

ATHENS, ALABAMA

ALC @ Exit 351 and I-65



**Athens-Limestone
Crossing
Athens, AL 35613**

MING
Commercial Real Estate
GROUP

Project: Athens-Limestone Crossing

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

Size: 25 Acres Available

Price: Call for pricing

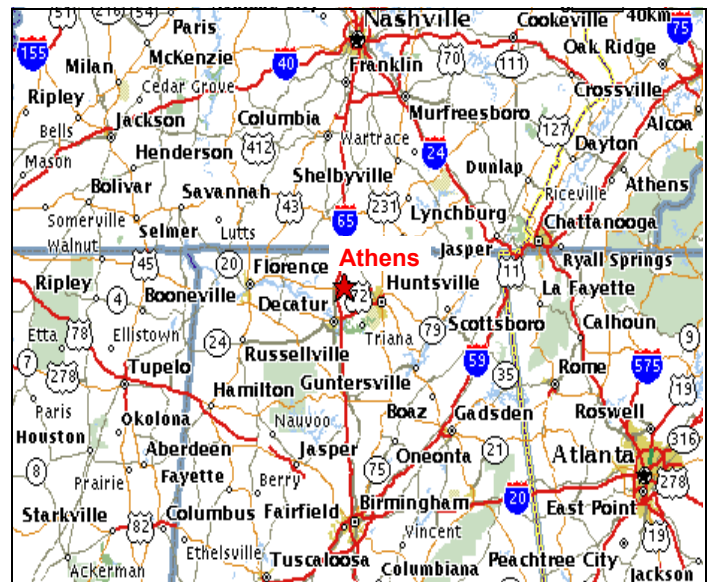
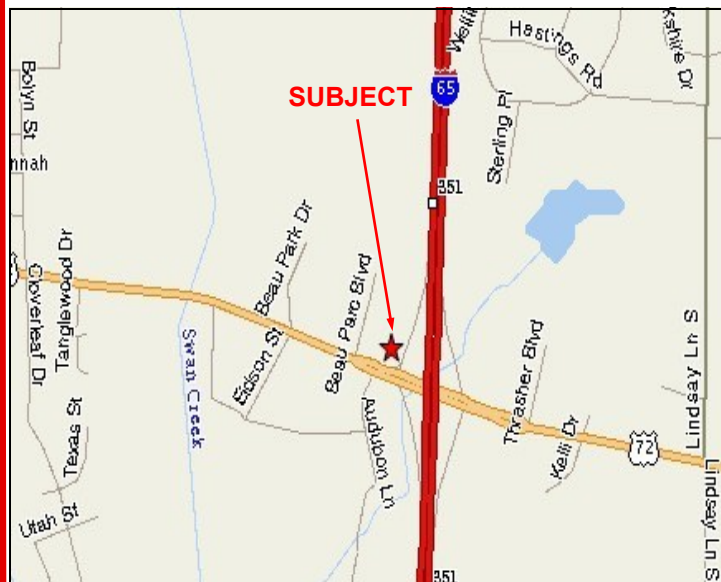
COMMERCIAL LOTS FOR SALE

Sold: Tract 9 — City of Athens
Tract 10—Fairfield Suites
Tract 11—Ruby Tuesday
Tract 12—Holiday Inn Express
Tract 13—Logan's
Tract 19—IHOP

Athens-Limestone Crossing (ALC) is a 41-acre commercial development located at the intersection of Interstate 65 (Exit 351) and Highway 72 in Athens, Alabama. The project offers dining, lodging, and retail opportunities. The property has over 1,500 feet of interstate highway frontage facing Interstate 65, the south's most heavily traveled North/South transportation route with over 100,000 vehicles daily at this intersection.

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, and Fairfield Inn Suites.

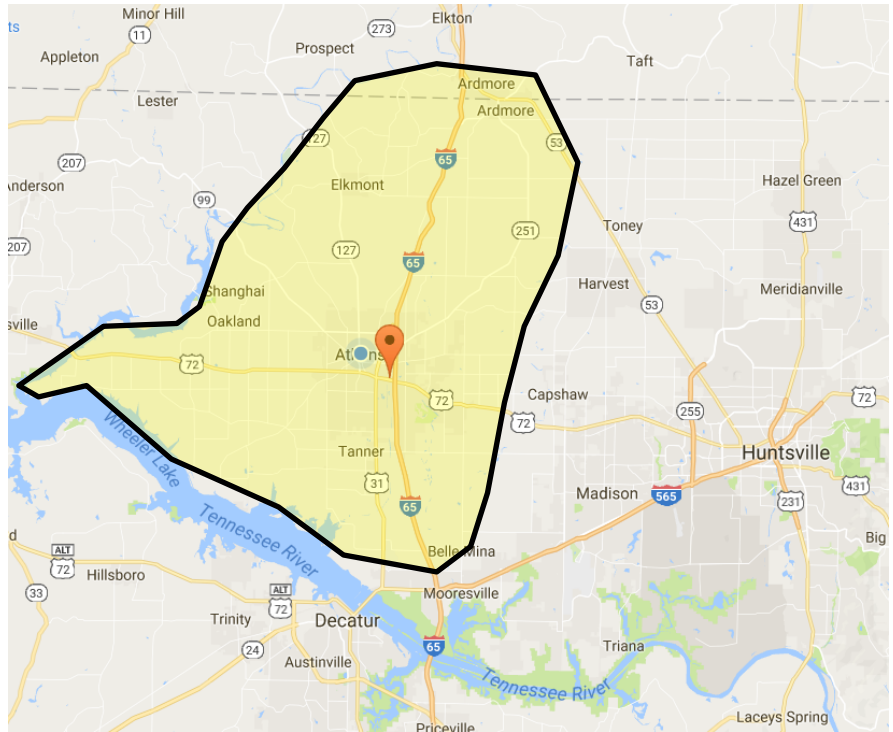
Hwy 72 and I-65 are the most heavily traveled roads between Nashville, TN 90 miles to the north and Birmingham, AL 100 miles to the south. This exit is 15 minutes south of the Tennessee state line and serves as the gateway to doing business throughout the Southeast, attending major college sporting events (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.



For More Information:
MING COMMERCIAL REAL ESTATE GROUP
116 North Marion St., Athens, AL 35611 Phone 256-232-3001 Fax 256-232-6744

Athens, Alabama

- Based on recent 2017 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.
- 22nd largest city in Alabama out of 454 cities ranked by U.S. Census Bureau.
- County seat of Limestone County ranked as 3rd fastest growing county in Alabama by U.S. Census Bureau.
- Ranked as 66th 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.



2018	Retail Trade Area
Population	81,000
Population	30,000
Median hh income	\$48,123
Median age pop.	38.5

2018	5 Mile Radius	10 Mile Radius	15 Mile Radius	30 Mile 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

Population Trend	5 Mile Radius	10 Mile Radius	15 Mile Radius	30 Mile Radius
1990 Population	22,224	42,104	117,620	442,397
2010 Population	28,745	72,960	206,375	591,096
2018 Population	34,662	76,452	213,928	619,585



Athens Limestone Crossing

- Tract 18
- Tract 17
- Tract 16
- Tract 15
- Tract 14
- Tract 20

30,510 ADT

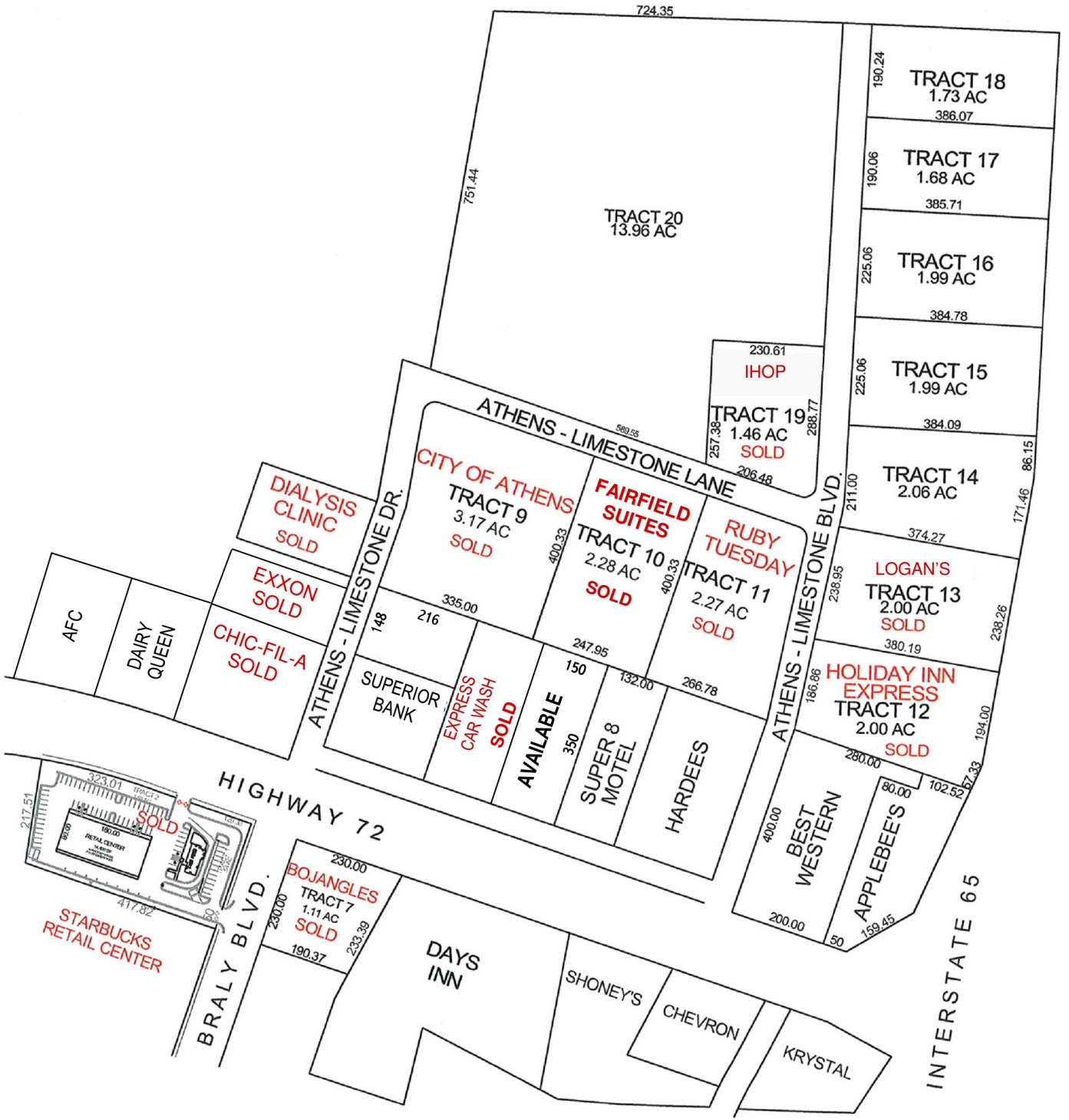
29,270 ADT

35,140 ADT

Imagery Date: 6/26/2012 1998

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34° 47' 02.69" N 86° 56' 15.36" W elev 682 ft



323.01
150.00
RETAIL CENTER
STARBUCKS
RETAIL CENTER
SOLD

230.00
230.00
233.39
190.37
BOJANGLES
TRACT 7
1.11 AC
SOLD

148
216
335.00
SUPERIOR
BANK

EXPRESSION
CAR WASH
SOLD

400.33
247.95
150
350
AVAILABLE

132.00
266.78
SUPER 8
MOTEL

400.33
228 AC
SOLD
FAIRFIELD
SUITES
TRACT 10

266.78
HARDEES

227 AC
SOLD
TRACT 11
RUBY
TUESDAY

280.00
200.00
BEST
WESTERN

380.19
SOLD
TRACT 12
HOLIDAY INN
EXPRESS

384.09
TRACT 14
2.06 AC

384.78
TRACT 15
1.99 AC

385.71
TRACT 16
1.99 AC

386.07
TRACT 17
1.68 AC

388.71
TRACT 18
1.73 AC

206.48
257.38
230.61
I HOP
TRACT 19
1.46 AC
SOLD

724.35
751.44
TRACT 20
13.96 AC

102.52
159.45
80.00
APPLEBEE'S

238.26
171.46
86.15
INTERSTATE 65

238.95
211.00
ATHENS - LIMESTONE BLVD.

288.77
206.48
ATHENS - LIMESTONE LANE

589.55
ATHENS - LIMESTONE DR.

417.82
217.51
BRALY BLVD.

HIGHWAY 72