

Hwy 72 East – Lots

Athens, AL



www.mingcregroup.com



For more information, please contact:
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 256-232-3001 · Office
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FOR SALE

(3) One Acre Lots Available

- Lots serve Athens and the eastern growth corridor of Limestone County. Ranked as the 3rd fastest growing counties in Alabama
- Direct access off of Hwy 72 and turning lanes will be provided
- Great visibility on Hwy 72 with over 22,000 cars passing daily
- Recent nearby developments include a \$36 MM surgery center, 75 unit assisted living facility, and Buffalo Wild Wings
- Close proximity to I-65 at Exit 351



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

Athens, Alabama A City on the Move!

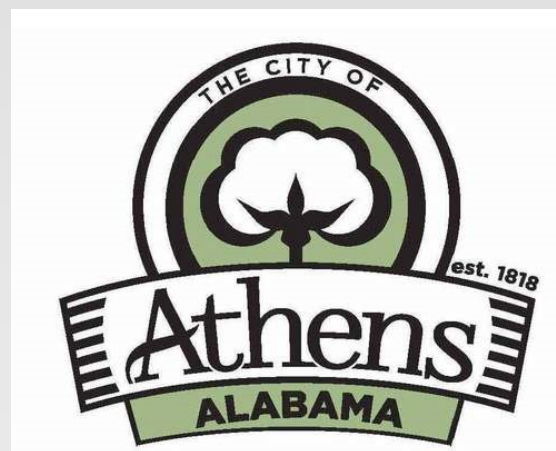
- Delineated Retail Trade Area includes approximately 81,000 people with 30,000 households and Median HHI of \$48,000.
- Located at the intersection of I-65 and Hwy 72 (Exit 351) with a combined daily traffic count of over 100,000 vehicles.
- Serves a 10 mile + trade area including southern Tennessee and travelers along I-65 and Hwy 72.
- 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.

2018	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





Alabama Custom Flooring

Hertz

Barnett & Swann
HOME FURNISHINGS

SOLD
Medical
Professional

Lot 21

Lot 19

Lot 18

200' ft

200'

200'

200'

200'

236'

236'

236'

236'

236 ft

U.S. HIGHWAY 72 (160' ROW)