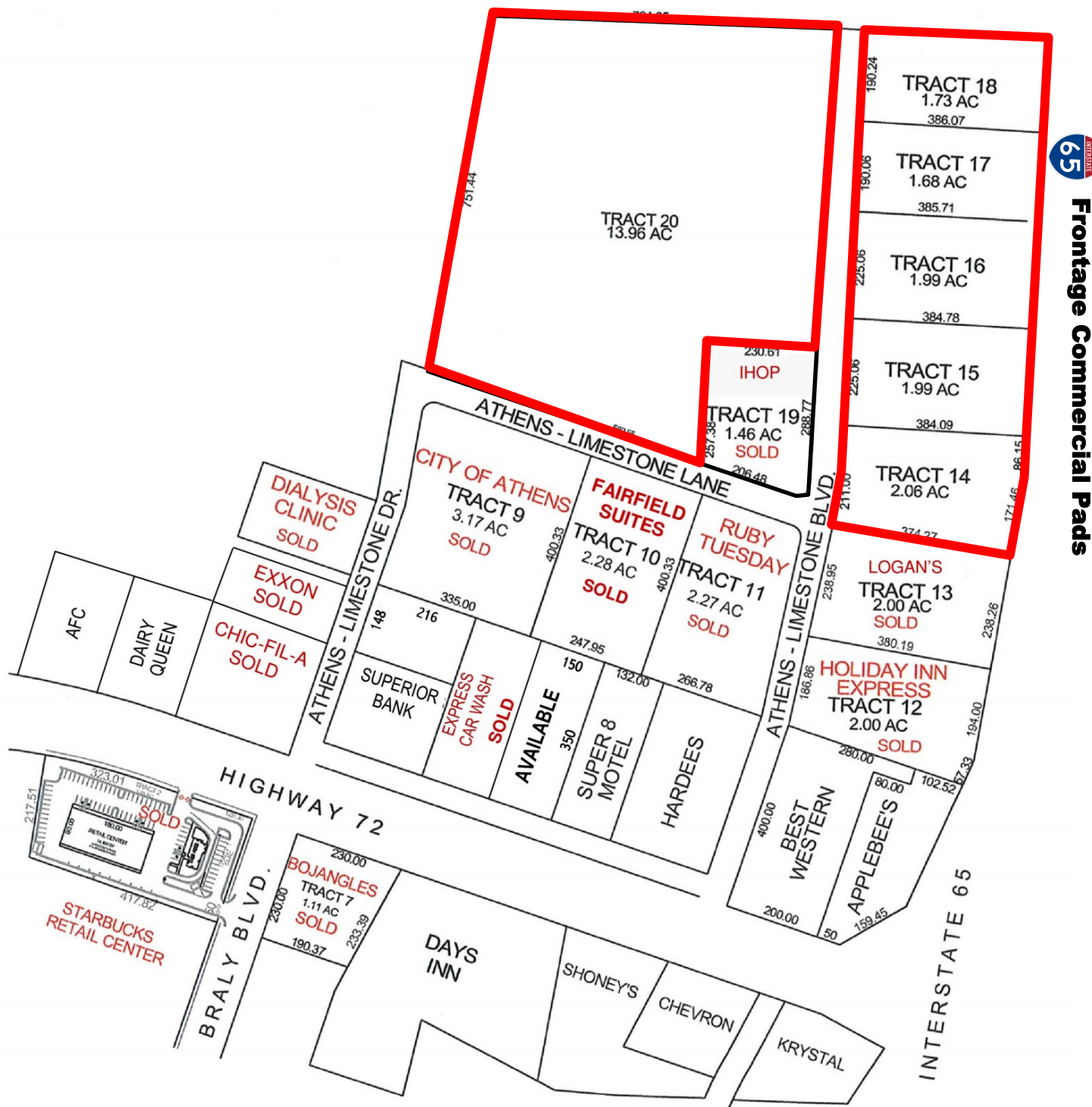


# Site Plan-25 acre site





# Site Plan– Individual Tracts





# Market Aerial

