



BUILD-TO-SUIT OR GROUND LEASE PARCELS AVAILABLE

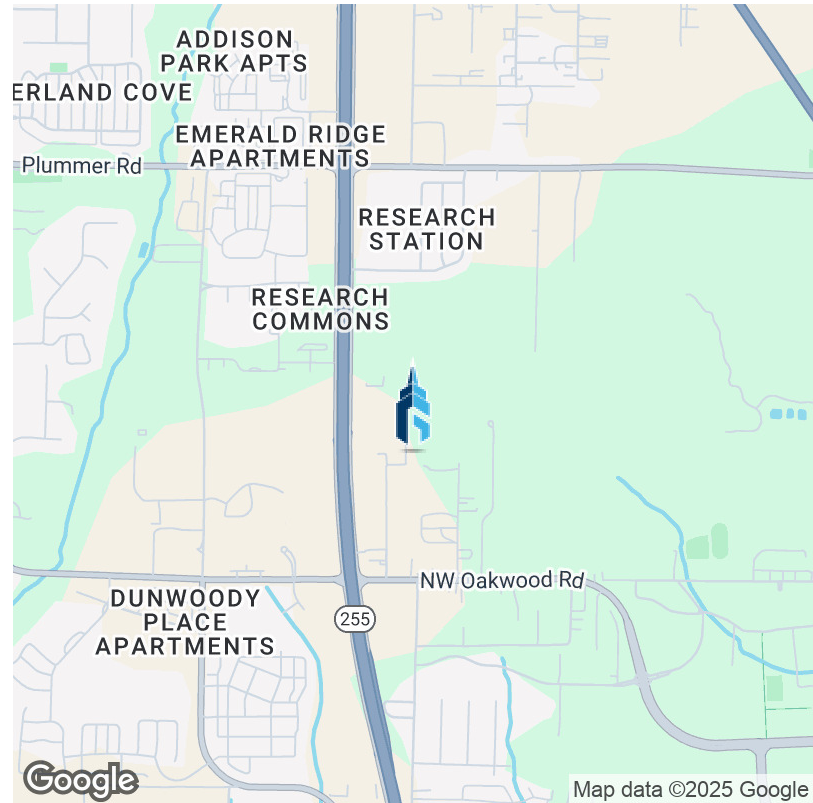
221 TRAVIS ROAD NORTHWEST, HUNTSVILLE, AL 35806



GATEWAY
COMMERCIAL BROKERAGE

300 Market St NE, Suite 3 | Decatur, AL 35601 | GATEWAYCOMMERCIAL.COM

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|--------------------|---------------|
| Lease Rate: | Negotiable |
| Parcels: | 3 |
| Available Acreage: | 1 - 1.4 Acres |
| Total Lot Size: | 3.5 Acres |
| Zoning: | Unrestricted |
| Market: | Huntsville |

PROPERTY OVERVIEW

Introducing 221 Travis Road Northwest, an exceptional raw land opportunity available for ground lease or build-to-suit in Huntsville, AL. This strategically located parcel offers the flexibility to create a custom development tailored to your business needs—whether retail, office, or a specialized commercial use. With excellent visibility, convenient access to major transportation routes, and strong surrounding growth, this site provides a prime foundation for a wide range of commercial concepts. Position your business for long-term success with a location designed and built to suit your vision at 221 Travis Road Northwest.

PROPERTY HIGHLIGHTS

- Unrestricted Zoning
- Utilities Available
- Ground Lease or Build-to-Suit



OFFERING INFORMATION

221 Travis Road Northwest, Huntsville, AL 35806

The closest match to 221 Travis Rd NW Huntsville, AL is 221 TRAVIS RD NW HUNTSVILLE, AL 35806-1563

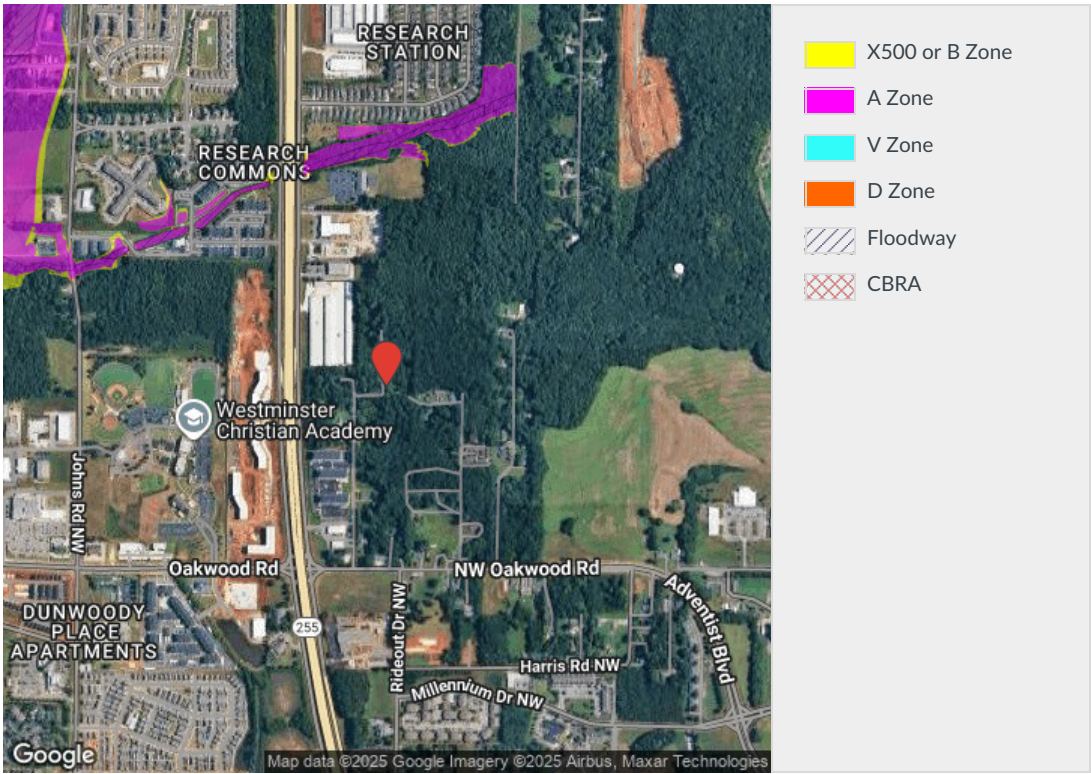
221 TRAVIS RD NW HUNTSVILLE, AL 35806-1563

LOCATION ACCURACY: 📍 Good

Flood Zone Determination Report

Flood Zone Determination: **OUT**

| | | | |
|------------|------------------|------------|-------------|
| COMMUNITY | 010151 | PANEL | 0168E |
| PANEL DATE | October 02, 2014 | MAP NUMBER | 01089C0168E |

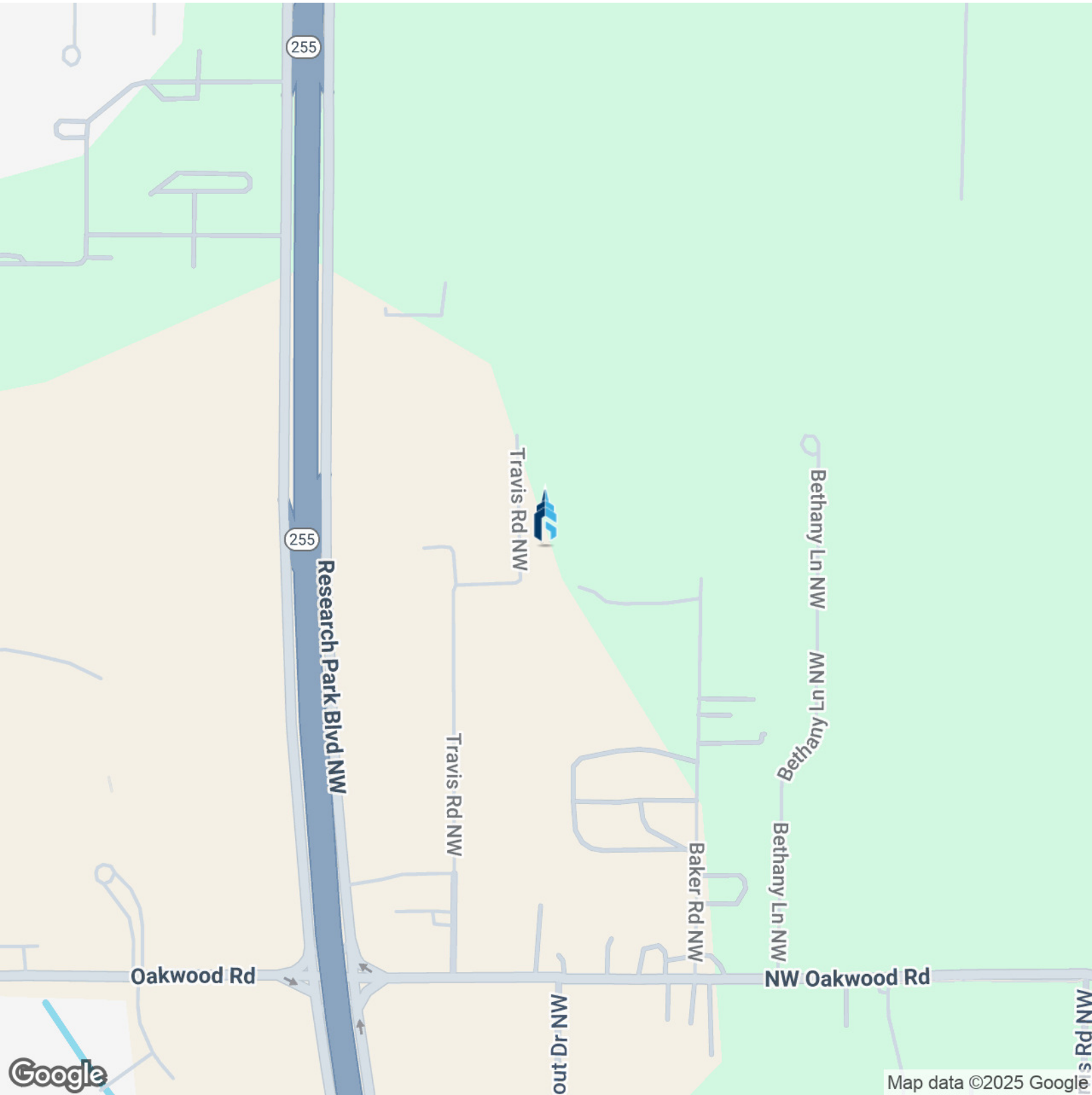


ADDITIONAL PHOTOS





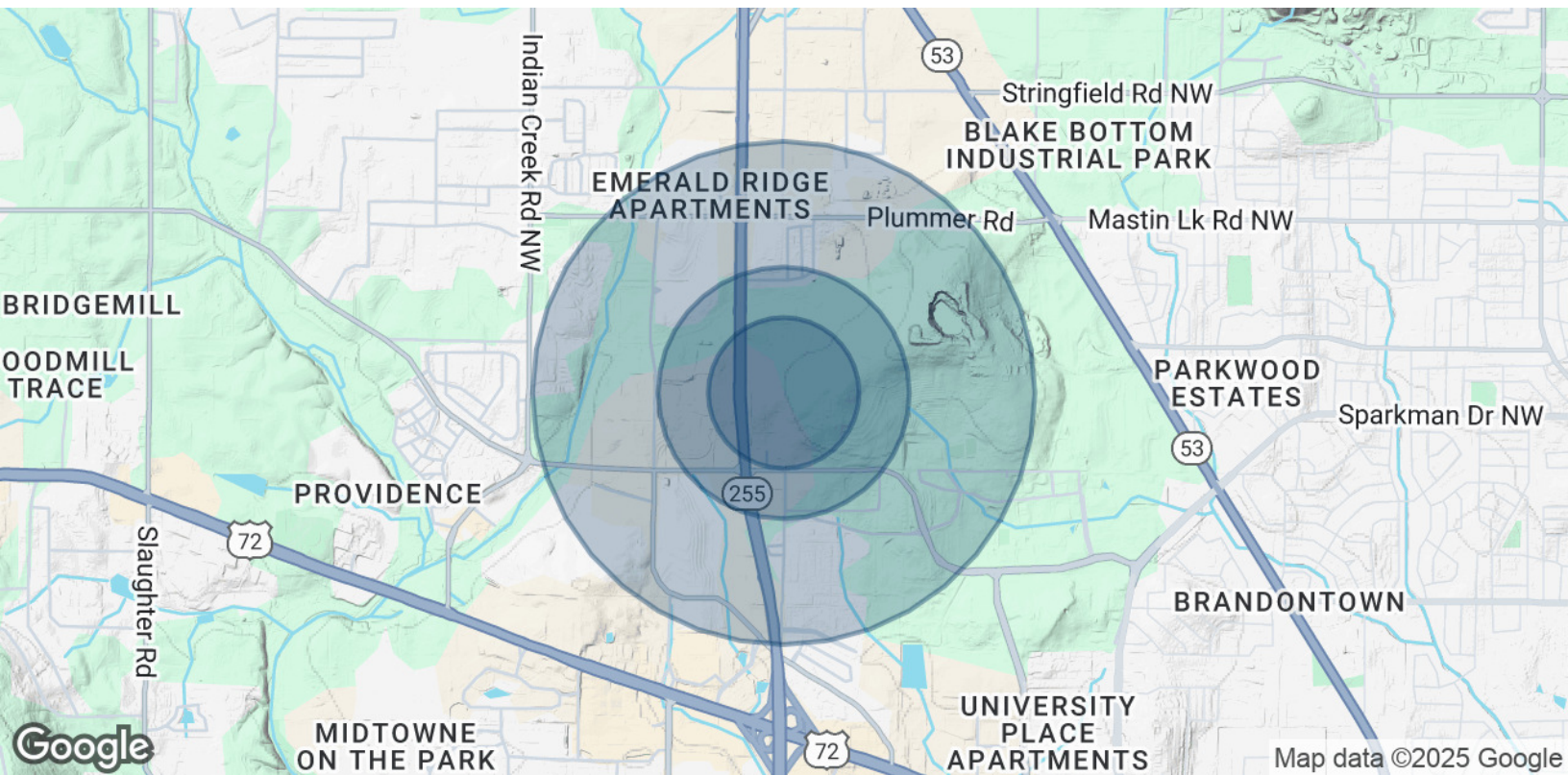
LOCATION MAP



RETAILER MAP



DEMOGRAPHICS MAP & REPORT



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 110 | 457 | 3,687 |
| Average Age | 36 | 40 | 36 |
| Average Age (Male) | 35 | 38 | 35 |
| Average Age (Female) | 38 | 41 | 37 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 35 | 166 | 1,555 |
| # of Persons per HH | 3.1 | 2.8 | 2.4 |
| Average HH Income | \$78,562 | \$82,300 | \$72,236 |
| Average House Value | \$263,885 | \$270,160 | \$234,154 |

Demographics data derived from AlphaMap

Rings: 1, 3, 5 mile radii

| Population | 1 mile | 3 miles | 5 miles |
|-----------------------|--------|---------|---------|
| 2010 Population | 2,465 | 33,940 | 98,232 |
| 2020 Population | 3,561 | 39,295 | 107,287 |
| 2025 Population | 6,434 | 46,255 | 115,807 |
| 2030 Population | 7,735 | 51,484 | 124,769 |
| 2010-2020 Annual Rate | 3.75% | 1.48% | 0.89% |
| 2020-2025 Annual Rate | 11.93% | 3.15% | 1.47% |
| 2025-2030 Annual Rate | 3.75% | 2.17% | 1.50% |

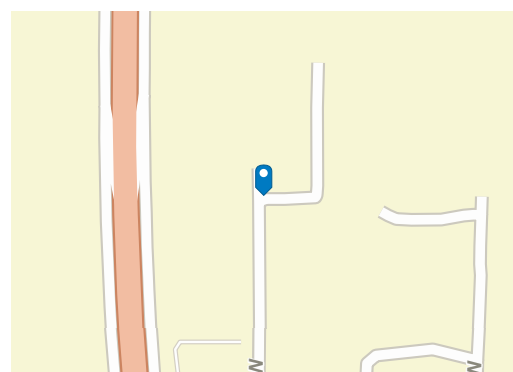
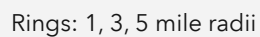
| Age | | | |
|-------------------------|------|------|------|
| 2025 Median Age | 33.1 | 34.3 | 36.3 |
| U.S. median age is 39.1 | | | |

| Race and Ethnicity | | | |
|------------------------|-------|-------|-------|
| White Alone | 38.1% | 42.2% | 43.8% |
| Black Alone | 50.2% | 44.1% | 41.1% |
| American Indian Alone | 0.6% | 0.6% | 0.7% |
| Asian Alone | 2.9% | 3.2% | 3.0% |
| Pacific Islander Alone | 0.0% | 0.1% | 0.2% |
| Some Other Race Alone | 2.4% | 2.8% | 4.0% |
| Two or More Races | 5.9% | 6.9% | 7.4% |
| Hispanic Origin | 6.3% | 6.4% | 8.1% |
| Diversity Index | 64.5 | 66.6 | 68.7 |

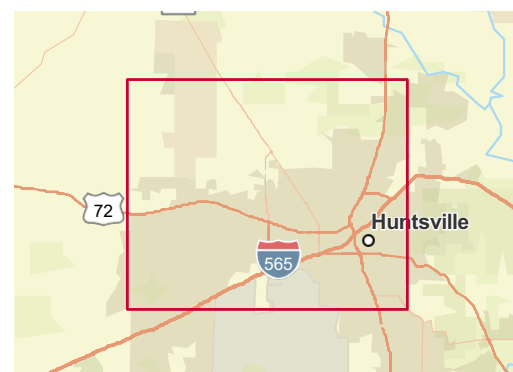
| Households | | | |
|-----------------------------|--------|--------|--------|
| 2010 Total Households | 937 | 14,247 | 39,726 |
| 2020 Total Households | 1,729 | 17,592 | 44,962 |
| 2025 Total Households | 3,110 | 21,563 | 50,064 |
| 2030 Total Households | 3,849 | 24,549 | 55,097 |
| 2010-2020 Annual Rate | 6.32% | 2.13% | 1.25% |
| 2020-2025 Annual Rate | 11.83% | 3.95% | 2.07% |
| 2025-2030 Annual Rate | 4.36% | 2.63% | 1.93% |
| 2025 Average Household Size | 1.83 | 2.02 | 2.21 |
| Wealth Index | 49 | 65 | 75 |

| Mortgage Income | 1 mile | 3 miles | 5 miles |
|-------------------------------------|----------|----------|-----------|
| 2025 Percent of Income for Mortgage | 28.4% | 27.3% | 27.1% |
| Median Household Income | | | |
| 2025 Median Household Income | \$64,235 | \$72,277 | \$72,794 |
| 2030 Median Household Income | \$74,755 | \$82,030 | \$81,957 |
| 2025-2030 Annual Rate | 3.08% | 2.56% | 2.40% |
| Average Household Income | | | |
| 2025 Average Household Income | \$80,222 | \$90,945 | \$94,366 |
| 2030 Average Household Income | \$90,740 | \$99,686 | \$103,458 |
| Per Capita Income | | | |
| 2025 Per Capita Income | \$37,848 | \$42,645 | \$41,073 |
| 2030 Per Capita Income | \$43,564 | \$47,902 | \$45,955 |
| 2025-2030 Annual Rate | 2.85% | 2.35% | 2.27% |
| Income Equality | | | |
| 2025 Gini Index | 38.7 | 43.0 | 45.2 |
| Socioeconomic Status | | | |
| 2025 Socioeconomic Status Index | 49.1 | 50.1 | 48.0 |
| Housing Unit Summary | | | |
| Housing Affordability Index | 87 | 89 | 88 |
| 2010 Total Housing Units | 1,042 | 15,743 | 43,411 |
| 2010 Owner Occupied Hus (%) | 48.5% | 49.5% | 55.4% |
| 2010 Renter Occupied Hus (%) | 51.5% | 50.5% | 44.6% |
| 2010 Vacant Housing Units (%) | 10.1% | 9.5% | 8.5% |
| 2020 Housing Units | 1,851 | 19,459 | 49,102 |
| 2020 Owner Occupied HUs (%) | 31.8% | 44.0% | 51.2% |
| 2020 Renter Occupied HUs (%) | 68.2% | 56.0% | 48.8% |
| Vacant Housing Units | 6.2% | 9.3% | 8.5% |
| 2025 Housing Units | 3,923 | 25,406 | 56,462 |
| Owner Occupied Housing Units | 23.4% | 38.2% | 48.0% |
| Renter Occupied Housing Units | 76.6% | 61.8% | 52.0% |
| Vacant Housing Units | 20.7% | 15.1% | 11.3% |
| 2030 Total Housing Units | 4,678 | 28,559 | 62,085 |
| 2030 Owner Occupied Housing Units | 729 | 8,471 | 24,686 |
| 2030 Renter Occupied Housing Units | 3,120 | 16,078 | 30,411 |
| 2030 Vacant Housing Units | 829 | 4,010 | 6,988 |

221 Travis Rd NW, Huntsville, Alabama, 35806



- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day





PAULA PRESTWOOD

Commercial Agent

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PROFESSIONAL BACKGROUND

Paula Prestwood joined Gateway Commercial Brokerage in 1994. She lives in Decatur, Alabama.

Clients Include: Lowe's - Archer-Daniels Midland - McDonald's - Burger King - Russell Corporation - Dutch Quality House - Solutia - Clark Properties - Decatur Lamp Company - Holladay Antiques - Maaco

EDUCATION

University of Alabama in Huntsville (BS, Business Administration, Cognate: Marketing; Minor, Political Science)

MEMBERSHIPS

PRO Real Estate Academy - Pi Sigma Alpha (National Political Science Honor Society) - Former Habitat for Humanity Board Member

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