

2.56 AC PARCEL

FOR SALE

HIGHWAY 72 & COPPERFIELD LANE, HUNTSVILLE, AL 35756



LOCATION DESCRIPTION

Situated in close proximity to the growing Athens community, the property is located next to a Kroger Marketplace store with Circle K, Tire Discounters and Regions Bank as outparcels users. This location offers easy access to Athens State University (3,500 student enrollment). With a convenient commute to major highways and a mix of commercial, residential, and recreational amenities, the area presents an exceptional opportunity for land and office investors seeking a prime location with promising development prospects.



PROPERTY HIGHLIGHTS

- Available: +/- 2.56 AC
- Located just west of Clift Farm, a mixed-use development
- Zoned C-4, City of Huntsville
- Centrally located in the rapidly growing areas of East Limestone County, Madison and Harvest.

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	46,025	106,923	158,659
DAYTIME POPULATION	34,178	77,989	138,206
HOUSEHOLDS	16,715	39,717	63,576
AVERAGE HH INCOME	\$144,261	\$138,748	\$131,480



DON BECK

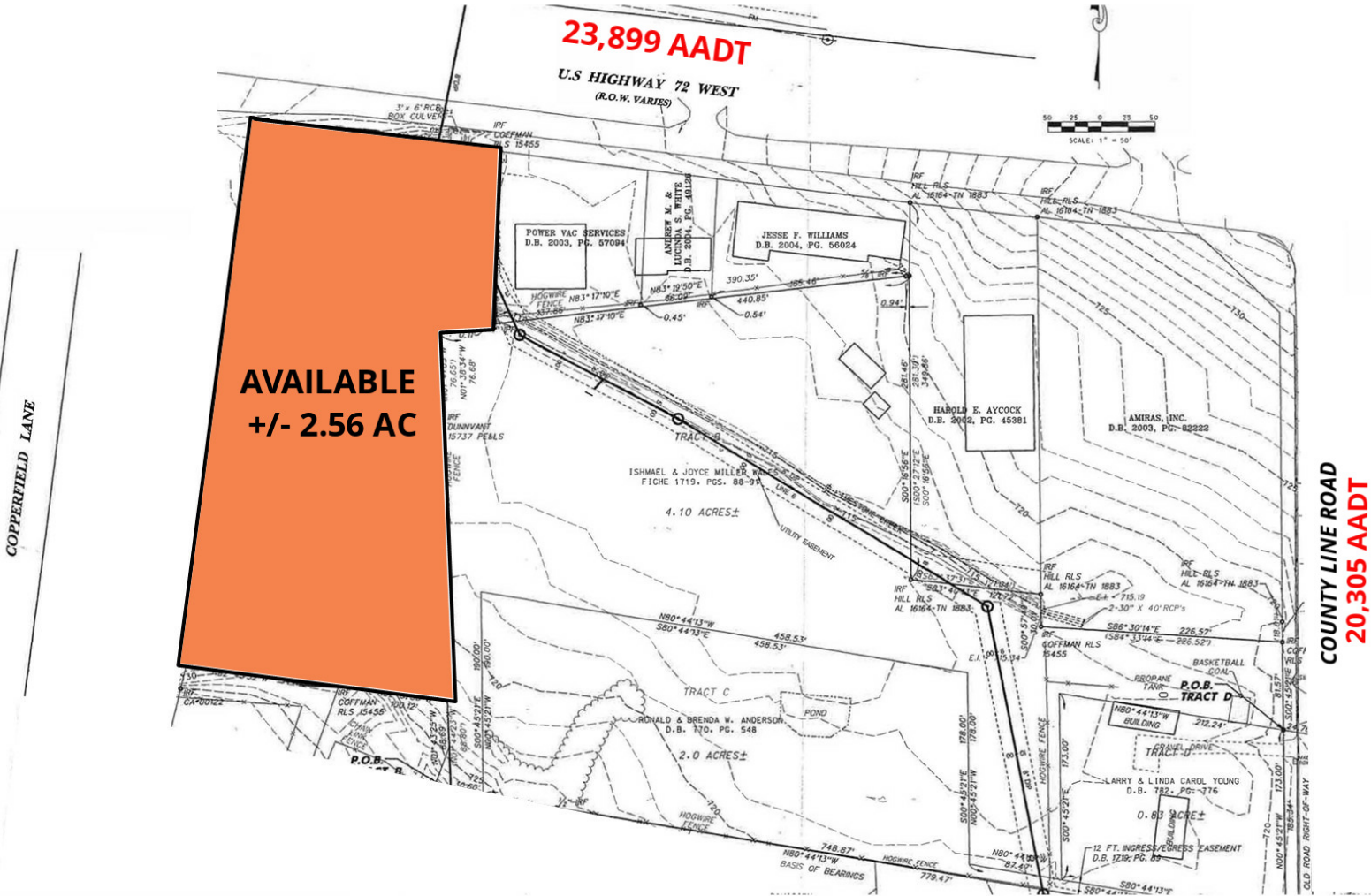
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