Greenfield Hwy 72
Outparcels
Athens, AL 35613

MING
Commercial Real Estate
GROUP

Project: Greenfield

Location: Intersection of Hwy 72 and Lindsay Lane
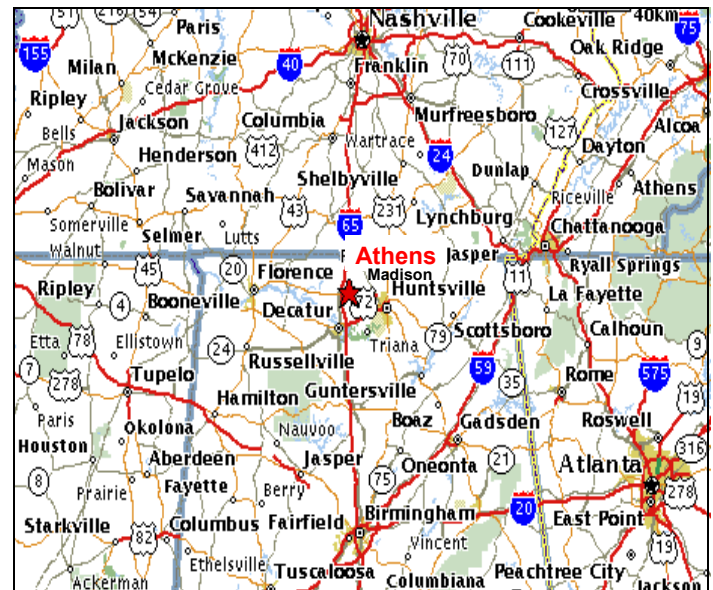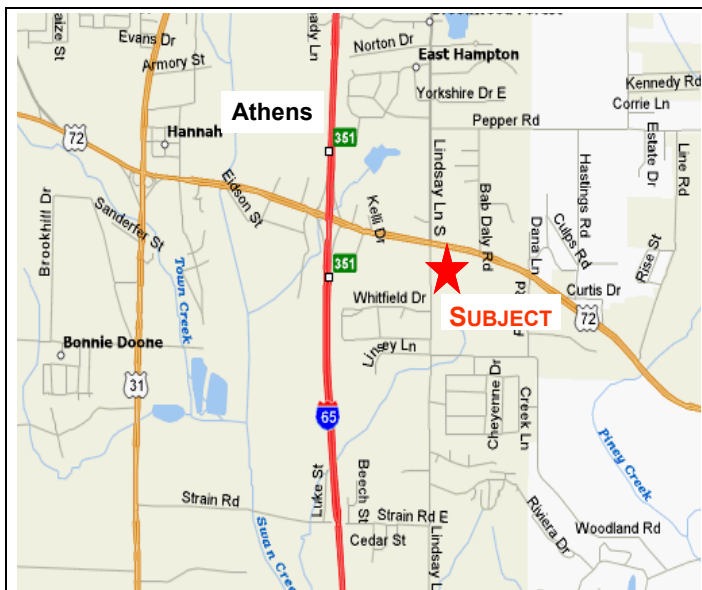Athens, AL 35613

Type: Commercial Lots

Tracts: L1 - 2.42 ac
L2 - 5.16 ac
L3 - 1.03 ac
L4 - 1.31 ac

HWY 72 COMMERCIAL TRACTS FOR SALE

This property represents the only remaining outparcels and tracts at the SE intersection of Hwy 72 and Lindsay Lane. The lots are directly across the street from EastSide Junction, an 80,000 SF neighborhood shopping center anchored by a Publix super-market. A new Buffalo Wild Wings is currently under construction in the Eastside Junction development. These lots serve Athens, AL (22nd largest city in Alabama) and the eastern growth corridor of Limestone County, ranked as one of the fastest growing areas in North Alabama (3rd fastest growing county in Alabama) and southern Tennessee. Strong residential growth continues due to its proximity to Huntsville, AL which provides high paying engineering and technology related jobs. Over 30,000 vehicles pass this site daily located on the "going home" side of Hwy 72 and Lindsay Lane, which serves the eastern north/south corridor to Hwy 72. Athens, AL is part of the Huntsville, AL MSA, recently ranked as the second fastest growing metro area in Alabama and 5th fastest growing county (Madison). Also, Athens, the county seat for Limestone County, has a low unemployment rate in AL at 5%.

The trade area is an extremely underserved market with strong demand from consumers for retail, restaurants, and professional services including medical, financial, and insurance. Limestone Medical Village, a development by Athens-Limestone Hospital, is located behind the property and operates an urgent care facility and orthopedic center. A 75 unit assisted living facility is currently under construction. A local optometrist and general practitioner also have offices in the immediate area.

2017	5 Mile Radius	7 Mile Radius	10 Mile Radius
Population	33,615	58,475	91,830
Households	13,145	18,925	33,212
Average hh income	$46,836	$48,320	$64,659
Median age pop.	38.8	38.1	37.4
Ave. persons per hh	2.41	2.50	2.58

Downtown Athens

37,100 ADT

29,620 ADT

I-65 N.

I-65 S.

Hwy 72

28,800 ADT

90,000 SF surgery center

Athens-Limestone Crossing

WAL★MART ALWAYS LOW PRICES. Always

LOWE'S

FAIRFIELD INN & SUITES Marriott

IHOP

Logan's ROADHOUSE

STAPLES

afc

DQ

Chick-fil-A

Express

STARBUCKS COFFEE

8

QUALITY

SUBWAY

McDonald's

SMOKEY'S

Wendy's

Russell Stover

Country Hearth INN

Cracken Barrel

BURGER KING

Comfort INN

Hampton Inns

First National Bank Always First...For You!

Publix

verizon

Jack

RELIANCE BANK

ALFA

DOLLAR GENERAL

SportsMED

Encore REHABILITATION, INC.

Cancer Institute

Limestone Medical Village

L4

L3

L1

L2

SOLD

New 75 unit Assisted Living Facility

Dr. Sandlin

Ortho Center Urgent Care

Dr. Boone

Lindsay Lane S.

Lindsay Lane N.

East Hampton Subd.

Lindsay Lane Baptist

Summit Lakes Subd.

Bab Daley Subd.

Numerous Subd.

Cloverleaf Subd.

Whitfield Colony Subd.

Subdivisions

Indian Trace
Diamond Pointe
Canebrake

U.S. HWY. 72

LINDSAY LANE

GREENFIELD DRIVE

130.00'
111.80'
178.00'

203.09'

ADJACENT OWNER:
MAUND FAMILY LIMITED PARTNERSHIP
TAX PARCEL: 10 06 14 3 000 002.003
RLPY 2000 PG 41108

269.90'

ADJACENT OWNER:
MAUND FAMILY LIMITED PARTNERSHIP
TAX PARCEL: 10 06 14 3 000 002.004
RLPY 2013 PG 46340

1.31 AC.

1.03 AC.

229.00'

10' UTILITY EASEMENT
RLPY 2000 PAGE 41313
5' ON EACH SIDE

N 00°03'10" W 322.75'

20' UTILITY EASEMENT

S 81°35'17" E 361.54'

20' UTILITY EASEMENT

PRIVATE 10' x 20'
SIGN EASEMENT

10' x 20' PRIVATE
INGRESS AND EG
EASEMENT

10' DRAINAGE & UTILITY EASEMENT

196.62'

Rad = 3729.70'
Arc = 15.25'
CB = S 81°28'15" E
Chord = 15.25'
Tan = 7.63'
Da = 01°32'10"

LOT 1
2.42 AC.

Rad = 225.00'
Arc = 75.79'
CB = S 00°51'02" E
Chord = 75.43'

Rad = 225.00
Arc = 119.55'
CB = S 06°28
Chord = 118.1

209.62'
155.00'

N 89°56'50" E 364.62'
32' ACCESS EASEMENT

N 00°03'17" E

S 89°56'30" W 18.00'

10' UTILITY EASEMENT

S 89°56'30" W 325.45'

42' INGRESS & EGRESS, DRAINAGE & UTILITY EASEMENT

N 89°56'50" E
10.00'

57.01'
42'
10'

S 89°56'30" W 337.51'
N 89°56'30" E 394.52'
10' DRAINAGE & UTILITY EASEMENT

Rad = 225.00'
Arc = 43.76'
CB = S 16°04'21" E
Chord = 43.70'

LOT 2
5.16 AC.

N 00°03'10" W 447.81'

20' UTILITY EASEMENT

N 00°03'30" W 451.24'

SOLD

LOT 1
TRADITIONS OF ATHENS
PLAT BOOK "H", PAGE 469

EXISTING MH
TOP 704.7
FL 700.7

N 00°03'30" W
127.00'

N = 1738961.19
E = 2139540.56

20' DRAINAGE & UTILITY EASEMENT
S 89°56'30" W 346.70''

5' 5' UTILITY EASEMENT

30' DRAINAGE & UTILITY EASEMENT

S 89°56'50" W
10.00'

A RESUBDIVISION OF LOT 2A OF A
RESUBDIVISION OF LOTS 2 AND 3 OF
ATHENS-LIMESTONE MEDICAL VILLAGE
PLAT BOOK "H" - PAGE 335

2B

2C

RESUBDIVISION OF
LOTS 2 AND 3 OF
ATHENS-LIMESTONE
MEDICAL VILLAGE
PLAT BOOK "H" - PAGE 320
3A

ATHENS-LIMESTONE
MEDICAL VILLAGE
PLAT BOOK "G" - PAGE 249
4

SANITARY SEWER EASEMENT