

GROUND LEASE OPPORTUNITY

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



GATEWAY
COMMERCIAL BROKERAGE

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



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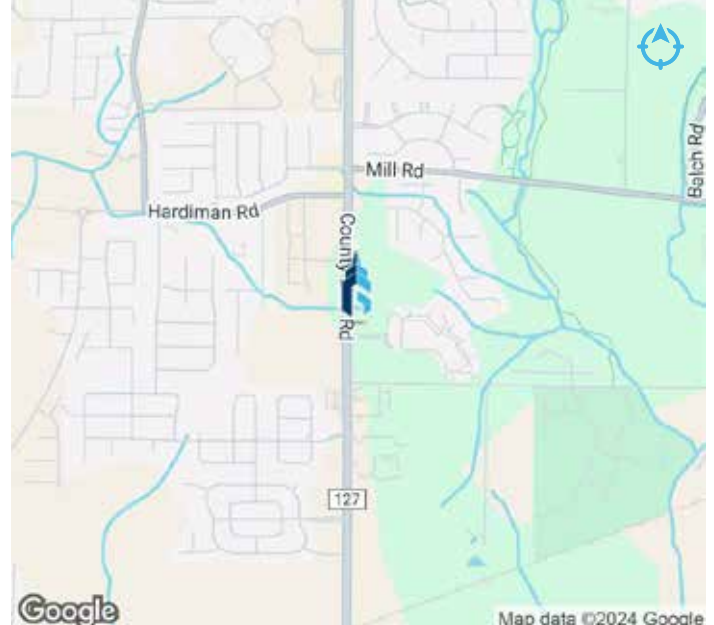
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EXECUTIVE SUMMARY



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





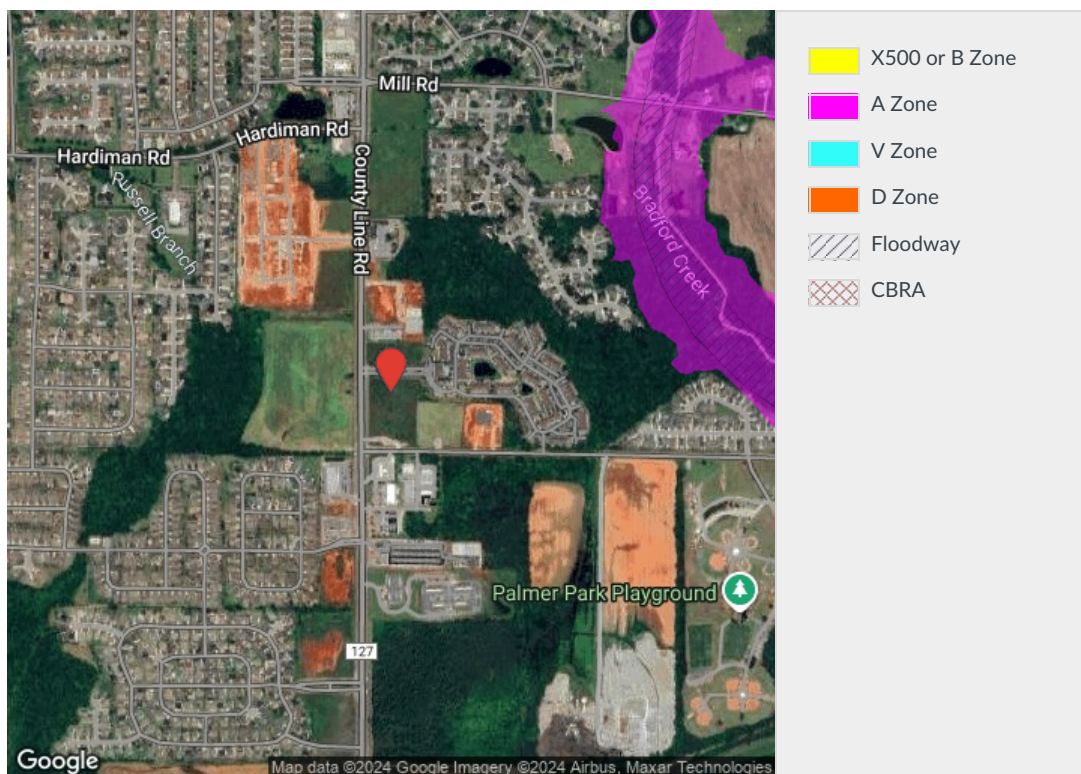
813 PALMER RD MADISON, AL 35758-1769

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: **OUT**

| | | | |
|------------|-----------------|------------|-------------|
| COMMUNITY | 010308 | PANEL | 0283G |
| PANEL DATE | August 16, 2018 | MAP NUMBER | 01089C0283G |



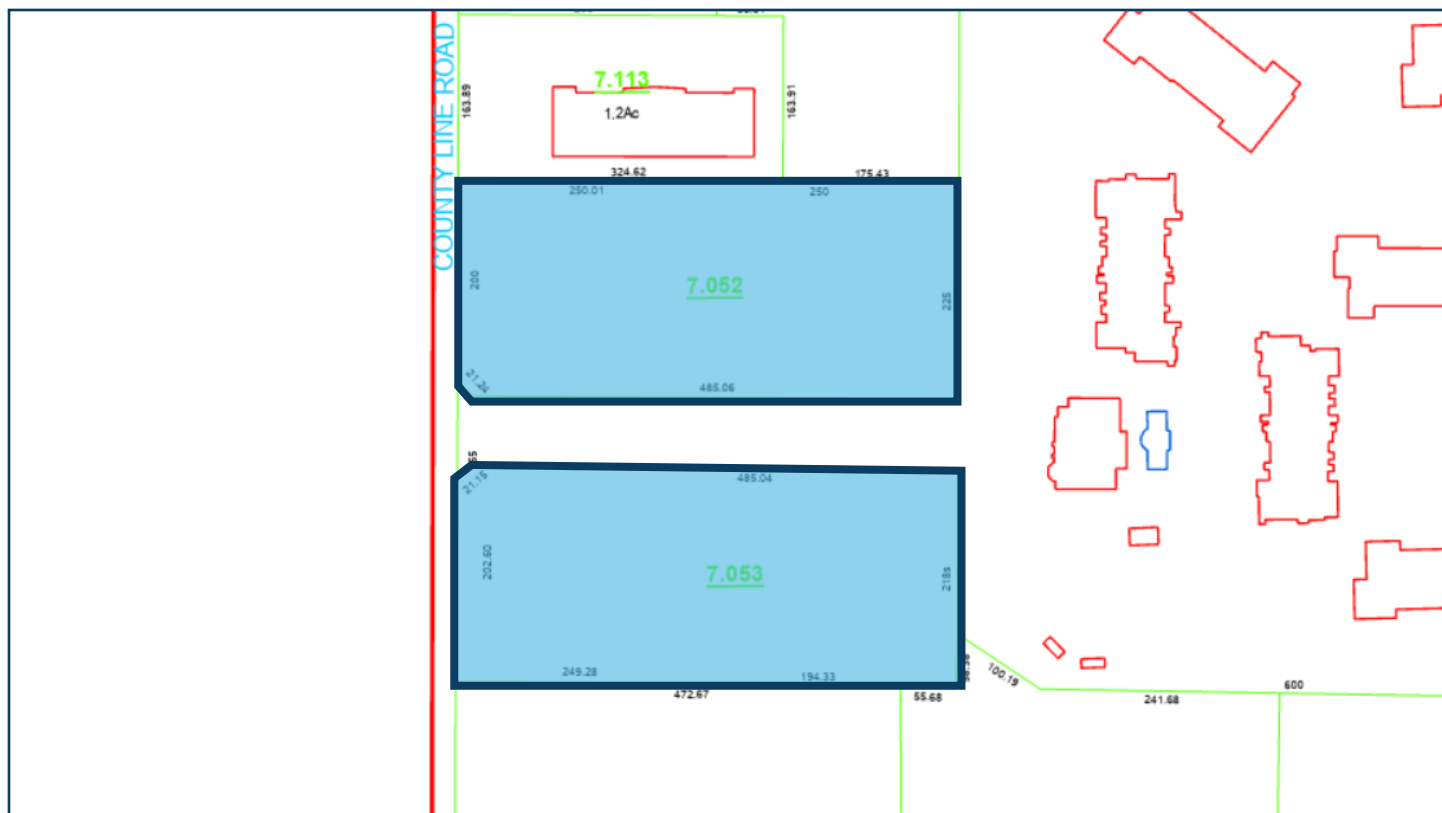


GROUND LEASE ACREAGE

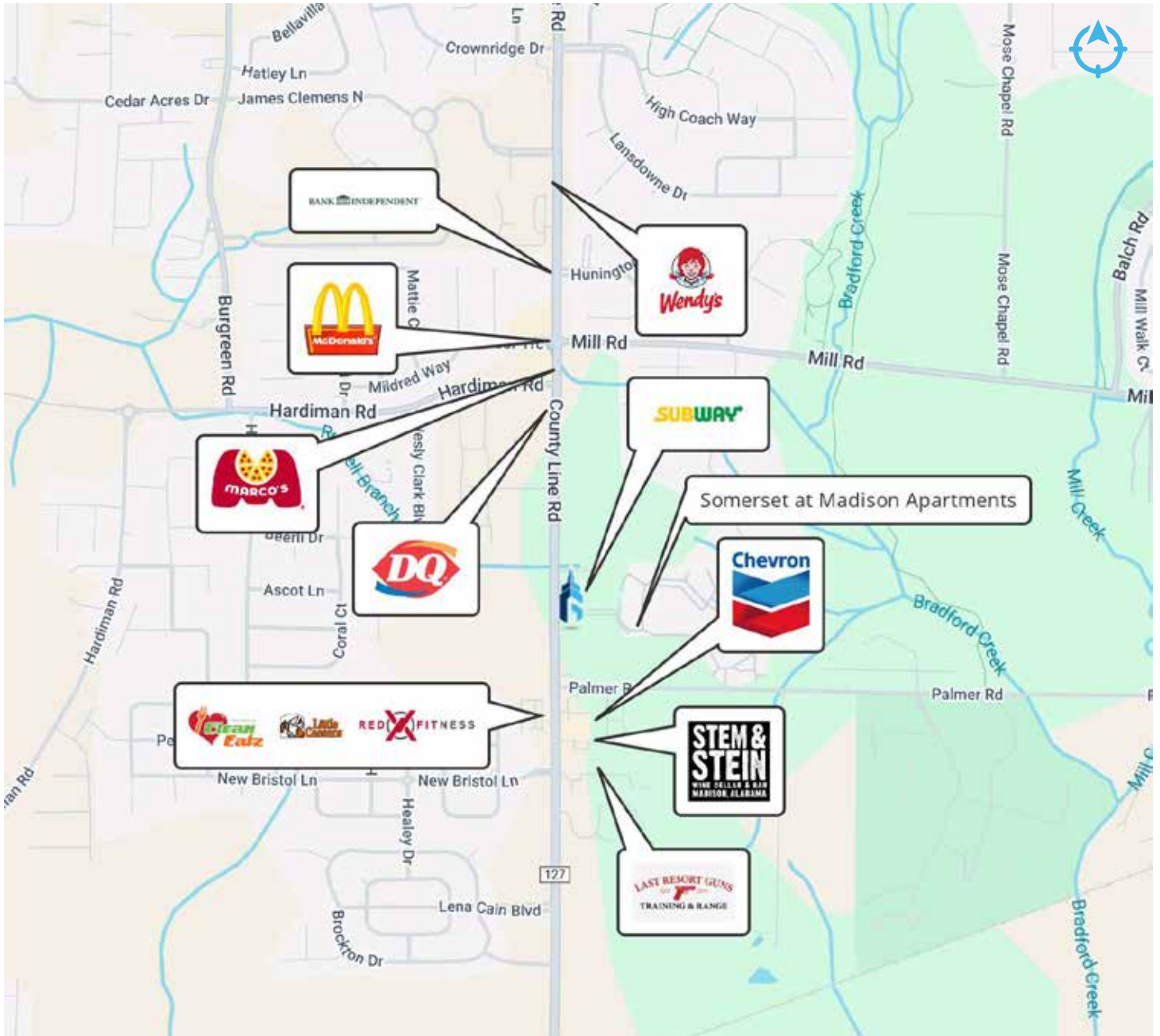
LOCATION INFORMATION

County Line Road - Madison, AL

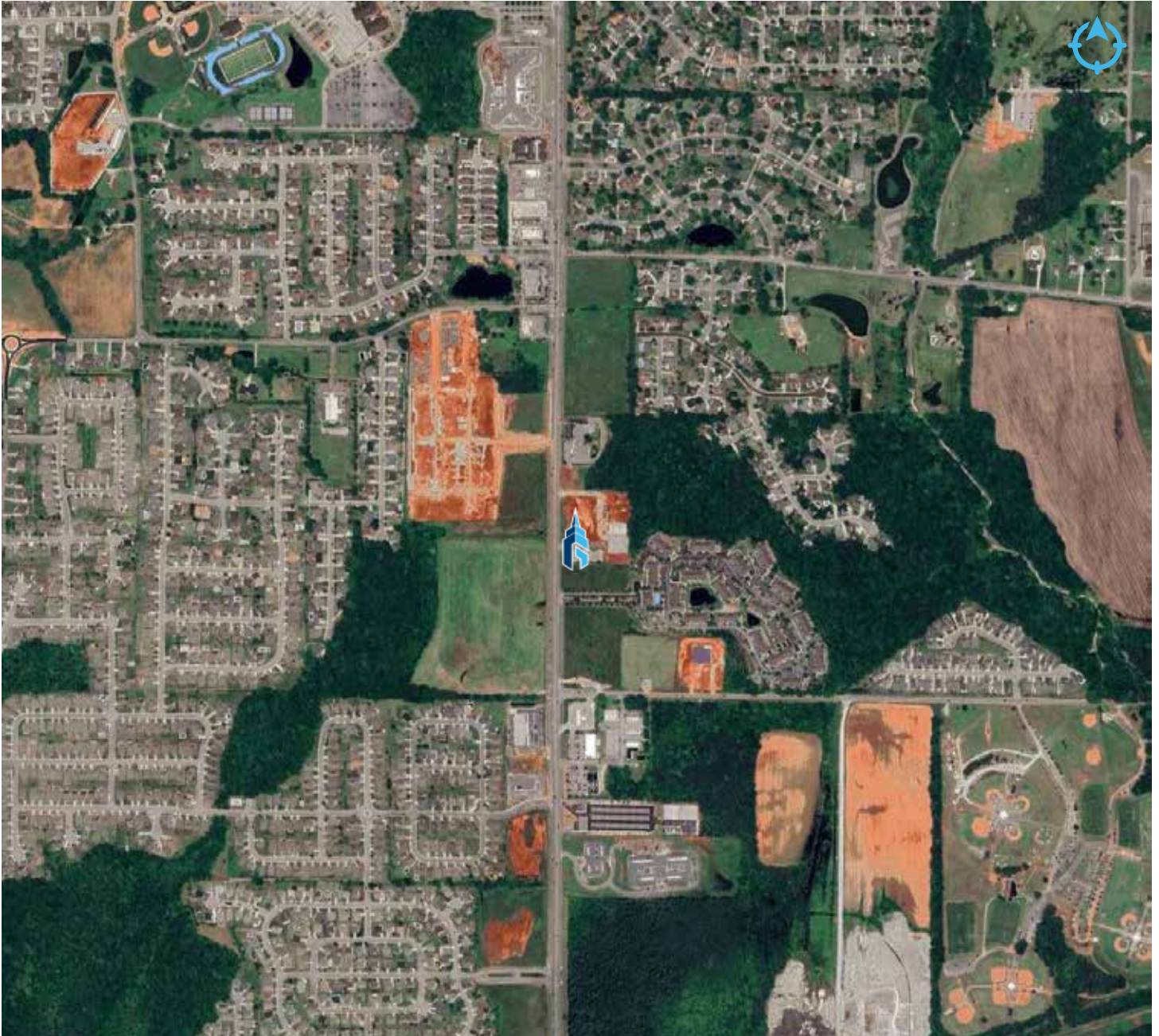
GROUND LEASE ACREAGE PARCEL MAPS



AREA RETAILER MAP

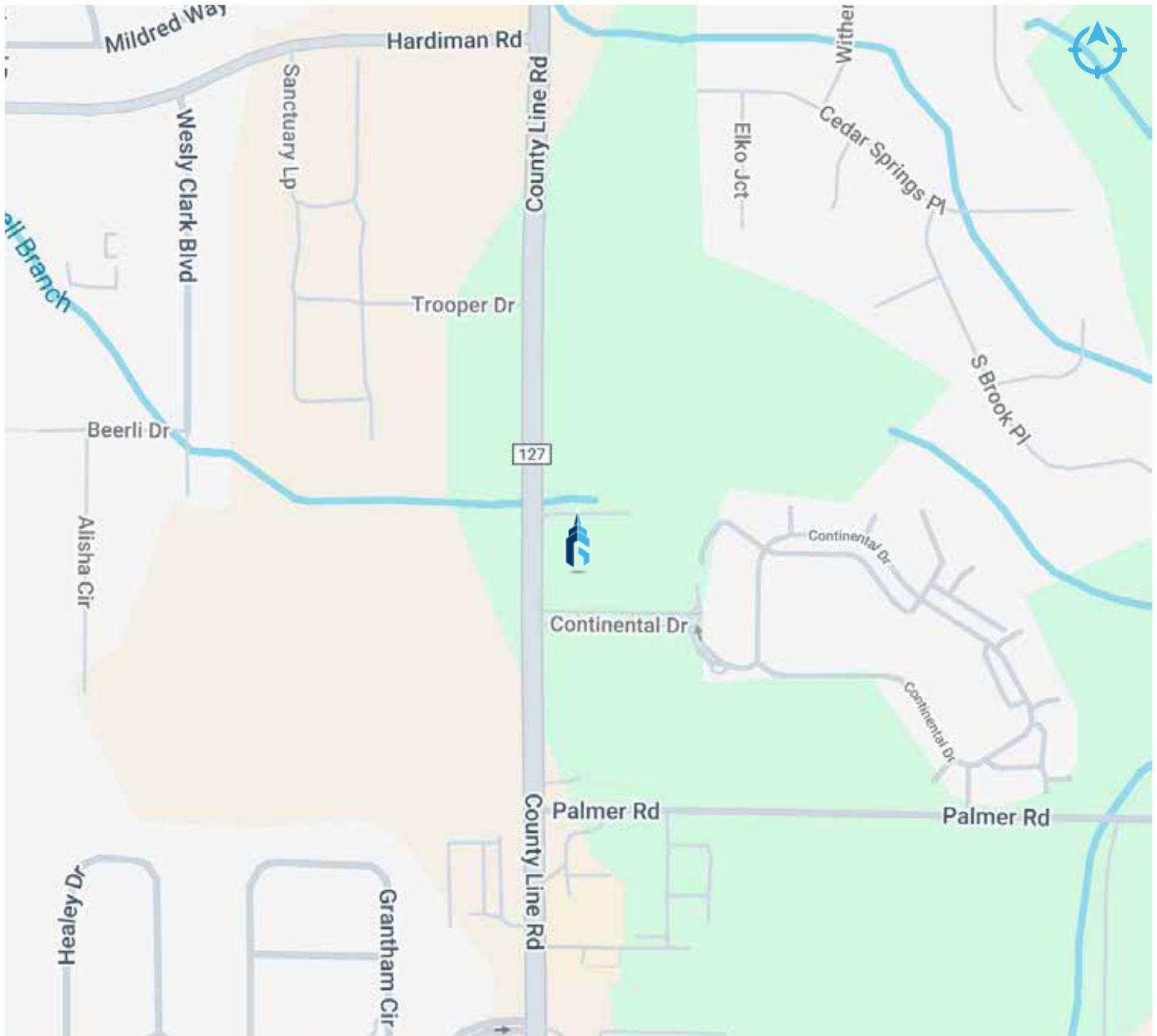


AERIAL MAP



GROUND LEASE ACREAGE

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

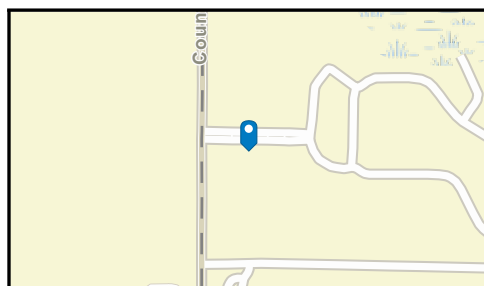
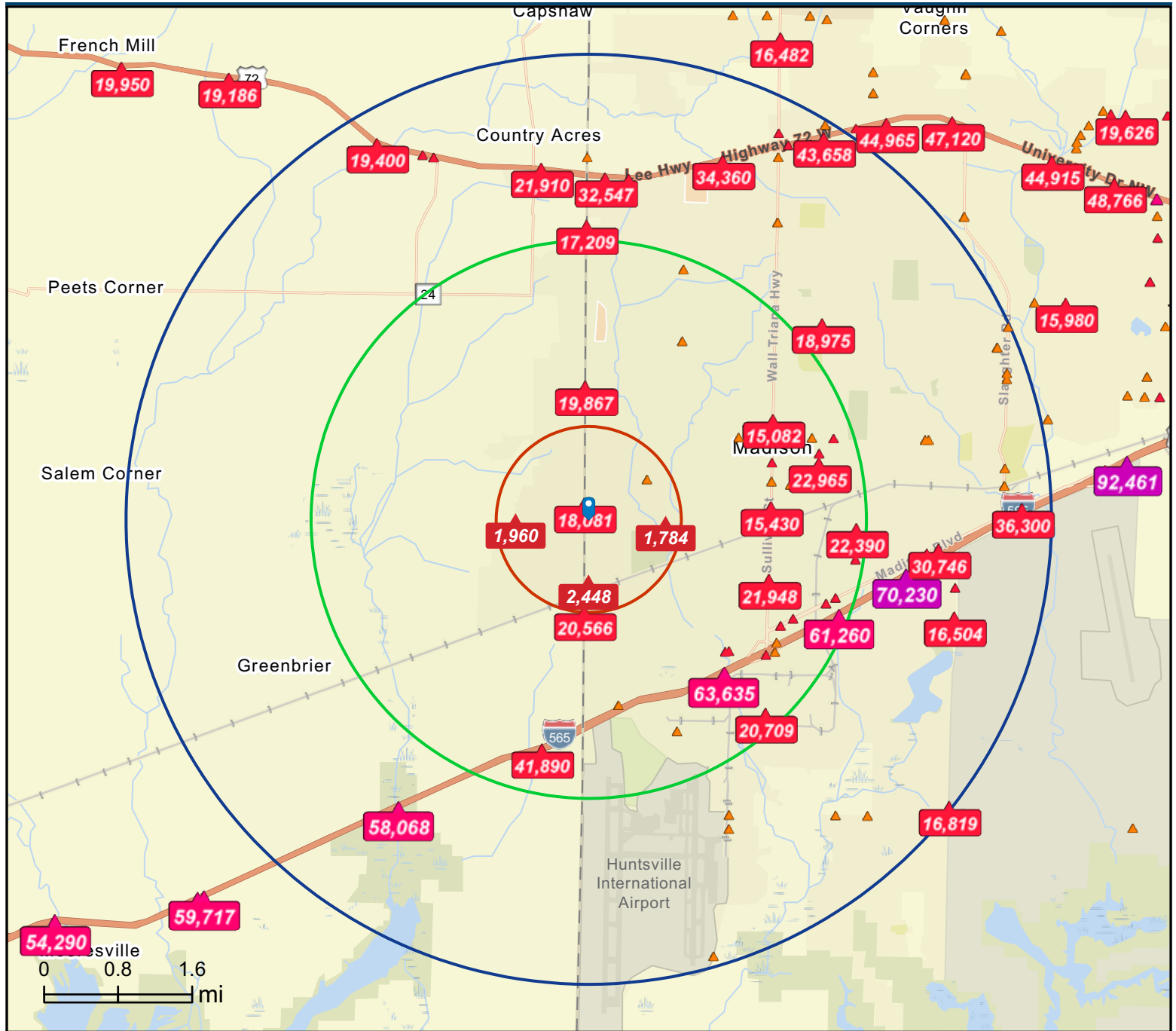
TRAFFIC DATA

County Line Road - Madison, AL

Traffic Count Map

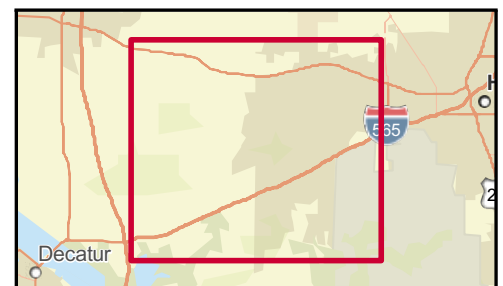
1452 Continental Dr, Madison, Alabama, 35758
Rings: 1, 3, 5 mile radii

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



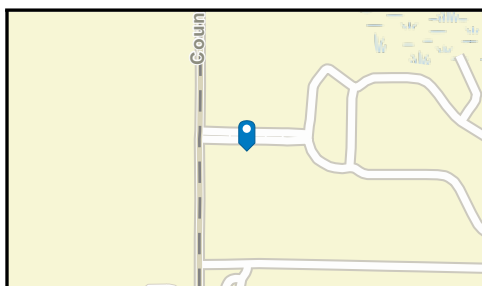
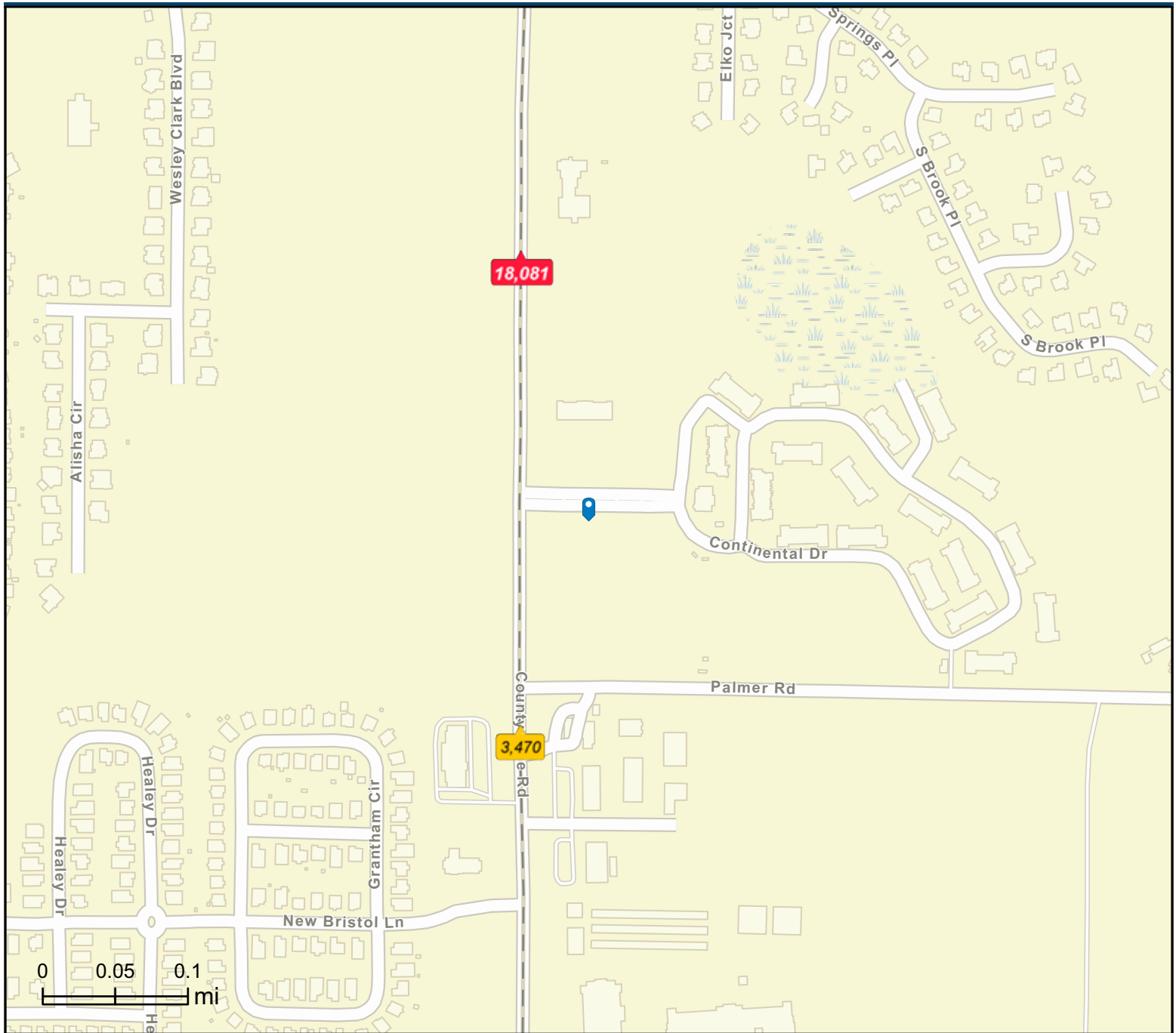
Source: ©2024 Kalibrate Technologies (Q3 2024).

December 13, 2024

Traffic Count Map - Close Up

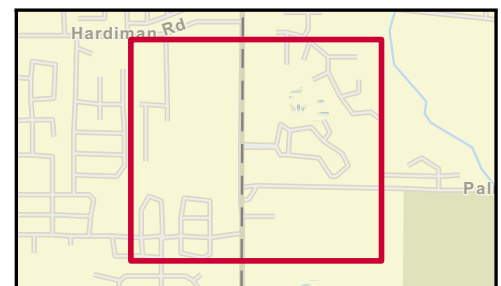
1452 Continental Dr, Madison, Alabama, 35758
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.69407
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Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
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Source: ©2024 Kalibrate Technologies (Q3 2024).

December 13, 2024

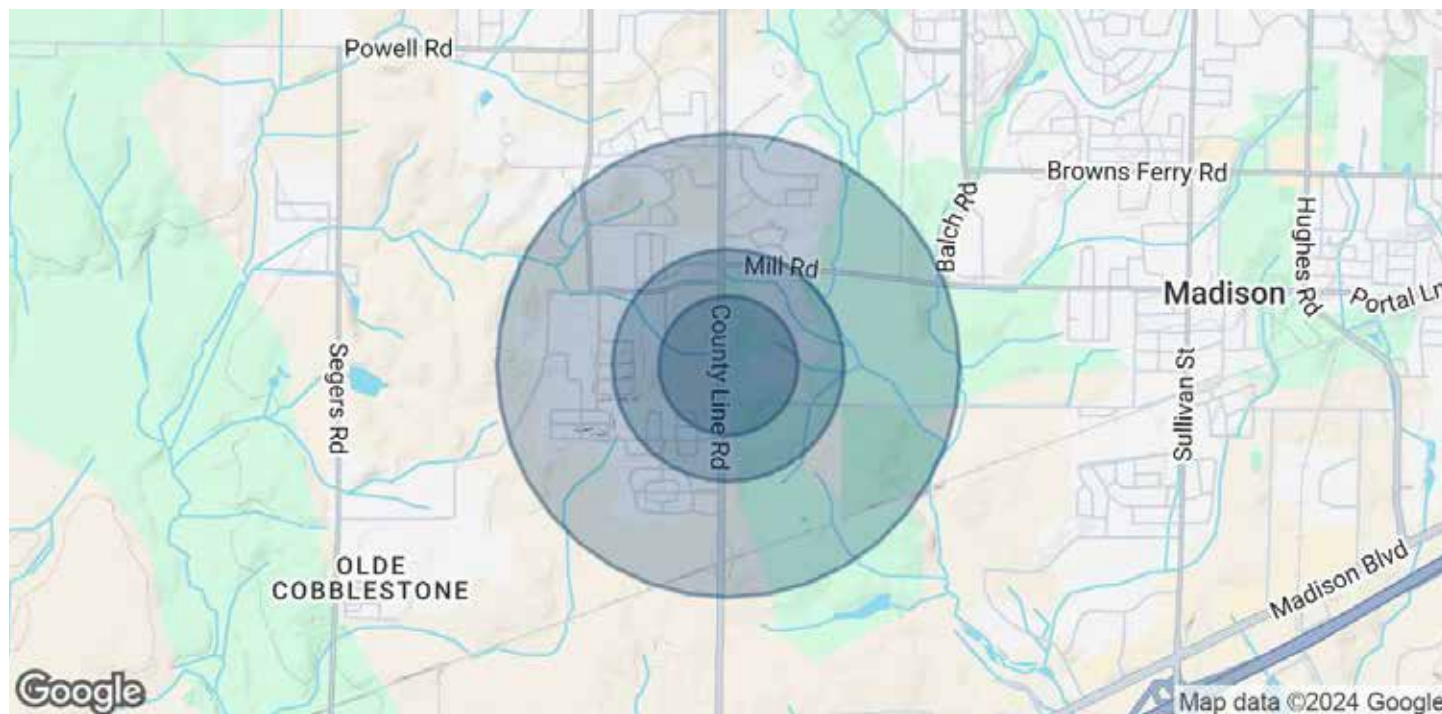


GROUND LEASE ACREAGE

DEMOGRAPHIC DATA

County Line Road - Madison, AL

DEMOGRAPHICS MAP & 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

Demographic and Income Profile

1452 Continental Dr, Madison, Alabama, 35758
 Ring: 1 mile radius

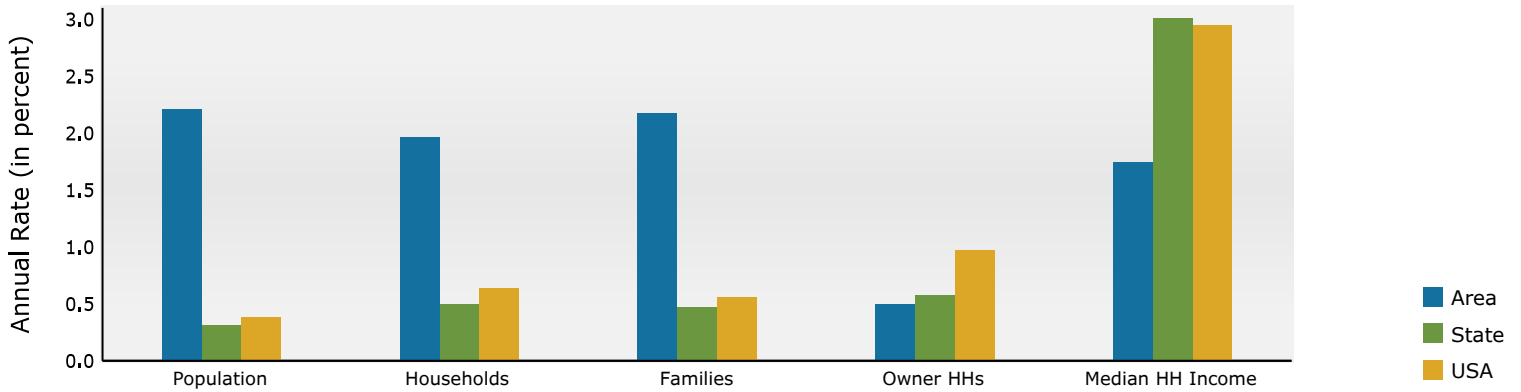
Prepared by Esri
 Latitude: 34.69407
 Longitude: -86.78581

| 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 | | | 2024 | | 2029 | | | |
| | | | 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 | |
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 145 | 6.8% | 289 | 6.4% | 313 | 6.4% | 354 | 6.5% |
| 5 - 9 | 201 | 9.4% | 357 | 8.0% | 356 | 7.3% | 364 | 6.7% |
| 10 - 14 | 213 | 10.0% | 421 | 9.4% | 400 | 8.2% | 392 | 7.2% |
| 15 - 19 | 176 | 8.2% | 389 | 8.7% | 399 | 8.2% | 377 | 6.9% |
| 20 - 24 | 64 | 3.0% | 231 | 5.1% | 348 | 7.1% | 376 | 6.9% |
| 25 - 34 | 221 | 10.3% | 502 | 11.2% | 540 | 11.0% | 814 | 14.9% |
| 35 - 44 | 360 | 16.8% | 713 | 15.9% | 767 | 15.7% | 709 | 13.0% |
| 45 - 54 | 409 | 19.1% | 651 | 14.5% | 718 | 14.7% | 779 | 14.3% |
| 55 - 64 | 198 | 9.3% | 498 | 11.1% | 543 | 11.1% | 622 | 11.4% |
| 65 - 74 | 104 | 4.9% | 255 | 5.7% | 300 | 6.1% | 414 | 7.6% |
| 75 - 84 | 32 | 1.5% | 133 | 3.0% | 149 | 3.0% | 188 | 3.4% |
| 85+ | 15 | 0.7% | 45 | 1.0% | 61 | 1.2% | 71 | 1.3% |
| Race and Ethnicity | Census 2010 | | Census 2020 | | 2024 | | 2029 | |
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 1,533 | 71.7% | 2,925 | 65.2% | 3,075 | 62.8% | 3,309 | 60.6% |
| Black Alone | 318 | 14.9% | 626 | 14.0% | 702 | 14.3% | 813 | 14.9% |
| American Indian Alone | 12 | 0.6% | 28 | 0.6% | 30 | 0.6% | 33 | 0.6% |
| Asian Alone | 216 | 10.1% | 452 | 10.1% | 567 | 11.6% | 692 | 12.7% |
| Pacific Islander Alone | 3 | 0.1% | 4 | 0.1% | 4 | 0.1% | 6 | 0.1% |
| Some Other Race Alone | 8 | 0.4% | 71 | 1.6% | 83 | 1.7% | 96 | 1.8% |
| Two or More Races | 49 | 2.3% | 380 | 8.5% | 432 | 8.8% | 512 | 9.4% |
| Hispanic Origin (Any Race) | 79 | 3.7% | 280 | 6.2% | 325 | 6.6% | 387 | 7.1% |

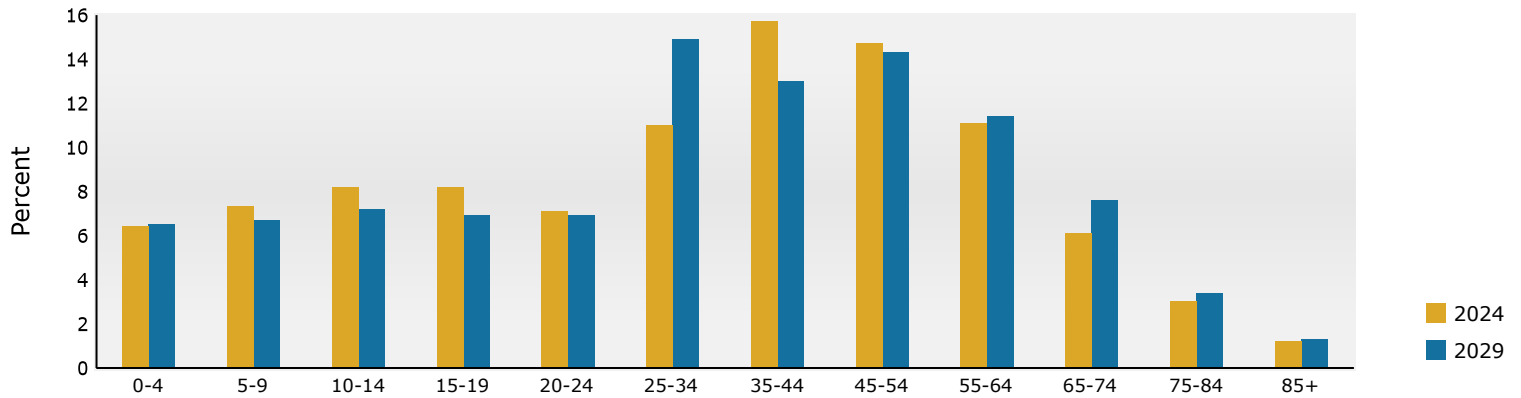
Data Note: Income is expressed in current dollars.

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

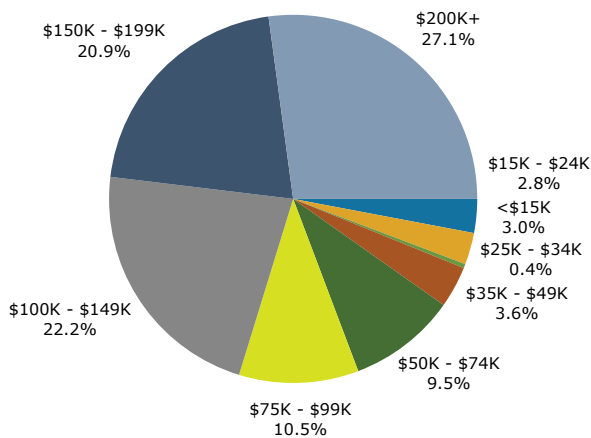
Trends 2024-2029



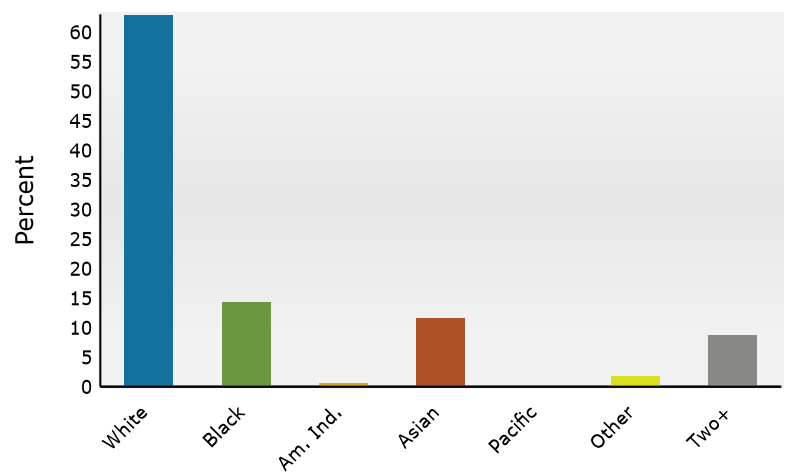
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 6.6%

Demographic and Income Profile

1452 Continental Dr, Madison, Alabama, 35758
Ring: 3 mile radius

Prepared by Esri
Latitude: 34.69407
Longitude: -86.78581

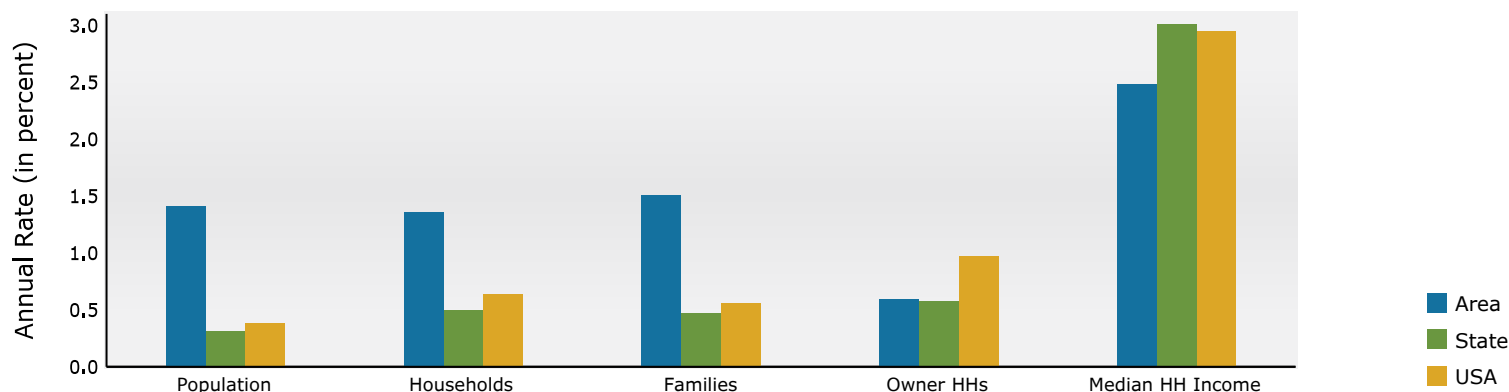
| Summary | Census 2010 | | Census 2020 | | 2024 | | 2029 | |
|-------------------------------|-------------|---------|-------------|---------|-----------|---------|----------|---------|
| Population | 22,143 | | 33,329 | | 36,068 | | 38,680 | |
| Households | 8,336 | | 11,921 | | 12,838 | | 13,736 | |
| 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 | | State | | National | |
| Population | 1.41% | | 0.31% | | 0.31% | | 0.38% | |
| Households | 1.36% | | 0.50% | | 0.50% | | 0.64% | |
| Families | 1.51% | | 0.47% | | 0.47% | | 0.56% | |
| Owner HHs | 0.59% | | 0.58% | | 0.58% | | 0.97% | |
| Median Household Income | 2.48% | | 3.01% | | 3.01% | | 2.95% | |
| Households by Income | | | 2024 | | 2029 | | | |
| | | | 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 | |
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 1,543 | 7.0% | 2,097 | 6.3% | 2,236 | 6.2% | 2,412 | 6.2% |
| 5 - 9 | 1,881 | 8.5% | 2,662 | 8.0% | 2,571 | 7.1% | 2,487 | 6.4% |
| 10 - 14 | 1,860 | 8.4% | 2,922 | 8.8% | 2,923 | 8.1% | 2,701 | 7.0% |
| 15 - 19 | 1,669 | 7.5% | 2,780 | 8.3% | 2,793 | 7.7% | 2,697 | 7.0% |
| 20 - 24 | 1,113 | 5.0% | 1,769 | 5.3% | 2,536 | 7.0% | 2,664 | 6.9% |
| 25 - 34 | 2,920 | 13.2% | 3,838 | 11.5% | 4,002 | 11.1% | 5,515 | 14.3% |
| 35 - 44 | 3,635 | 16.4% | 5,104 | 15.3% | 5,491 | 15.2% | 4,978 | 12.9% |
| 45 - 54 | 3,893 | 17.6% | 4,953 | 14.9% | 5,231 | 14.5% | 5,413 | 14.0% |
| 55 - 64 | 2,014 | 9.1% | 3,921 | 11.8% | 4,289 | 11.9% | 4,654 | 12.0% |
| 65 - 74 | 1,023 | 4.6% | 2,021 | 6.1% | 2,428 | 6.7% | 3,200 | 8.3% |
| 75 - 84 | 442 | 2.0% | 961 | 2.9% | 1,159 | 3.2% | 1,459 | 3.8% |
| 85+ | 150 | 0.7% | 302 | 0.9% | 408 | 1.1% | 503 | 1.3% |
| Race and Ethnicity | Census 2010 | | Census 2020 | | 2024 | | 2029 | |
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 15,376 | 69.4% | 21,054 | 63.2% | 22,193 | 61.5% | 23,127 | 59.8% |
| Black Alone | 4,037 | 18.2% | 5,765 | 17.3% | 6,336 | 17.6% | 6,938 | 17.9% |
| American Indian Alone | 126 | 0.6% | 180 | 0.5% | 187 | 0.5% | 200 | 0.5% |
| Asian Alone | 1,677 | 7.6% | 2,810 | 8.4% | 3,347 | 9.3% | 3,873 | 10.0% |
| Pacific Islander Alone | 16 | 0.1% | 54 | 0.2% | 55 | 0.2% | 63 | 0.2% |
| Some Other Race Alone | 364 | 1.6% | 654 | 2.0% | 750 | 2.1% | 838 | 2.2% |
| Two or More Races | 547 | 2.5% | 2,811 | 8.4% | 3,200 | 8.9% | 3,641 | 9.4% |
| Hispanic Origin (Any Race) | 1,086 | 4.9% | 2,035 | 6.1% | 2,358 | 6.5% | 2,677 | 6.9% |

Data Note: Income is expressed in current dollars.

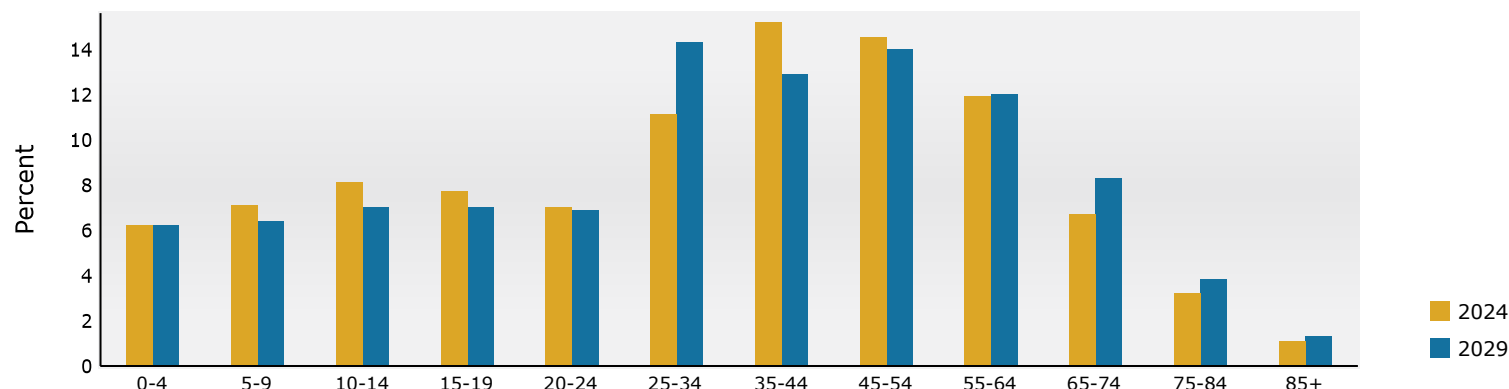
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

December 13, 2024

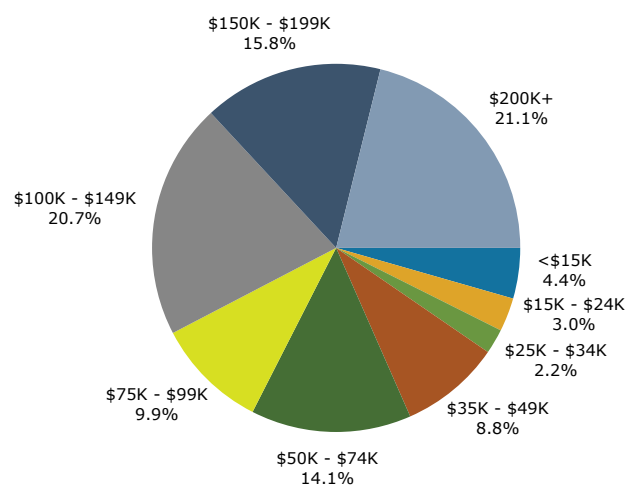
Trends 2024-2029



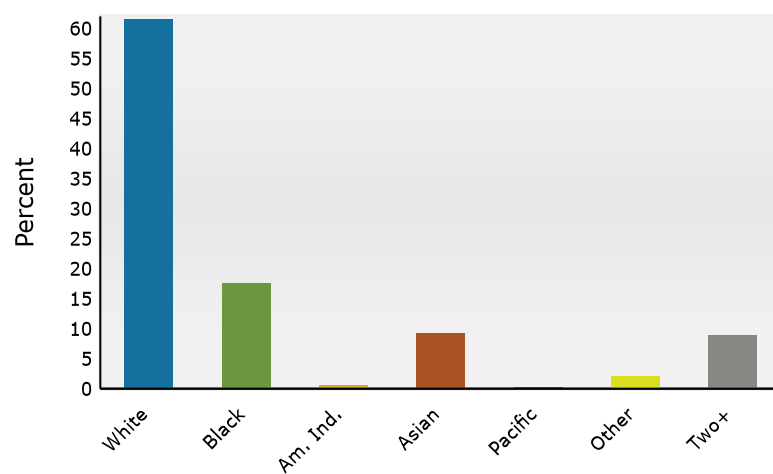
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 6.5%

Demographic and Income Profile

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Ring: 5 mile radius

Prepared by Esri
Latitude: 34.69407
Longitude: -86.78581

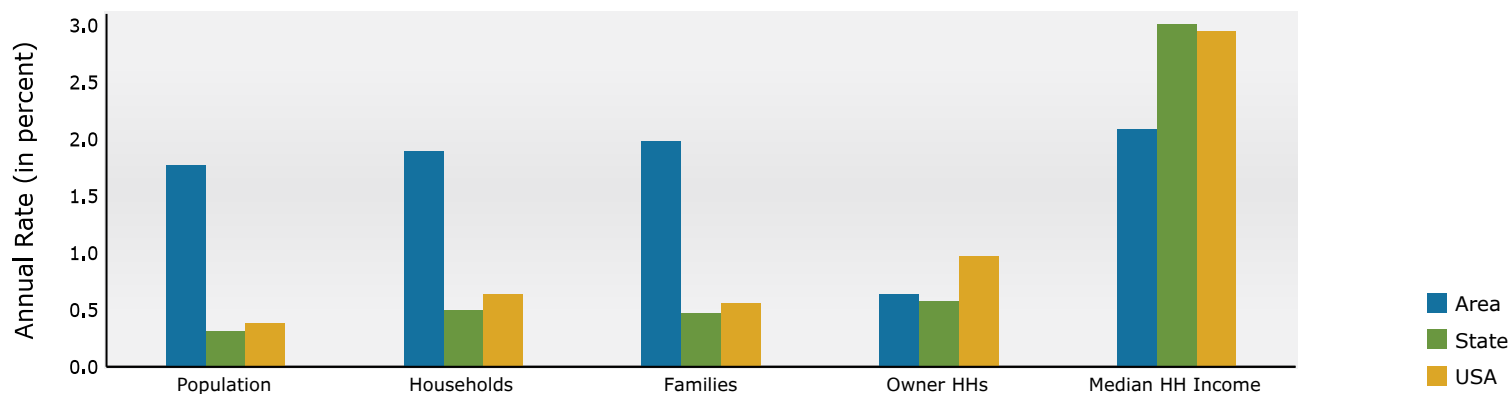
| Summary | Census 2010 | | Census 2020 | | 2024 | | 2029 | |
|-------------------------------|-------------|---------|-------------|---------|-----------|---------|----------|---------|
| Population | 52,405 | | 70,098 | | 78,836 | | 86,057 | |
| Households | 20,498 | | 26,922 | | 30,357 | | 33,342 | |
| 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 | | State | | National | |
| Population | 1.77% | | 0.31% | | 0.31% | | 0.38% | |
| Households | 1.89% | | 0.50% | | 0.50% | | 0.64% | |
| Families | 1.98% | | 0.47% | | 0.47% | | 0.56% | |
| Owner HHs | 0.64% | | 0.58% | | 0.58% | | 0.97% | |
| Median Household Income | 2.09% | | 3.01% | | 3.01% | | 2.95% | |
| Households by Income | | | 2024 | | 2029 | | | |
| | | | Number | Percent | 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 | |
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 3,339 | 6.4% | 4,027 | 5.7% | 4,474 | 5.7% | 4,878 | 5.7% |
| 5 - 9 | 3,888 | 7.4% | 4,898 | 7.0% | 5,048 | 6.4% | 5,062 | 5.9% |
| 10 - 14 | 4,180 | 8.0% | 5,308 | 7.6% | 5,565 | 7.1% | 5,540 | 6.4% |
| 15 - 19 | 3,945 | 7.5% | 5,210 | 7.4% | 5,374 | 6.8% | 5,431 | 6.3% |
| 20 - 24 | 3,120 | 6.0% | 4,286 | 6.1% | 5,297 | 6.7% | 5,382 | 6.3% |
| 25 - 34 | 7,178 | 13.7% | 9,093 | 13.0% | 10,233 | 13.0% | 12,049 | 14.0% |
| 35 - 44 | 7,779 | 14.8% | 9,713 | 13.9% | 11,426 | 14.5% | 11,997 | 13.9% |
| 45 - 54 | 9,458 | 18.0% | 9,899 | 14.1% | 10,685 | 13.6% | 11,421 | 13.3% |
| 55 - 64 | 5,399 | 10.3% | 9,468 | 13.5% | 10,200 | 12.9% | 10,628 | 12.3% |
| 65 - 74 | 2,631 | 5.0% | 5,101 | 7.3% | 6,499 | 8.2% | 8,295 | 9.6% |
| 75 - 84 | 1,137 | 2.2% | 2,301 | 3.3% | 2,999 | 3.8% | 4,075 | 4.7% |
| 85+ | 352 | 0.7% | 794 | 1.1% | 1,034 | 1.3% | 1,300 | 1.5% |
| Race and Ethnicity | Census 2010 | | Census 2020 | | 2024 | | 2029 | |
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 37,912 | 72.3% | 45,505 | 64.9% | 49,913 | 63.3% | 53,015 | 61.6% |
| Black Alone | 8,736 | 16.7% | 12,116 | 17.3% | 14,091 | 17.9% | 15,799 | 18.4% |
| American Indian Alone | 275 | 0.5% | 344 | 0.5% | 375 | 0.5% | 403 | 0.5% |
| Asian Alone | 3,397 | 6.5% | 4,956 | 7.1% | 5,929 | 7.5% | 6,966 | 8.1% |
| Pacific Islander Alone | 53 | 0.1% | 106 | 0.2% | 115 | 0.1% | 135 | 0.2% |
| Some Other Race Alone | 681 | 1.3% | 1,366 | 1.9% | 1,663 | 2.1% | 1,926 | 2.2% |
| Two or More Races | 1,350 | 2.6% | 5,706 | 8.1% | 6,750 | 8.6% | 7,813 | 9.1% |
| Hispanic Origin (Any Race) | 2,232 | 4.3% | 4,086 | 5.8% | 4,986 | 6.3% | 5,799 | 6.7% |

Data Note: Income is expressed in current dollars.

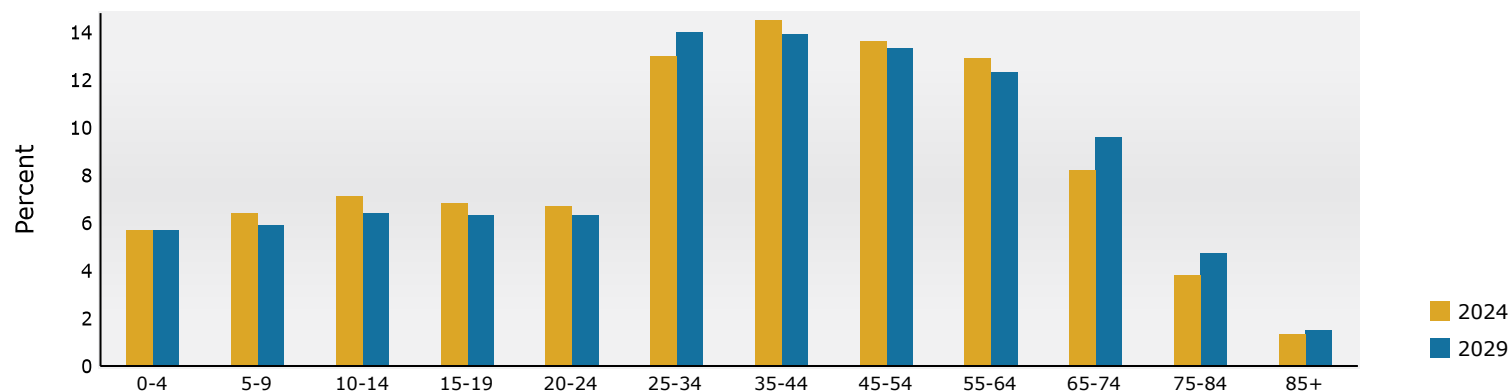
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

December 13, 2024

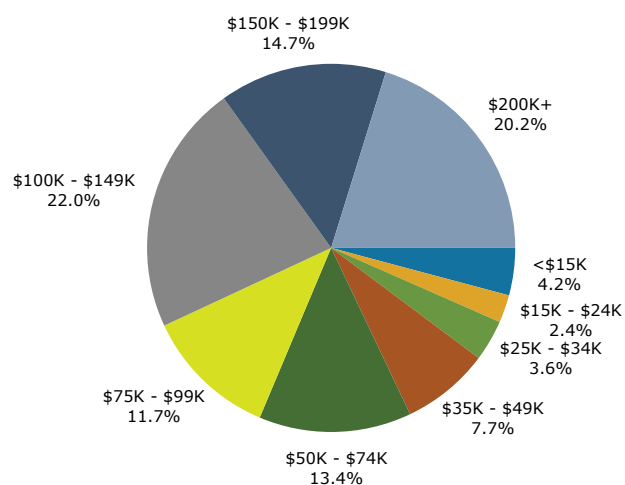
Trends 2024-2029



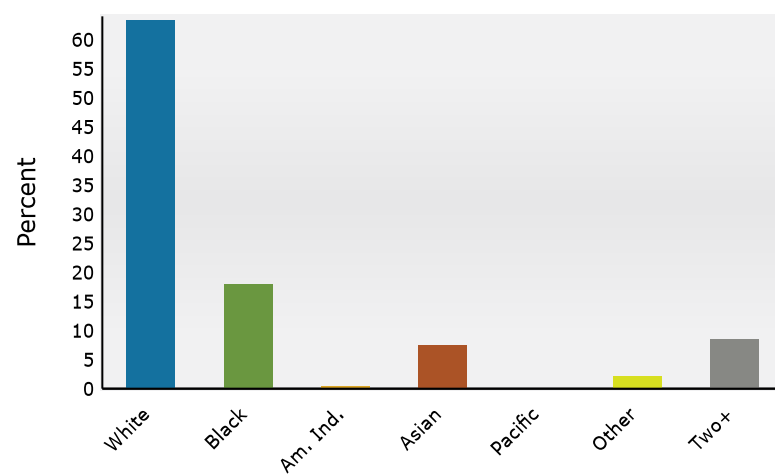
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 6.3%



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