

# GROUND LEASE OPPORTUNITY

Two Available Tracts of +/- 2.5 Acres Each - Madison, AL



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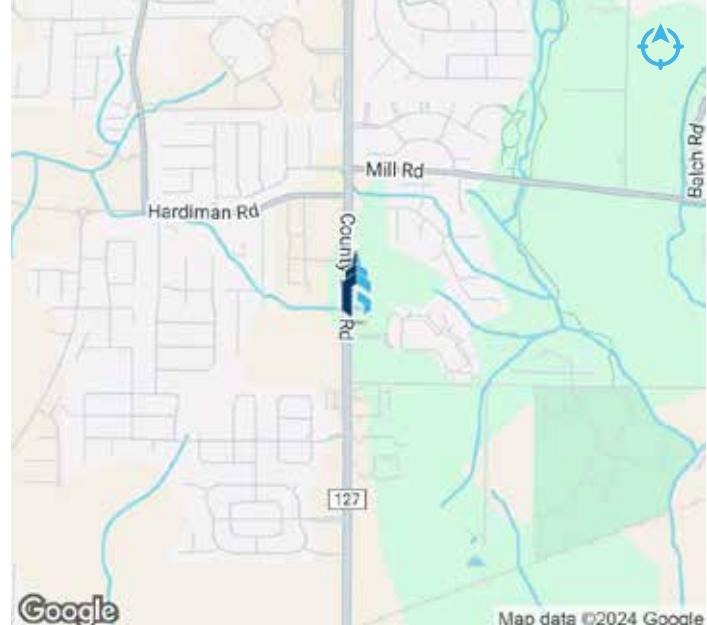
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Gateway Commercial Brokerage, Inc. in compliance with all applicable fair housing and equal opportunity laws.

# EXECUTIVE SUMMARY



OFFERING SUMMARY	
# of Parcels:	2
Lot Sizes:	+/- 2.46 and +/- 2.5 Acres
Price:	Call for pricing
Zoning:	B3
Best Use:	Ground Lease
Market:	Huntsville
Submarket:	Madison

## PROPERTY OVERVIEW

Gateway is proud to present an exceptional opportunity with this ground lease comprising of approximately 2.5 acres per parcel of prime land along the high-traffic County Line Road. Zoned B3, this property provides excellent frontage and visibility, making it an ideal location for commercial development. The parcels are conveniently located near Greenbrier Parkway, offering easy access to the rapidly growing industrial hub that includes major corporations like Amazon, Target, and Polaris.

The two parcels are separated by Continental Drive, which provides access to Somerset at Madison Apartments. All necessary utilities are available, and the property is not located within a flood zone, adding to its appeal for development.

This centrally located property offers convenient access to Decatur, Athens, and Huntsville, ensuring high potential for business growth. All written offers will be reviewed and considered.



GROUND LEASE ACREAGE

## PROPERTY INFORMATION

County Line Road - Madison, AL

## PARCEL INFORMATION



## FLOOD ZONE DETERMINATION



813 PALMER RD MADISON, AL 35758-1769

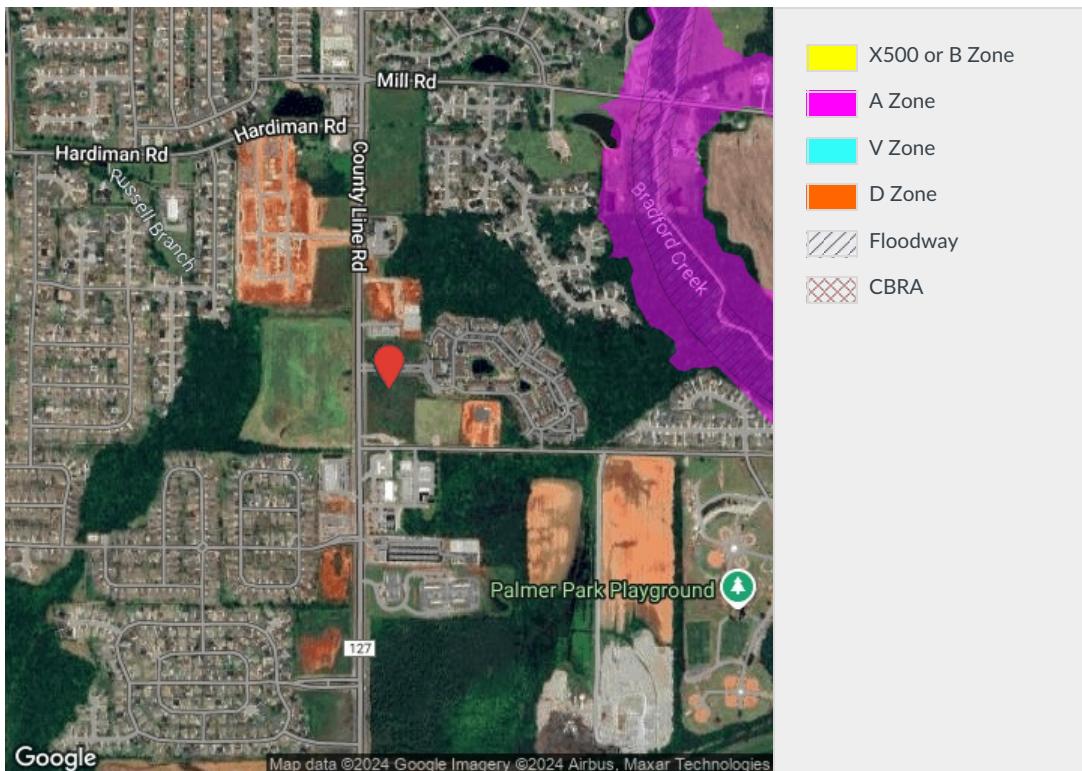
LOCATION ACCURACY: *User-defined location*

## Flood Zone Determination Report

## Flood Zone Determination: OUT

COMMUNITY	010308	PANEL	0283G
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PANEL DATE	August 16, 2018	MAP NUMBER	01089C0283G
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## LOCATION INFORMATION

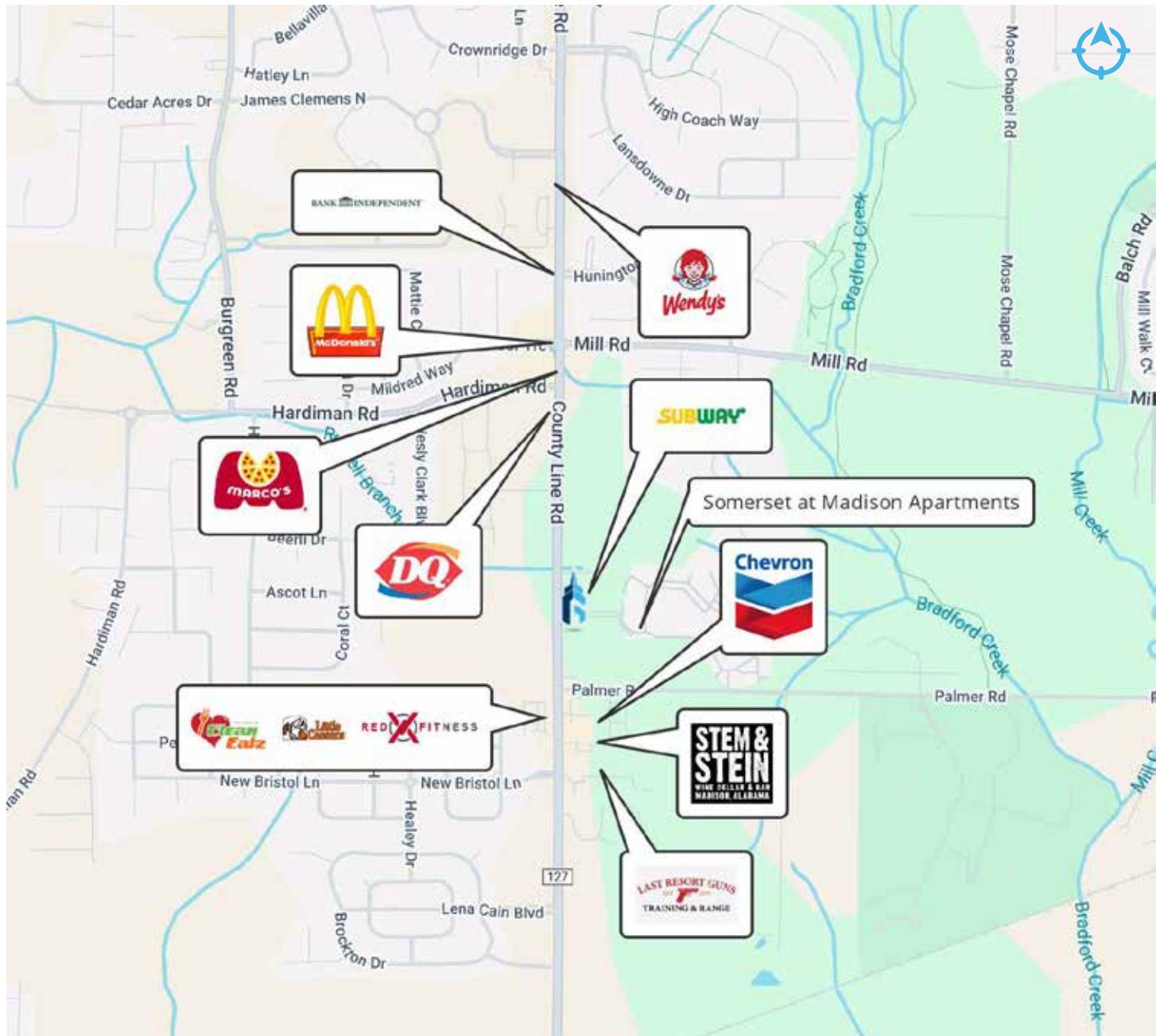
County Line Road - Madison, AL

# GROUND LEASE ACREAGE **PARCEL MAPS**



## GROUND LEASE ACREAGE

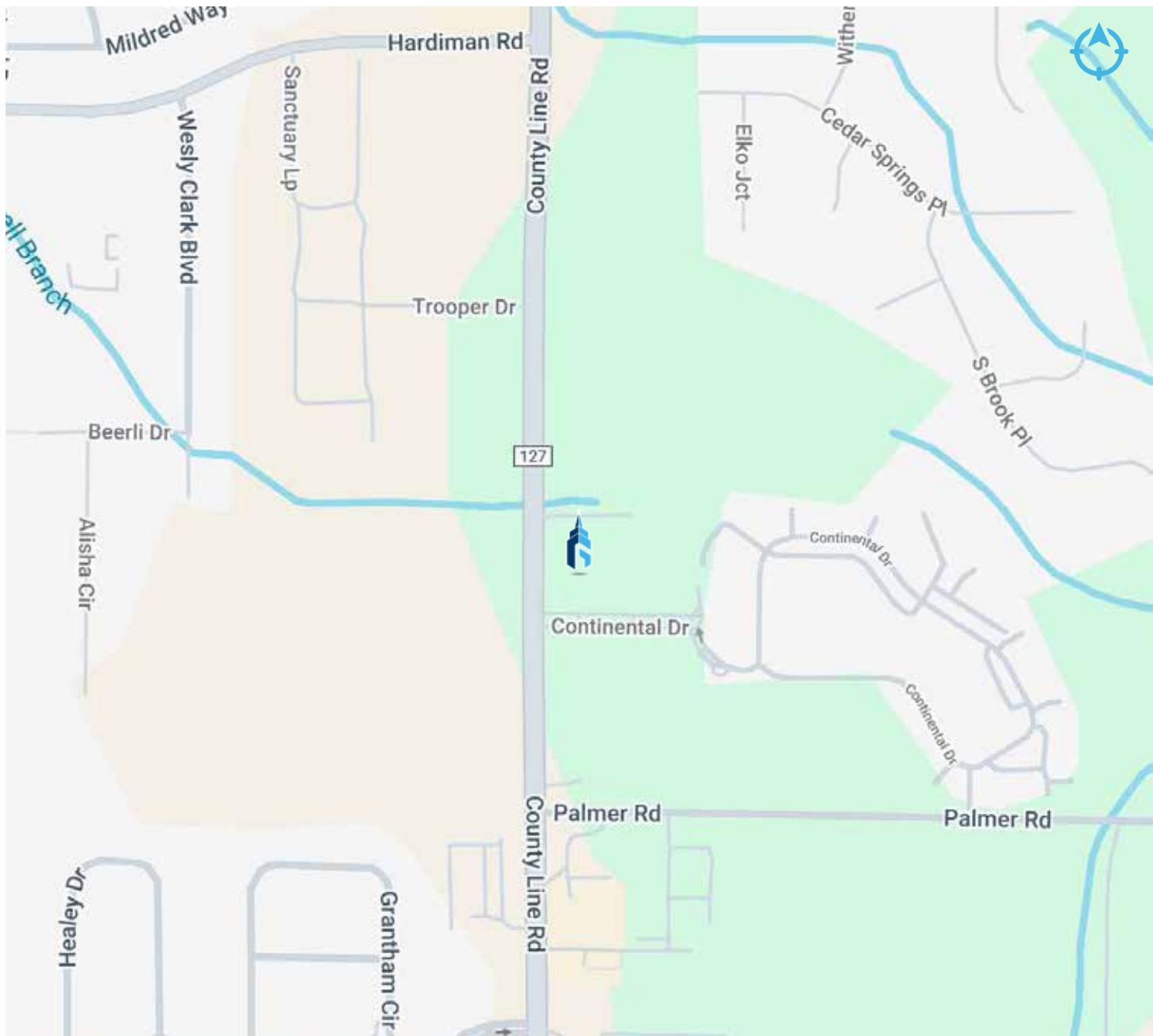
# AREA RETAILER MAP



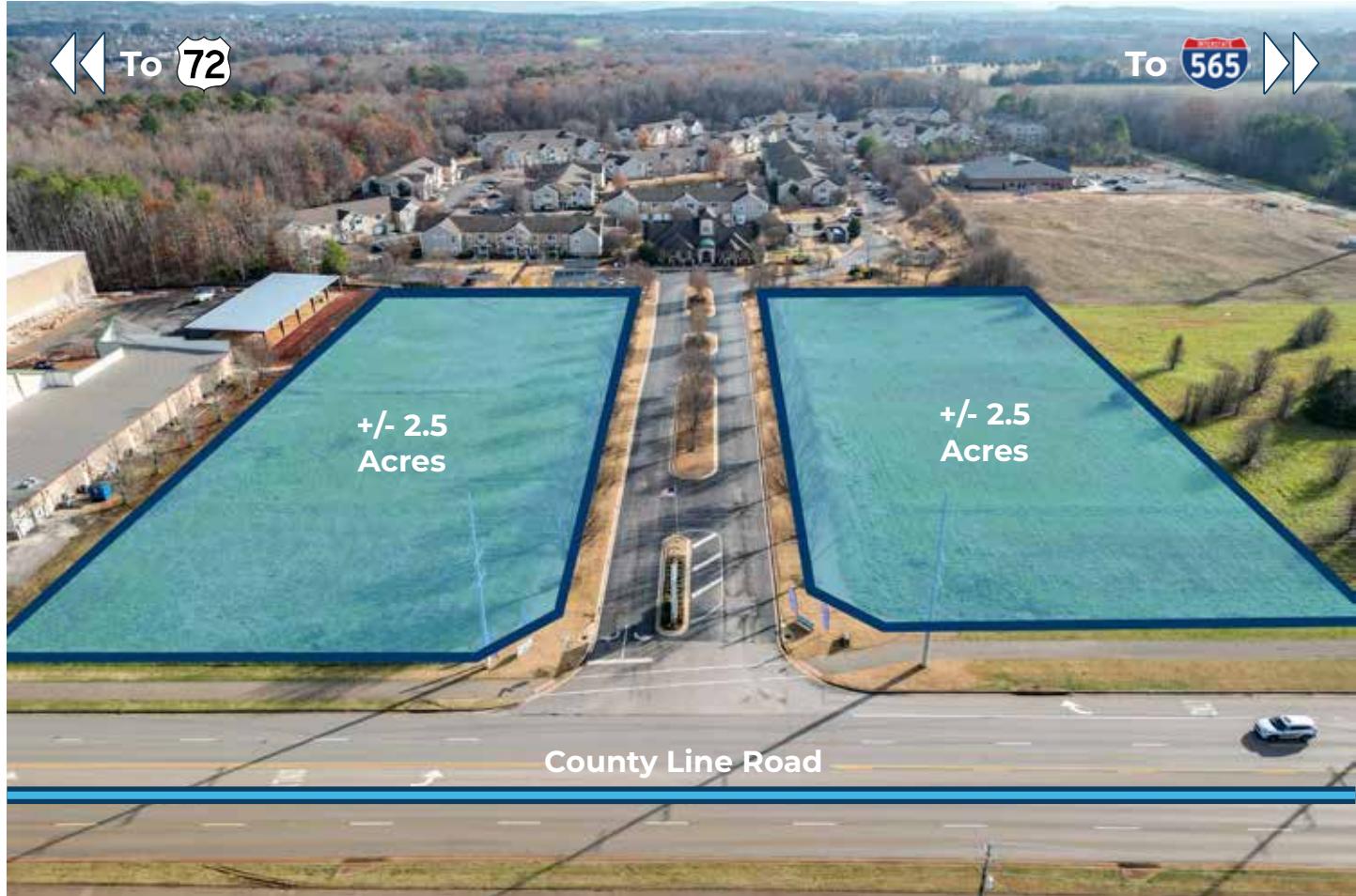
GROUND LEASE ACREAGE  
AERIAL MAP



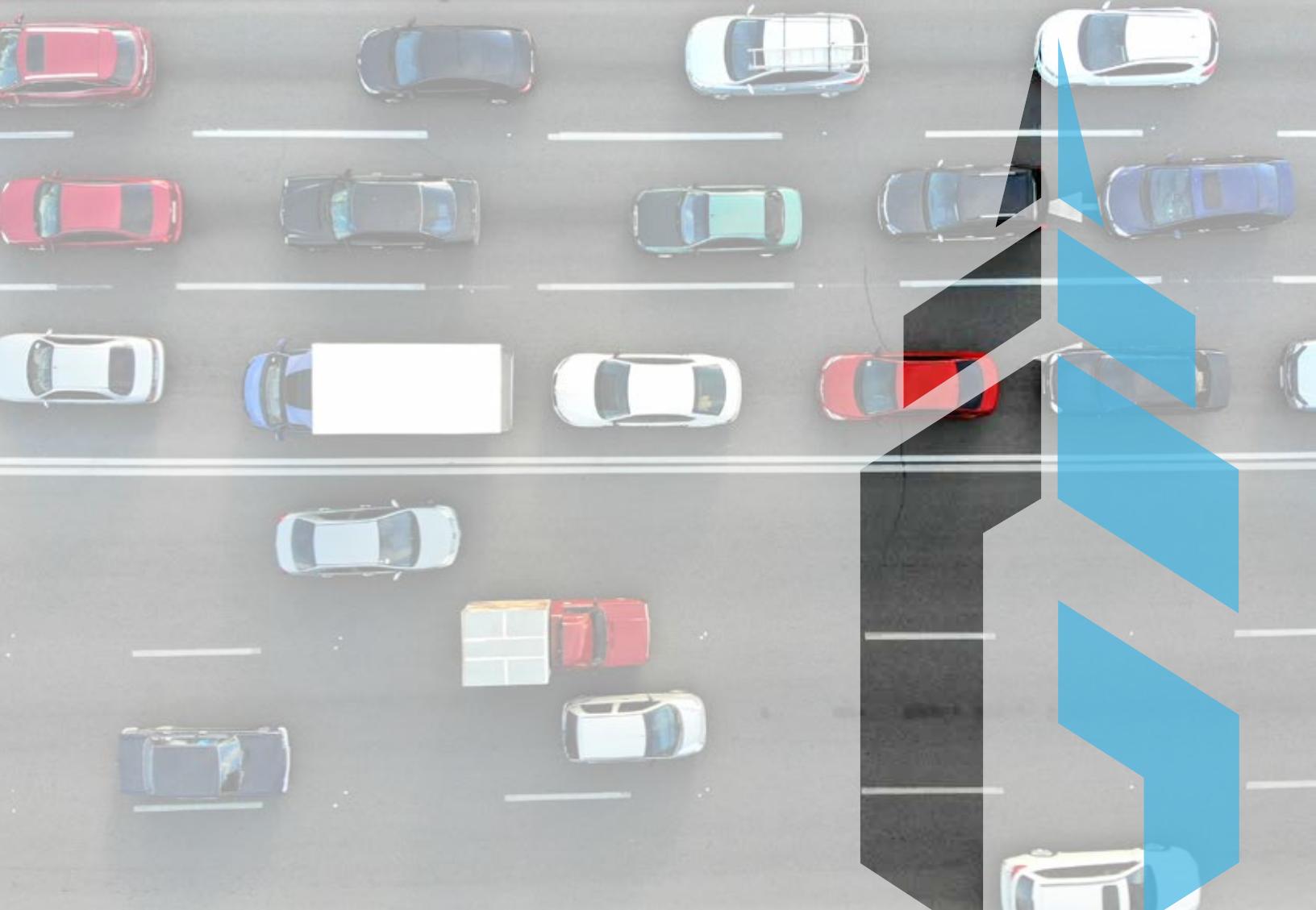
## LOCATION MAP



## PROXIMITY TO POINTS OF INTEREST



LOCATION	DISTANCE	TRAVEL TIME
Interstate 565	+/- 2.3 miles	+/- 4 minutes
Interstate 65	+/- 9.4 miles	+/- 10 minutes
Athens	+/- 15.9 miles	+/- 26 minutes
Decatur	+/- 14.8 miles	+/- 17 minutes
Huntsville	+/- 15.7 miles	+/- 21 minutes
HSV International Airport	+/- 5.1 miles	+/- 8 minutes



GROUND LEASE ACREAGE

## TRAFFIC DATA

County Line Road - Madison, AL

# Traffic Count Map

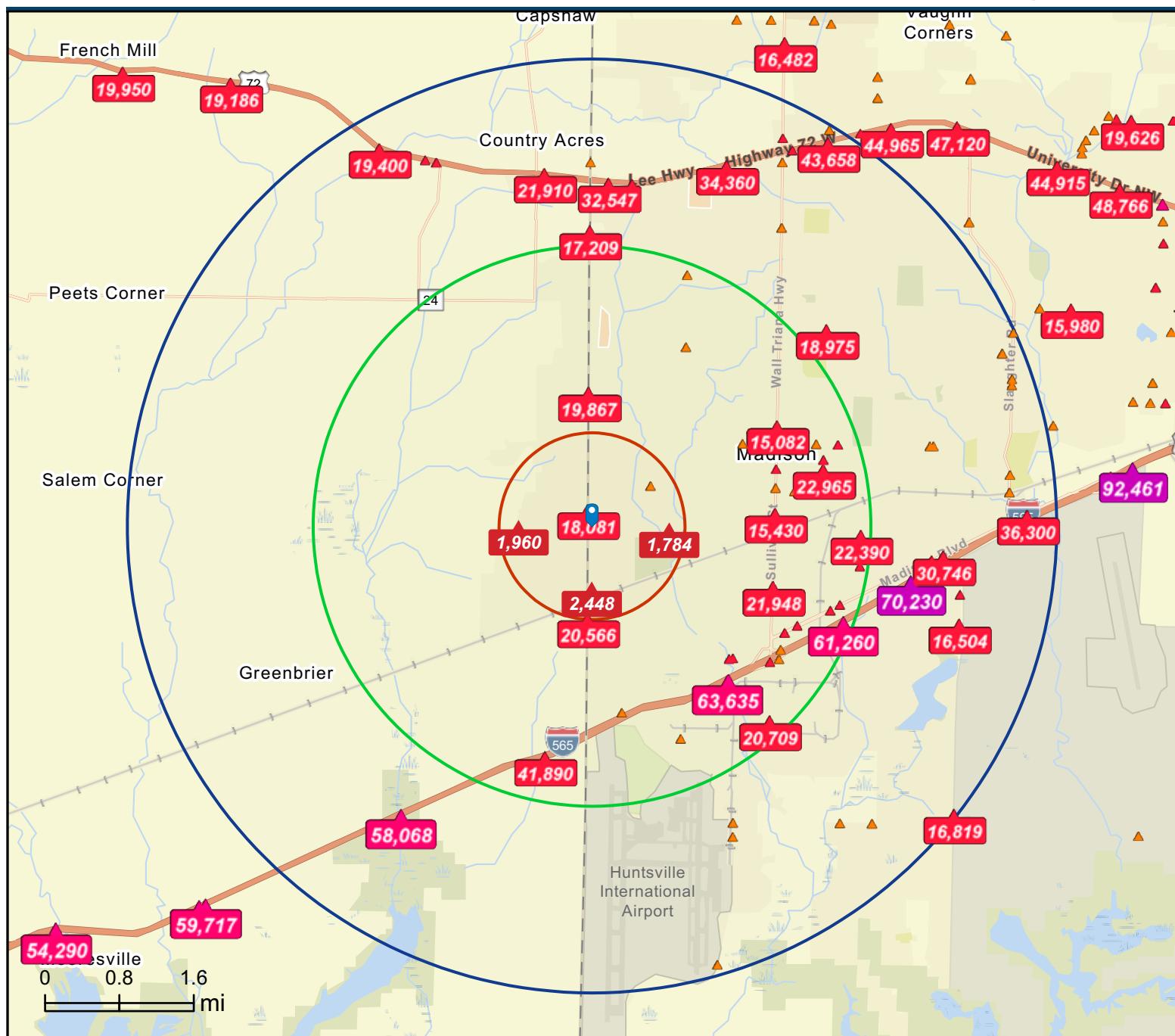
1452 Continental Dr, Madison, Alabama, 35758

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 34.69407

Longitude: -86.78581



## Average Daily Traffic Volume

▲ Up to 6,000 vehicles per day

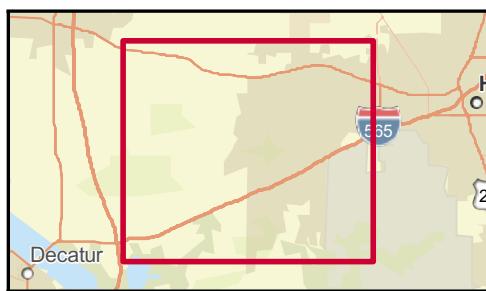
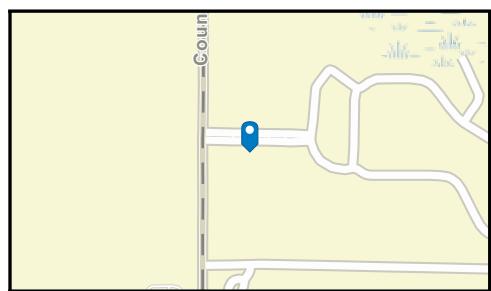
▲ 6,001 - 15,000

▲ 15,001 - 30,000

▲ 30,001 - 50,000

▲ 50,001 - 100,000

▲ More than 100,000 per day



## Traffic Count Map - Close Up

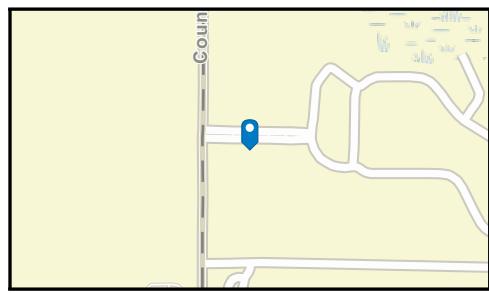
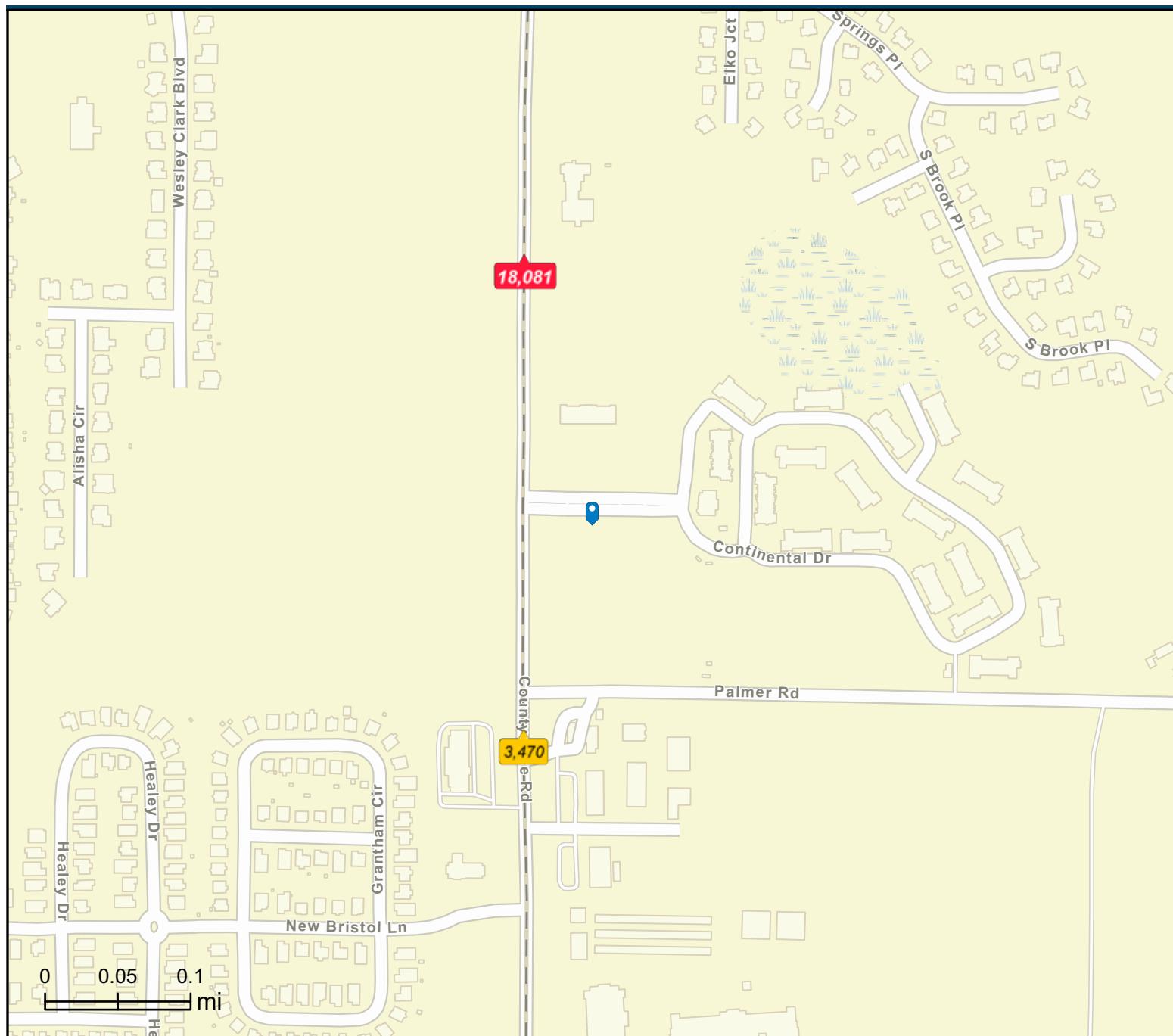
1452 Continental Dr, Madison, Alabama, 35758

Rings: 1, 3, 5 mile radii

Prepared by Esri

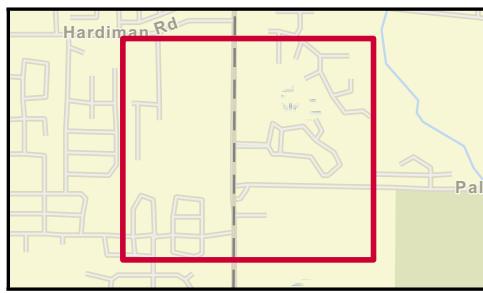
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### Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).

December 13, 2024

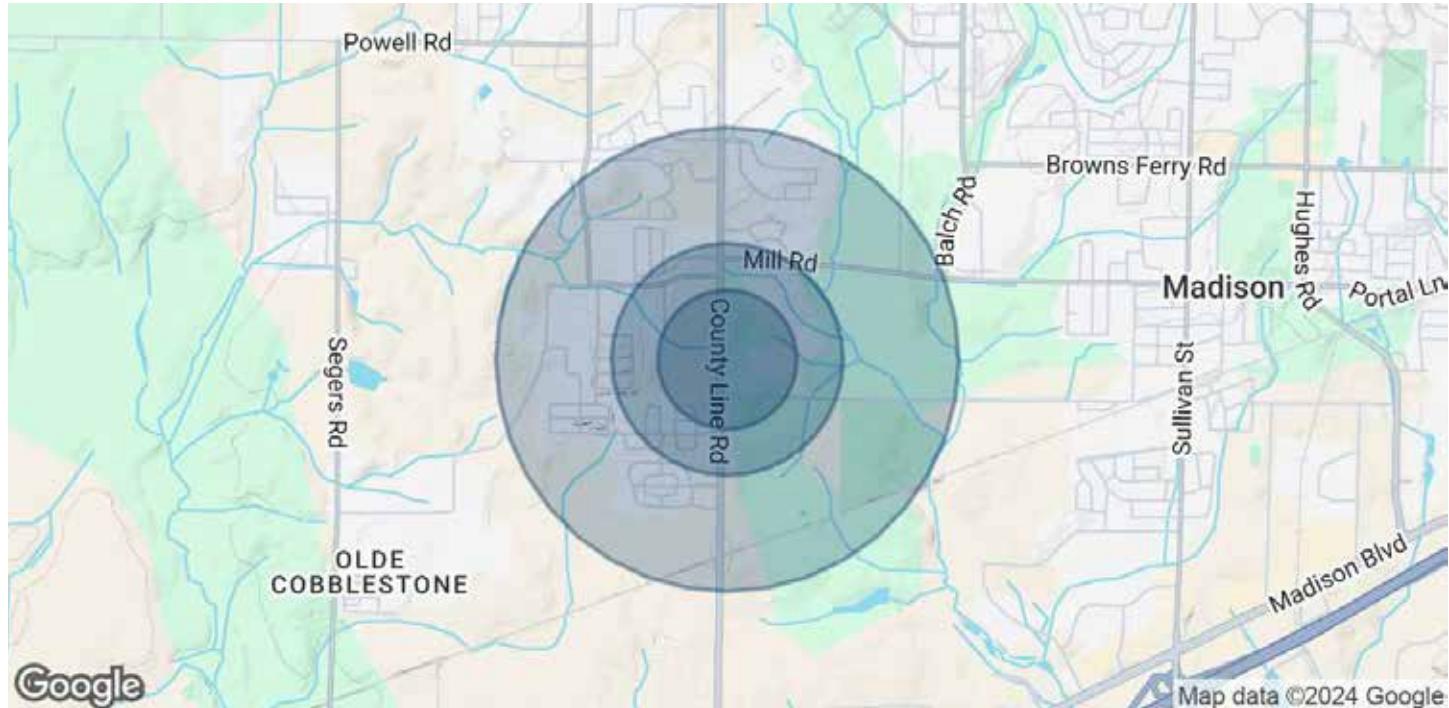


GROUND LEASE ACREAGE

# DEMOGRAPHIC DATA

County Line Road - Madison, AL

## DEMOGRAPHICS MAP &amp; REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4	15	72
Average Age	52	51	49
Average Age (Male)	48	48	47
Average Age (Female)	55	54	52

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2	7	32
# of Persons per HH	2	2.1	2.3
Average HH Income	\$67,052	\$64,140	\$58,010
Average House Value	\$194,411	\$181,903	\$156,166

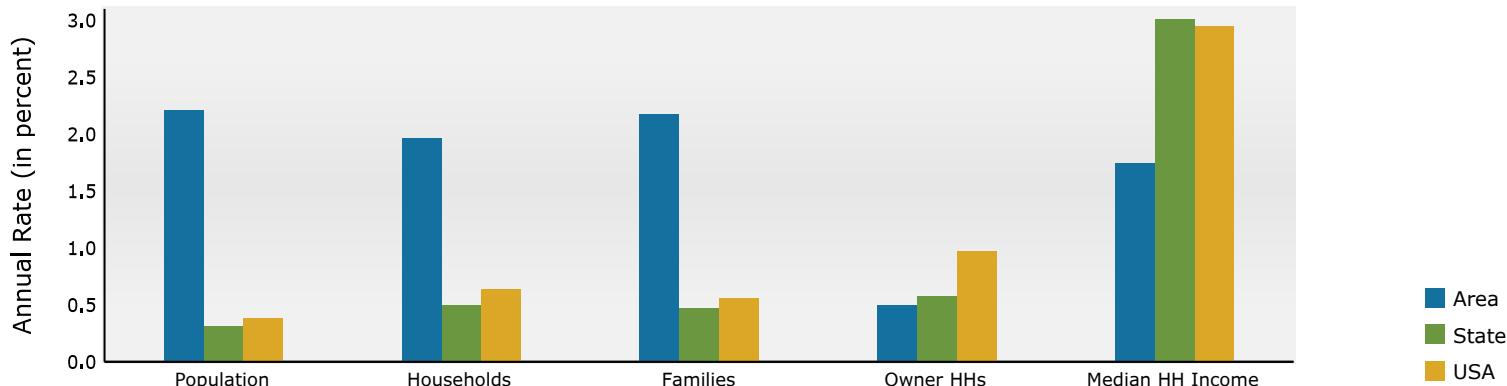
*Demographics data derived from AlphaMap*

Summary	Census 2010	Census 2020	2024	2029
Population	2,137	4,486	4,894	5,460
Households	737	1,545	1,647	1,815
Families	611	1,201	1,273	1,417
Average Household Size	2.90	2.89	2.96	2.99
Owner Occupied Housing Units	637	1,134	1,229	1,260
Renter Occupied Housing Units	100	411	418	555
Median Age	36.6	35.7	36.2	35.8
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	2.21%	0.31%	0.38%	
Households	1.96%	0.50%	0.64%	
Families	2.17%	0.47%	0.56%	
Owner HHs	0.50%	0.58%	0.97%	
Median Household Income	1.74%	3.01%	2.95%	
Households by Income	Number	Percent	Number	Percent
<\$15,000	49	3.0%	45	2.5%
\$15,000 - \$24,999	46	2.8%	35	1.9%
\$25,000 - \$34,999	6	0.4%	5	0.3%
\$35,000 - \$49,999	60	3.6%	51	2.8%
\$50,000 - \$74,999	156	9.5%	141	7.8%
\$75,000 - \$99,999	173	10.5%	163	9.0%
\$100,000 - \$149,999	365	22.2%	385	21.2%
\$150,000 - \$199,999	345	20.9%	427	23.5%
\$200,000+	447	27.1%	563	31.0%
Median Household Income	\$143,870		\$156,802	
Average Household Income	\$172,091		\$192,381	
Per Capita Income	\$59,099		\$65,758	
Population by Age	Census 2010	Census 2020	2024	2029
0 - 4	145	6.8%	289	6.4%
5 - 9	201	9.4%	357	8.0%
10 - 14	213	10.0%	421	9.4%
15 - 19	176	8.2%	389	8.7%
20 - 24	64	3.0%	231	5.1%
25 - 34	221	10.3%	502	11.2%
35 - 44	360	16.8%	713	15.9%
45 - 54	409	19.1%	651	14.5%
55 - 64	198	9.3%	498	11.1%
65 - 74	104	4.9%	255	5.7%
75 - 84	32	1.5%	133	3.0%
85+	15	0.7%	45	1.0%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
White Alone	1,533	71.7%	2,925	65.2%
Black Alone	318	14.9%	626	14.0%
American Indian Alone	12	0.6%	28	0.6%
Asian Alone	216	10.1%	452	10.1%
Pacific Islander Alone	3	0.1%	4	0.1%
Some Other Race Alone	8	0.4%	71	1.6%
Two or More Races	49	2.3%	380	8.5%
Hispanic Origin (Any Race)	79	3.7%	280	6.2%

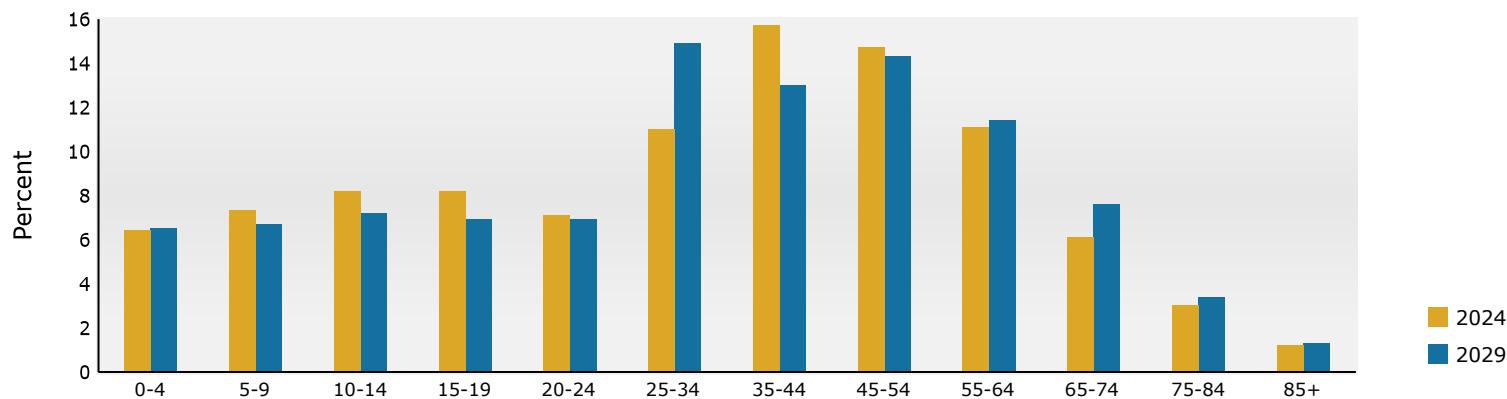
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

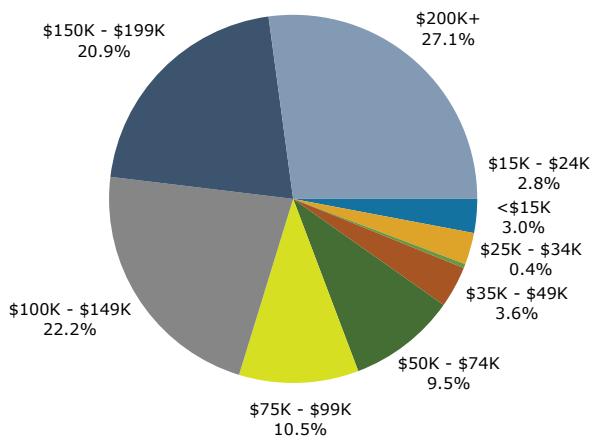
## Trends 2024-2029



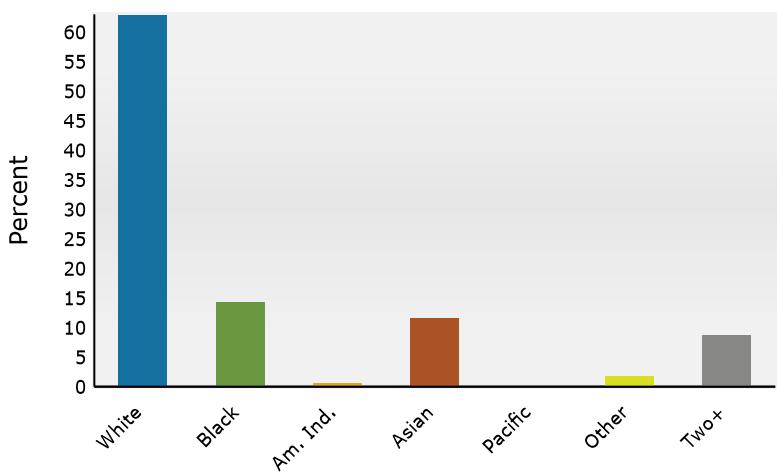
## Population by Age



## 2024 Household Income



## 2024 Population by Race



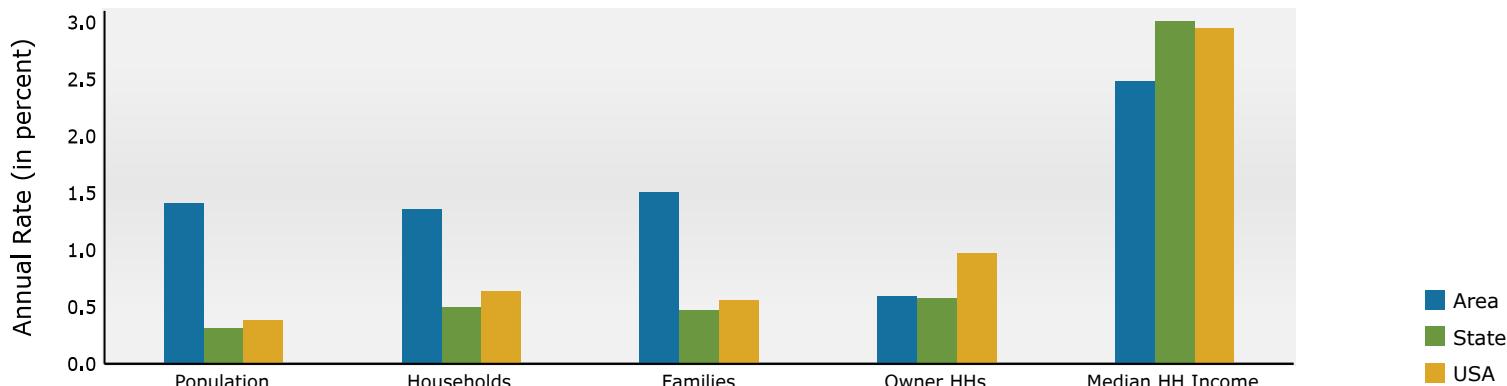
**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Summary	Census 2010	Census 2020	2024	2029
Population	22,143	33,329	36,068	38,680
Households	8,336	11,921	12,838	13,736
Families	5,933	8,925	9,555	10,301
Average Household Size	2.65	2.79	2.80	2.81
Owner Occupied Housing Units	5,845	8,311	8,867	9,132
Renter Occupied Housing Units	2,490	3,610	3,971	4,604
Median Age	35.2	36.1	36.9	36.9
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	1.41%	0.31%	0.38%	
Households	1.36%	0.50%	0.64%	
Families	1.51%	0.47%	0.56%	
Owner HHs	0.59%	0.58%	0.97%	
Median Household Income	2.48%	3.01%	2.95%	
Households by Income	Number	Percent	Number	Percent
<\$15,000	570	4.4%	518	3.8%
\$15,000 - \$24,999	379	3.0%	302	2.2%
\$25,000 - \$34,999	280	2.2%	240	1.7%
\$35,000 - \$49,999	1,134	8.8%	1,024	7.5%
\$50,000 - \$74,999	1,809	14.1%	1,651	12.0%
\$75,000 - \$99,999	1,265	9.9%	1,262	9.2%
\$100,000 - \$149,999	2,662	20.7%	2,808	20.4%
\$150,000 - \$199,999	2,026	15.8%	2,494	18.2%
\$200,000+	2,712	21.1%	3,437	25.0%
Median Household Income	\$113,815		\$128,663	
Average Household Income	\$146,404		\$166,550	
Per Capita Income	\$52,674		\$59,793	
Population by Age	Census 2010	Census 2020	2024	2029
0 - 4	1,543	7.0%	2,097	6.3%
5 - 9	1,881	8.5%	2,662	8.0%
10 - 14	1,860	8.4%	2,922	8.8%
15 - 19	1,669	7.5%	2,780	8.3%
20 - 24	1,113	5.0%	1,769	5.3%
25 - 34	2,920	13.2%	3,838	11.5%
35 - 44	3,635	16.4%	5,104	15.3%
45 - 54	3,893	17.6%	4,953	14.9%
55 - 64	2,014	9.1%	3,921	11.8%
65 - 74	1,023	4.6%	2,021	6.1%
75 - 84	442	2.0%	961	2.9%
85+	150	0.7%	302	0.9%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
White Alone	15,376	69.4%	21,054	63.2%
Black Alone	4,037	18.2%	5,765	17.3%
American Indian Alone	126	0.6%	180	0.5%
Asian Alone	1,677	7.6%	2,810	8.4%
Pacific Islander Alone	16	0.1%	54	0.2%
Some Other Race Alone	364	1.6%	654	2.0%
Two or More Races	547	2.5%	2,811	8.4%
Hispanic Origin (Any Race)	1,086	4.9%	2,035	6.1%

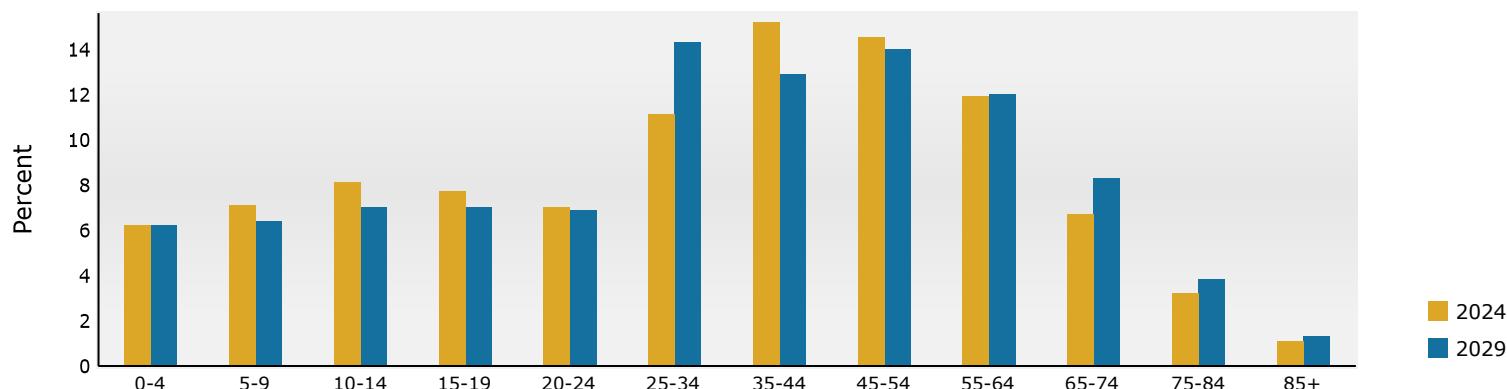
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

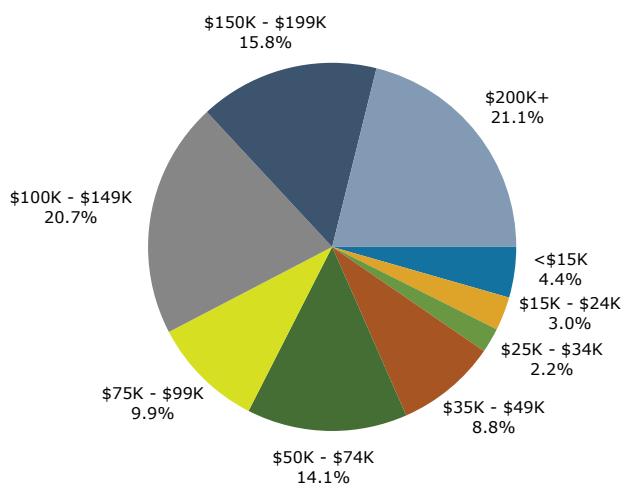
## Trends 2024-2029



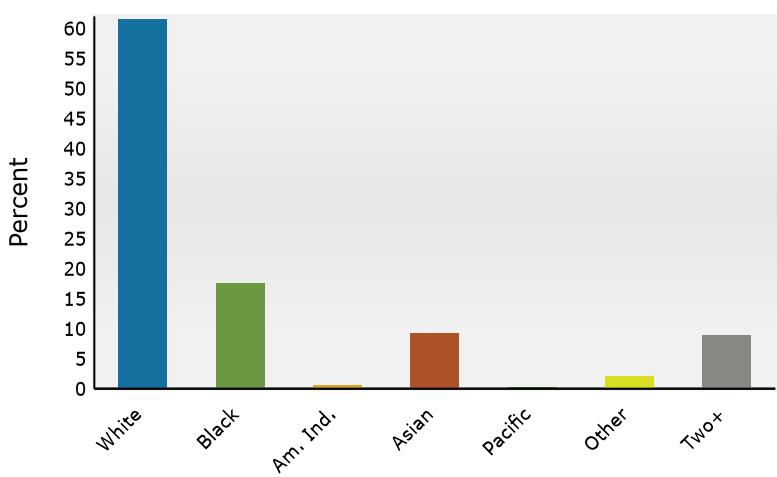
## Population by Age



## 2024 Household Income



## 2024 Population by Race



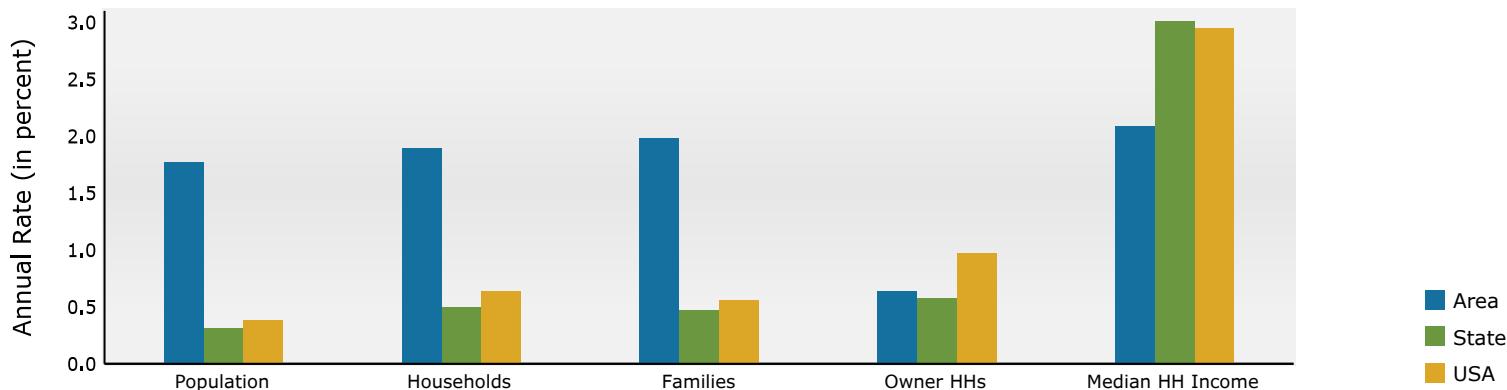
**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Summary	Census 2010	Census 2020	2024	2029
Population	52,405	70,098	78,836	86,057
Households	20,498	26,922	30,357	33,342
Families	14,200	18,899	21,174	23,357
Average Household Size	2.55	2.59	2.59	2.57
Owner Occupied Housing Units	13,802	18,073	19,515	20,149
Renter Occupied Housing Units	6,696	8,849	10,842	13,194
Median Age	35.8	37.2	38.0	38.9
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	1.77%	0.31%	0.38%	
Households	1.89%	0.50%	0.64%	
Families	1.98%	0.47%	0.56%	
Owner HHs	0.64%	0.58%	0.97%	
Median Household Income	2.09%	3.01%	2.95%	
Households by Income	Number	Percent	Number	Percent
<\$15,000	1,261	4.2%	1,154	3.5%
\$15,000 - \$24,999	741	2.4%	613	1.8%
\$25,000 - \$34,999	1,097	3.6%	954	2.9%
\$35,000 - \$49,999	2,348	7.7%	2,183	6.5%
\$50,000 - \$74,999	4,067	13.4%	3,858	11.6%
\$75,000 - \$99,999	3,559	11.7%	3,717	11.1%
\$100,000 - \$149,999	6,688	22.0%	7,303	21.9%
\$150,000 - \$199,999	4,464	14.7%	5,710	17.1%
\$200,000+	6,132	20.2%	7,850	23.5%
Median Household Income	\$111,365		\$123,502	
Average Household Income	\$144,285		\$162,993	
Per Capita Income	\$55,917		\$63,571	
Population by Age	Census 2010	Census 2020	2024	2029
Population by Age	Number	Percent	Number	Percent
0 - 4	3,339	6.4%	4,027	5.7%
5 - 9	3,888	7.4%	4,898	7.0%
10 - 14	4,180	8.0%	5,308	7.6%
15 - 19	3,945	7.5%	5,210	7.4%
20 - 24	3,120	6.0%	4,286	6.1%
25 - 34	7,178	13.7%	9,093	13.0%
35 - 44	7,779	14.8%	9,713	13.9%
45 - 54	9,458	18.0%	9,899	14.1%
55 - 64	5,399	10.3%	9,468	13.5%
65 - 74	2,631	5.0%	5,101	7.3%
75 - 84	1,137	2.2%	2,301	3.3%
85+	352	0.7%	794	1.1%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
Race and Ethnicity	Number	Percent	Number	Percent
White Alone	37,912	72.3%	45,505	64.9%
Black Alone	8,736	16.7%	12,116	17.3%
American Indian Alone	275	0.5%	344	0.5%
Asian Alone	3,397	6.5%	4,956	7.1%
Pacific Islander Alone	53	0.1%	106	0.2%
Some Other Race Alone	681	1.3%	1,366	1.9%
Two or More Races	1,350	2.6%	5,706	8.1%
Hispanic Origin (Any Race)	2,232	4.3%	4,086	5.8%

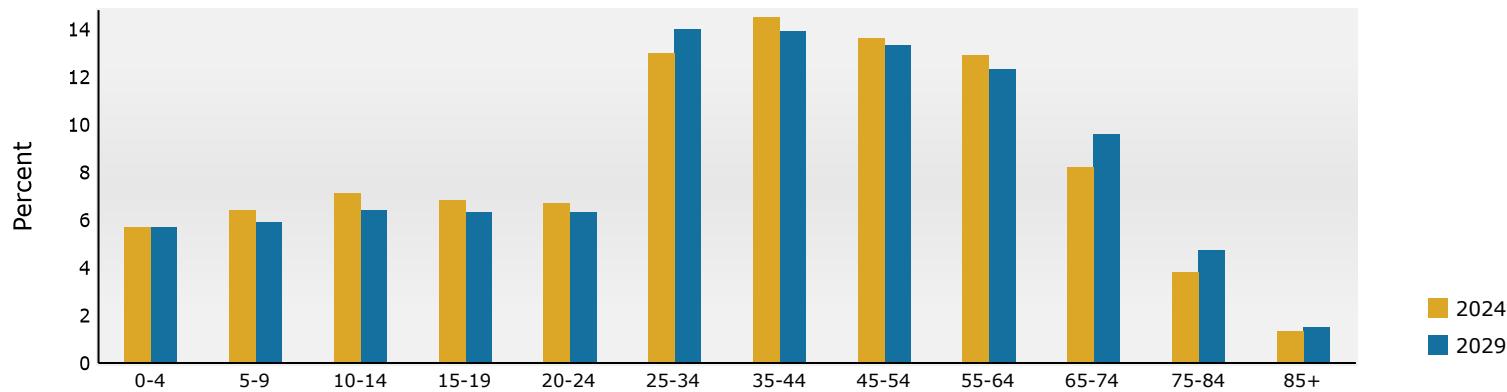
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

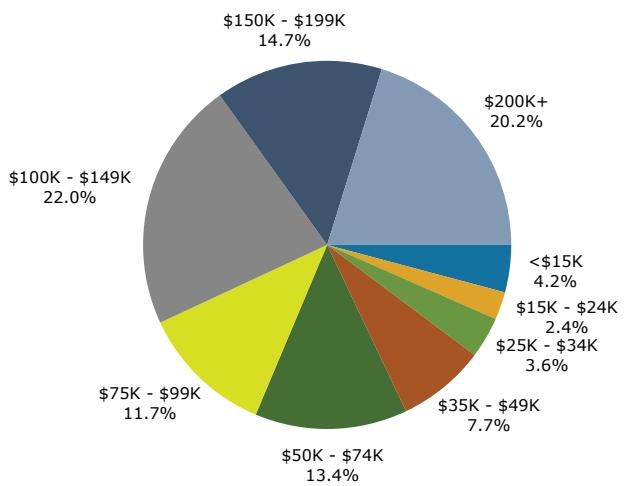
## Trends 2024-2029



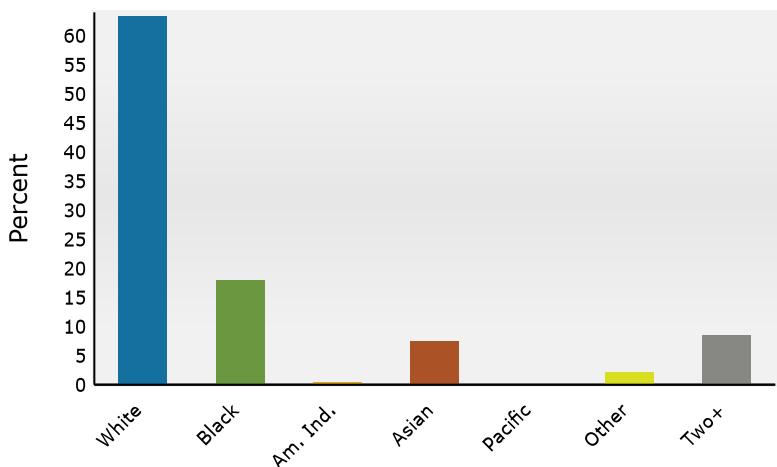
## Population by Age



## 2024 Household Income



## 2024 Population by Race



**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



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