

I-65 FRONTAGE COMMERCIAL LOTS

2 Parcels Available Ranging from 1.99 AC to 2.06 AC

Exit 351 - Athens, AL



www.mingcregroup.com

Highlights

- Located at major intersection of Interstate 65 Exit 351 and Hwy 72
- Two remaining tracts up to 4.05 acres available in individual or combined tracts
- Adjacent to 250+ luxury apartment project and 200+ residential homes
- 30,000+ I-65 daily traffic count
- In place roads with easy access to Interstate 65 and Highway 72
- Centrally located to Nashville, Birmingham, and Huntsville
- 8 miles away from Toyota-Mazda plant
- First time available as separate tracts



For more information, please contact:
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Aerial - September 2023



325+ HOMES
UNDER
DEVELOPMENT



Tracts 16-18
SOLD

AVAILABLE

Tract 15
1.99 AC

Tract 14
2.06 AC

225'

385'

210'

375'





**325+ HOMES
UNDER
DEVELOPMENT**

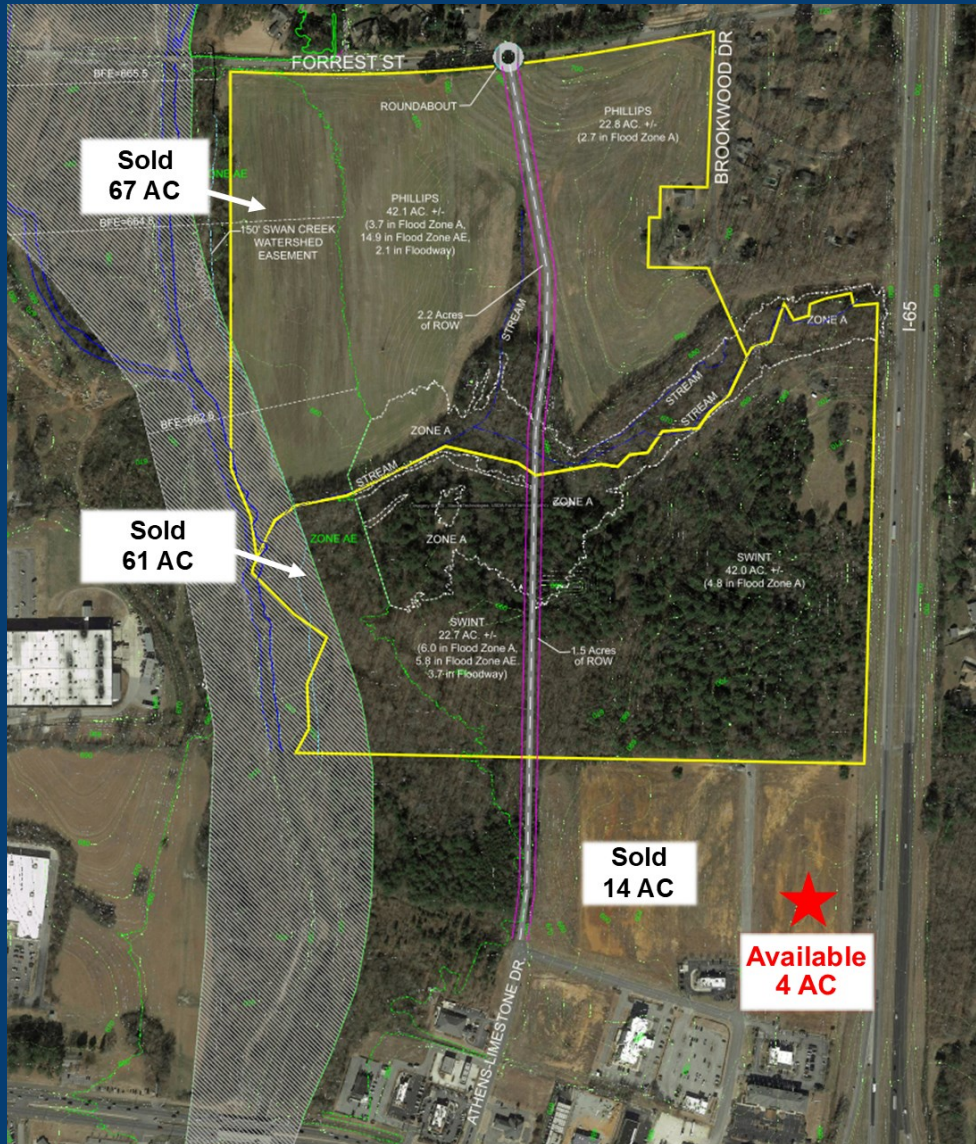
SOLD

AVAILABLE

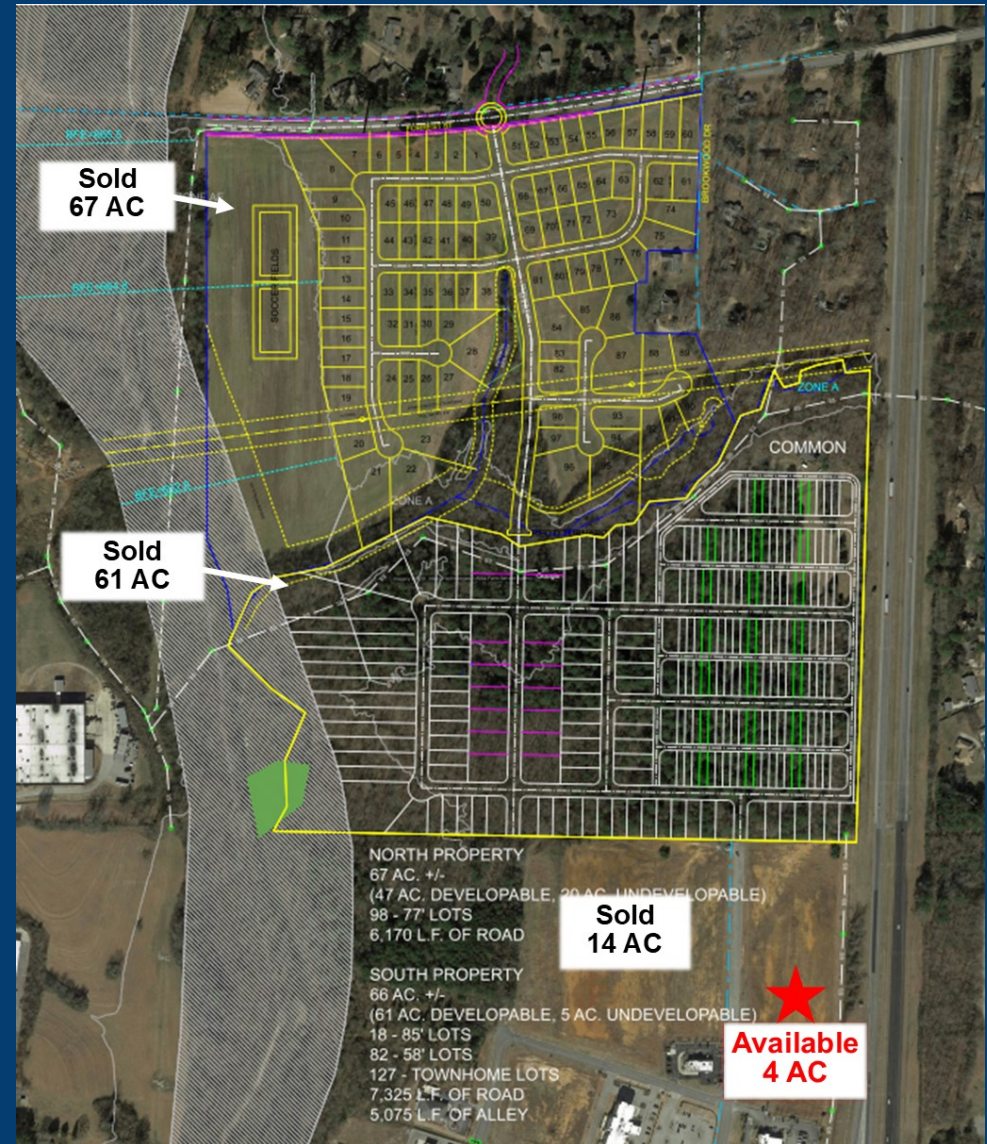
**Gateway Village at Swan Creek
NOW OPEN**

HIGH RESIDENTIAL GROWTH CORRIDOR

Connector Road from Forrest Street to Hwy 72



325 New Residential Lots Just North of Subject



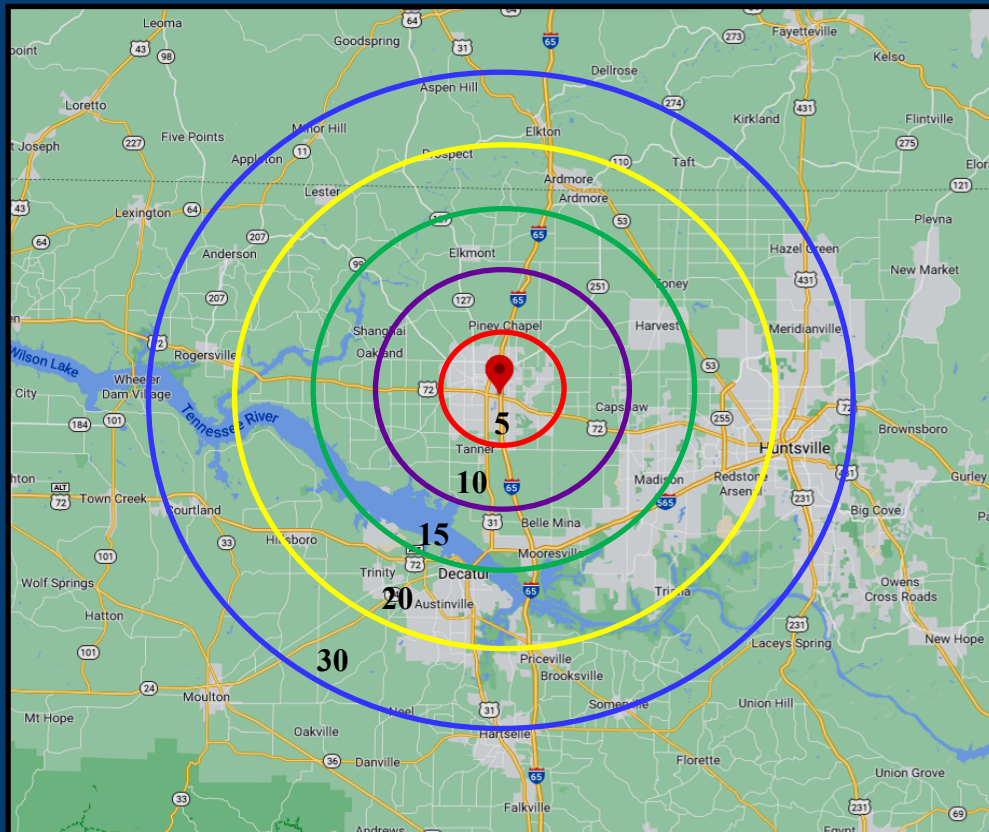
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DEMOGRAPHICS & EMPLOYMENT SNAPSHOT

2023	5 Mile Radius	10 Mile Radius	15 Mile Radius	20 Mile Radius	30 Mile Radius
Population	41,433	98,000	256,230	413,279	692,121
Households	17,585	38,587	103,447	169,901	283,724
Average HH Income	\$83,989	\$92,308	\$101,651	\$90,458	\$93,507
Median Age Pop.	42.1	40.3	38.7	38.6	39.9



TOP EMPLOYERS

LIMESTONE COUNTY

Target Distribution	2,000
Polaris	1,996
TVA	1,500
Limestone County Schools	1,100
Steelcase	975
Athens Limestone Hospital	924
Mazda Toyota Manufacturing	850
Athens City Schools	466

MADISON COUNTY

U.S. Army / Redstone Arsenal	38,000
Huntsville Hospital	9,352
NASA/Marshall Space Center	6,000
Huntsville City Schools	3,000
The Boeing Company	2,900
Dynetics, Inc.	2,796
SAIC	2,746
Madison County Schools	2,389

#1

Fastest Growing
County in State of
Alabama

25%

Population Growth Over
Last 10 Years

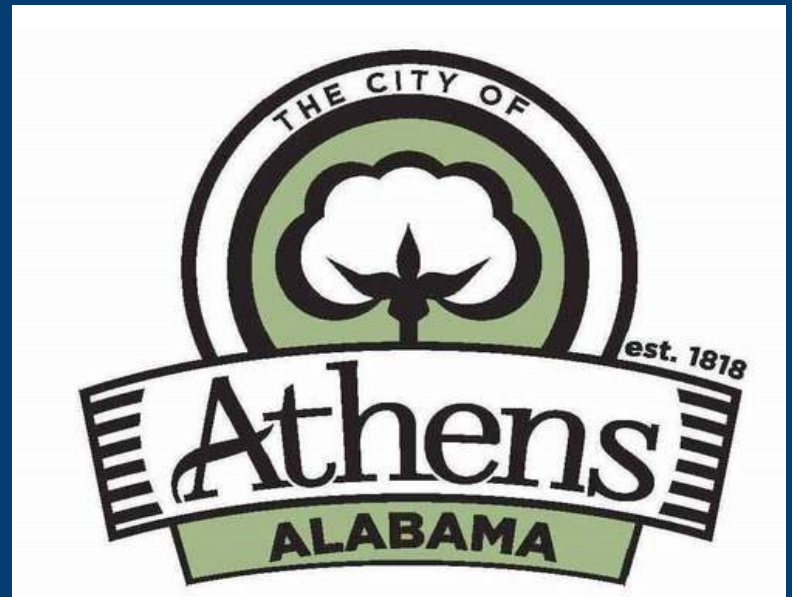
#1

Amount of New Job
Announcements
in State of Alabama

Athens, Alabama - Limestone County

A City on the Move!

- Delineated Retail Trade Area includes approximately 82,000 people with 30,000 households and Median HHI of \$48,000.
- Located 9 miles away from future \$1.6 billion Toyota-Mazda plant.
- Serves a 10 mile + trade area including southern Tennessee and travelers along I-65, Hwy 72, and Hwy 31.
- 18th largest city in Alabama out of 454 cities ranked by U.S. Census Bureau.
- Limestone County ranked as fastest growing county in Alabama by U.S. Census Bureau
- 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.
- New \$60 million Athens High School
- Athens Middle School relocated to former high school
- New \$15 million Athens Bible School
- New \$18 million Rec Center in construction phase
- 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
- Limestone County home to future \$1.6 billion Mazda Toyota Plant, producing 4,000 direct jobs and 15,000 indirect jobs
- City of Athens home to future tier 1 supplier Toyota Boshoku, producing over 400 jobs



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