



Presenting:

# Strategically Positioned Future Residential Development Opportunity

152± Acres located in Limestone County, AL  
Ideal for New Home Community Development

# Property Summary

**Property Address:** Alabama Hwy 251,  
Toney, AL, 35773

**County:** Limestone

**State:** Alabama

**Property Type:** Vacant Land / Farmland

**Property Size:** 152± Acres

**Zoning:** Agricultural Mixed

**Future Land Use:** Residential Development

**Utilities:** All Available

**Parcel ID:** 01-07-26-0-000-005.000,  
01-07-26-0-000-008.000

**Property Taxes:** \$206.87 (2024)

**Price: \$6,000,000**



## Sales Team



**Jonathan Taylor**  
President and  
Qualifying  
Broker

### DIRECT ALL OFFERS TO:

Jonathan Taylor  
[jtaylor@concoursegroup.com](mailto:jtaylor@concoursegroup.com)

### OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

# Property Overview

**Land Legacy Partners** is proud to present a premier residential development opportunity located in the heart of **Limestone County, Alabama**—one of the fastest-growing and most strategically positioned counties in the Southeast. This **152-acre assemblage**, comprised of two contiguous parcels, is ideally situated just minutes from the regional economic hubs of **Madison** and **Huntsville**, and lies within a dynamic growth corridor that continues to attract families, professionals, and industry alike.

Limestone County has become a magnet for population and economic expansion, offering exceptional connectivity, affordability, and lifestyle amenities. The property itself benefits from **expansive road frontage**, **rolling green topography**, and **open agricultural terrain**, making it uniquely well-suited for a master-planned residential community. With demand for new homes far outpacing supply across the region, this land offers builders a chance to deliver quality housing to a market that is actively seeking it.

This offering comprises **two adjoining parcels totaling approximately 152 acres** of development-ready land. The property features **gently rolling wheat pastures**, scenic vistas, and **a predominantly flat topography**—conditions that significantly reduce site prep costs and support efficient layout planning. The land is currently used for agricultural purposes, providing a clean and manageable transition into residential development.

One of the property's most notable advantages is its **extensive road frontage**, which provides excellent visibility for community branding, signage, and future sales centers. This access also enhances construction logistics and buyer convenience. Whether configured for traditional single-family homes, estate lots, or **a phased master-planned neighborhood**, the scale, visibility, and natural layout of the site offer outstanding flexibility for today's forward-looking homebuilders.

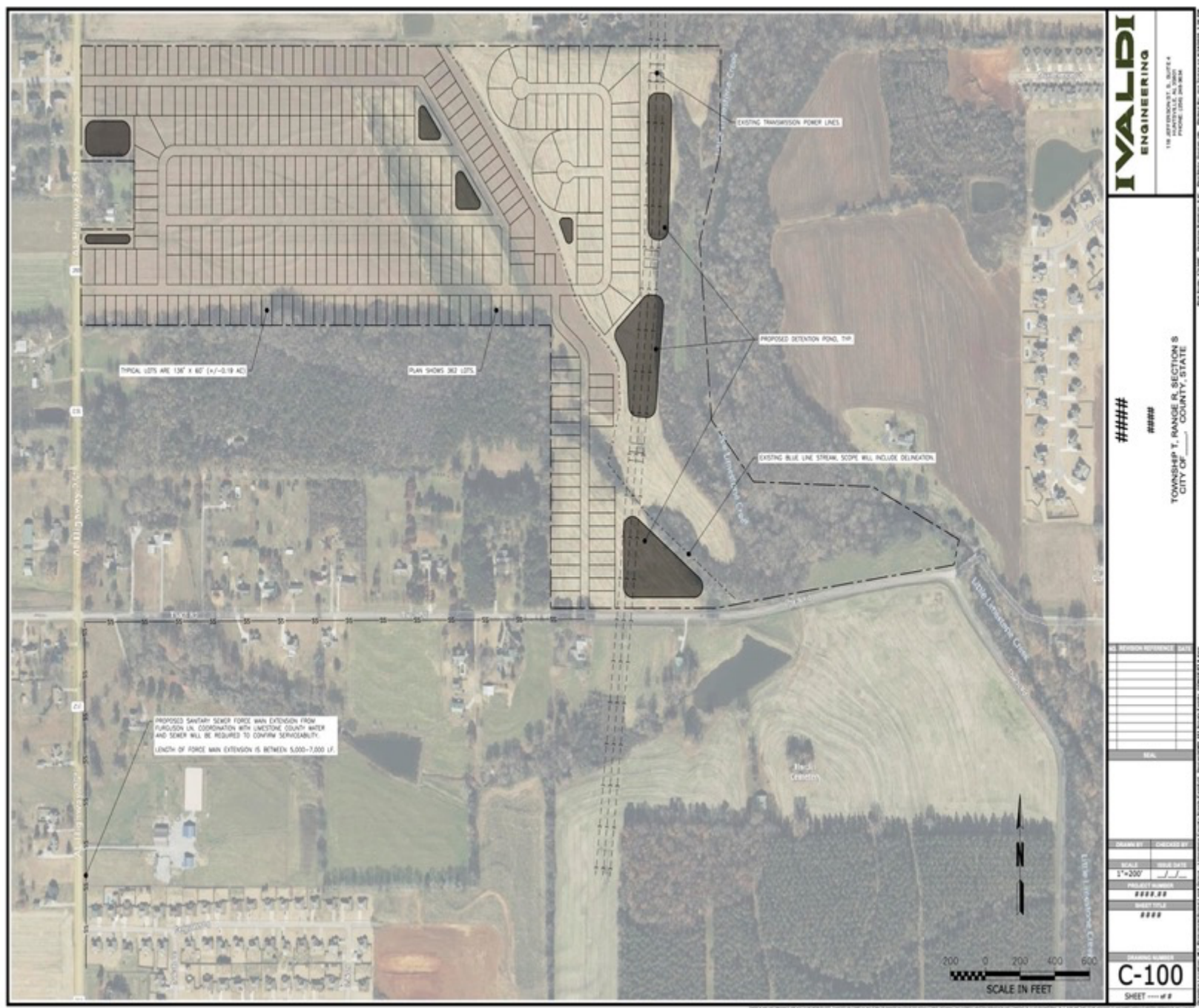


# Aerial Property View





# Site Map





# Aerial View





# Aerial View





# Aerial View





## Detail View





## Detail View





# Detail View





# Demographics

## Market Intelligence

The economic landscape is equally robust. The median household income in Limestone County is approximately \$83,534, surpassing the national median of \$77,719. This affluence is complemented by a low poverty rate of 10.14%, indicating a stable and prosperous community. Educational attainment is also noteworthy. A significant portion of the population holds higher education degrees, contributing to a skilled workforce that attracts businesses and supports economic growth. These demographic trends underscore Limestone County's appeal to families and professionals seeking quality living environments, making it an ideal location for new residential developments.

## Key Highlights

### Population Growth

The county's population has grown from 104,199 in 2022 to 107,577 in 2023, marking a 3.24% annual increase.

### Median Household Income

The median household income stands at \$83,534, a 4.23% rise from the previous year, indicating a robust local economy.

### Median Age

The median age is 40.5 years, suggesting a mature and stable population base.

### Homeownership Rate

Approximately 77.5% of housing units are owner-occupied, reflecting a strong demand for residential properties.



# Demographics

## Market Intelligence



It's Alabama's most rapidly expanding regions, offering a compelling market for residential development. As of 2025, the county's estimated population reached 122,226, marking a significant growth from 83,168 in 2010—a 46.96% increase over 15 years.



# Area Development

## Surrounding Residential Activity

The residential landscape in Limestone County is vibrant, with numerous developments underway to meet the growing housing demand. Currently, there are 44 new home communities in the county, with median listing prices around \$349,000. Notable developments include Anderson Farm in Athens and Inverness Springs in Madison, offering a range of housing options to prospective buyers.

The county's strategic location adjacent to Huntsville has spurred significant growth, with the annexation of parts of Limestone County into Huntsville's city limits. This expansion includes plans for over 4,000 new homes, effectively increasing the region's housing supply and offering ample opportunities for builders. Infrastructure developments are keeping pace with residential growth. New schools, parks, and commercial centers are planned or under construction, enhancing the quality of life for residents and making the area more attractive to potential homebuyers.

## Prominent Active Communities

### Briargate at Greenbrier

**Total Homes:** 200±  
**Location:** Madison, AL  
**Home Types:** Single-family homes  
**Price Range:** \$320,000 – \$450,000

### Cotton Row Estates

**Total Homes:** 200±  
**Location:** Athens, AL  
**Home Types:** Single-family homes  
**Price Range:** \$300,000 – \$400,000

### Hollon Meadows

**Total Homes:** 150±  
**Location:** Toney, AL  
**Home Types:** Single-family homes  
**Price Range:** \$275,000 – \$360,000

### Capshaw Grove

**Total Homes:** 150±  
**Location:** Capshaw, AL  
**Home Types:** Single-family homes  
**Price Range:** \$280,000 – \$370,000

# Education & Quality of Life

Education remains a cornerstone of this region's appeal. The property is zoned to the **Limestone County School System**, recognized for its commitment to academic performance and modern facilities. Additionally, the proximity to over 15 colleges and technical institutions across the Huntsville/Madison metro adds to the area's long-term residential appeal. Limestone County offers a compelling blend of educational excellence and community amenities, making it an ideal setting for residential development.

For builders, this means a buyer pool of families who are actively seeking homes within high-performing school districts—often willing to pay a premium for that privilege.

## Quality Education

The property is situated within the **Limestone County School District**, which serves approximately 15,887 students across various schools. The district is committed to academic achievement and continuous improvement, as evidenced by its strategic plans and performance profiles.

For higher education, residents have access to institutions such as **Athens State University**, the oldest continuously operating public institution of higher learning in Alabama, and **Calhoun Community College**, the largest two-year institution in the Alabama Community College System. These institutions provide a range of undergraduate and vocational programs, contributing to a well-educated local workforce.

## Thriving Community

Limestone County is recognized as the fastest-growing county in Alabama, with a population increase of 14.9% since 2020. This growth is driven by a combination of economic development, quality education, and a high standard of living. The county's strategic location and community-focused initiatives continue to attract families seeking a vibrant and supportive environment.

# Market Opportunity Summary

This 152-acre tract offers a rare large-scale residential land holding in one of Alabama's most active suburban submarkets. In Limestone County—**Alabama's fastest-growing county**, with a **46.9% population increase since 2010**—available residential land of this size and proximity to major job centers is becoming increasingly scarce.

The site lies within a submarket that has seen over **4,000 new residential units approved or proposed** since 2022, driven by Huntsville's economic surge and annexation trends extending westward into Limestone County. **Median home values in the area have risen 27% over the last three years**, and **new construction absorption rates remain above 90% within six months of delivery**, according to regional MLS reports.

Builders entering this market benefit from:



**Favorable development ratios** with 1–2 units per acre permitted under most local zoning



**Infrastructure expansion plans** that include road improvements, broadband access, and water/sewer extension corridors



**Proximity to I-565 and Huntsville International Airport**, allowing direct access to workforce and logistics infrastructure

Limestone County's regulatory environment remains builder-friendly, with **fast-tracked permitting options**, **lower impact fees** than neighboring Madison County, and increasing coordination between county planning and utility providers to support residential growth.

This parcel offers not just raw acreage, but an entry point into a **demographically aligned, economically expanding**, and **supply-constrained** housing market — ideal conditions for builders seeking long-term delivery pipelines, portfolio diversification, or first-mover advantage in emerging submarkets.



# Water Demand Table



## Project Overview

The residential subdivision consists of 362 single family residential lots with an average household size of 2.59

---

## Water Demand Calculation

Average daily water use at 100 gallons per person, resulting in 240 gallons per home per day

---

## Total Projected Water Demand

The total daily water demand for the subdivisions is projected at 90,650 gallons, essential for water system design  
Development Domestic Demand=86,880 GPD  
Irrigation Water Service for Residential 1,303,200 GPD  
54,000 gallons/month/household

# FIRE FLOW REQUIREMENTS



**Residual 32PSI**



**Static 62 PSI**



**GPM 840**



# Let's Build the Future— Together

This prime residential development opportunity in Limestone County, Alabama, presents a compelling investment proposition with its strategic location, strong demographics, and promising development potential.

The favorable market conditions and the availability of quality education and amenities further strengthen the opportunity, offering a solid foundation for successful residential development.



## LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and Land Legacy Partners disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Limestone County with finesse and wherewithal and be willing to be interviewed by the Land Legacy Partners team.