

I-65 FRONTAGE COMMERCIAL LOT

Last Remaining Parcel Available - 1.99 Acres

Exit 351 - Athens, AL



www.mingcregroup.com



Premier Interstate Location

- Located at major intersection of Interstate 65 Exit 351 & Hwy 72

Next to Future Olive Garden

- Scheduled 2027 Opening

High-Traffic Retail Node

- 30,000+ vehicles/day on I-65 with 40,000+ on Hwy 72

Immediate Retail Synergy

- Surrounded by national tenants including Olive Garden, IHOP, Logan's, Chick-fil-A, Starbucks

Built-In Customer Base

- 256-unit luxury apartments and 325+ homes under development

Regional Accessibility

- 10 minutes to Madison, 25 minutes to Huntsville, between Birmingham & Nashville

Major Employment Driver

- 8 miles to Mazda Toyota

Aerial

MING
Commercial Real Estate
GROUP

AVAILABLE

Tract 15
1.99 AC

INTERSTATE
65

Olive Garden

Applebee's
Together is good.

Logan's ROADHOUSE

Holiday Inn Express

72

Chipotle Mexican Grill
Wendy's
Chevron
Dayita
Chick-fil-A
ofo
Panera BREAD
Super 8
Aspen Dental
Mister Fairfield
BY HARBOTT

ihop

U-HAUL
Your Storage Place™

Athens-Limestone Blvd

Gateway Village
at Swan Creek
256 Luxury
Apartments

325+ HOMES
UNDER
DEVELOPMENT



Property Dimensions



Connector Road to Central Athens

325+ HOMES UNDER DEVELOPMENT

Gateway Village at Swan Creek

TRACTS 16-18 SOLD
U+HAUL
Your Storage Place

385'
225'
AVAILABLE

Tract 15
1.99 AC

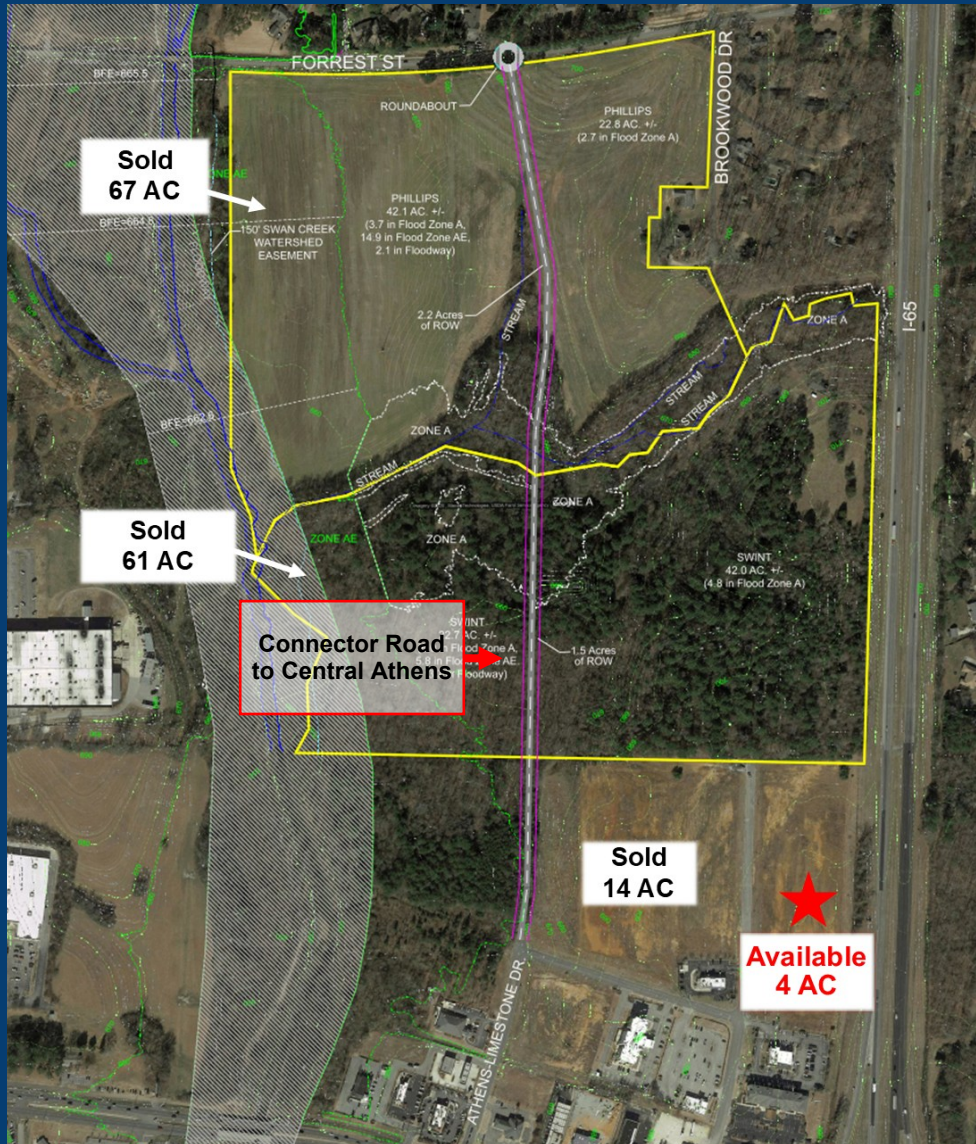
Olive Garden
ITALIAN KITCHEN
Tract 14 SOLD

Logan's ROADHOUSE

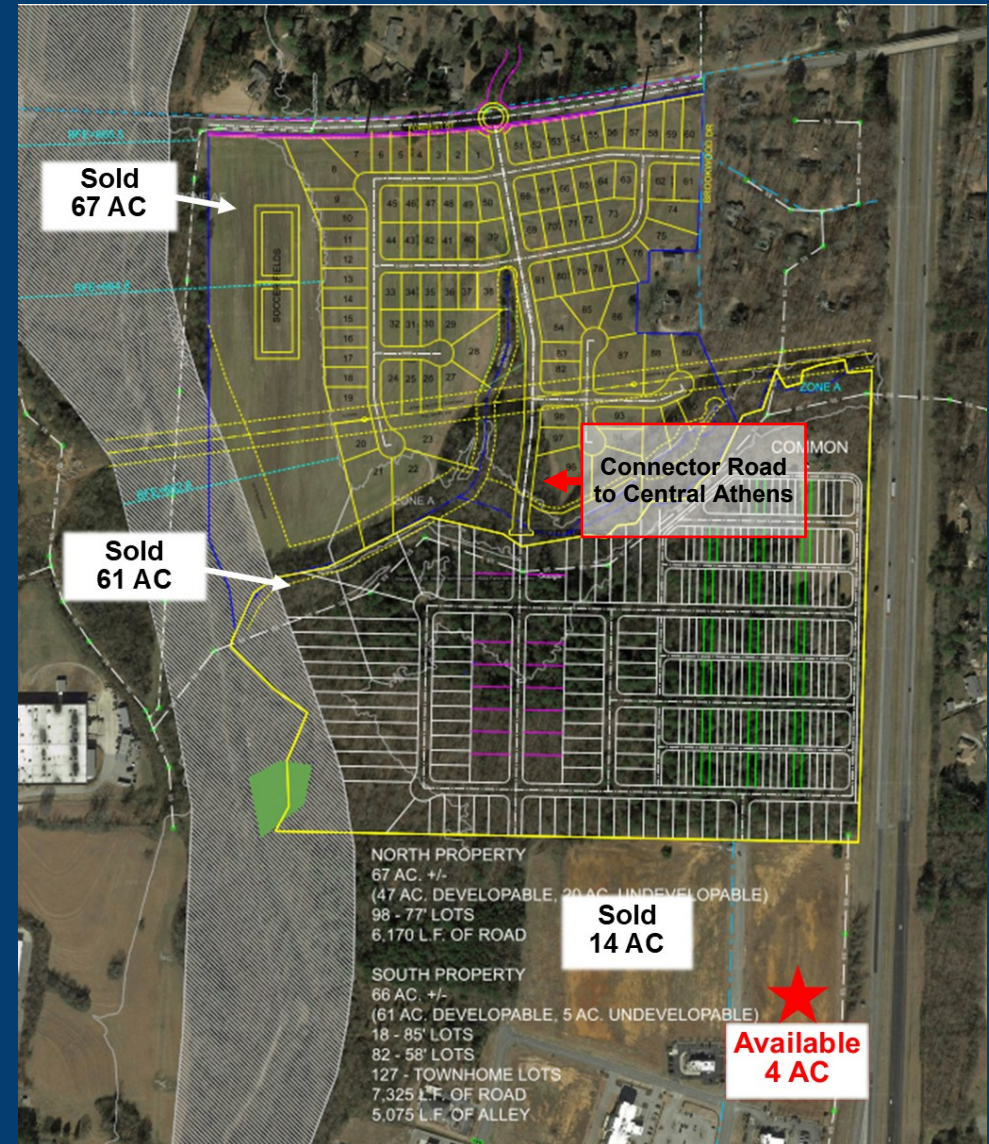


HIGH RESIDENTIAL GROWTH CORRIDOR

Connector Road from Forrest Street to Hwy 72



325 New Residential Lots Just North of Subject



William Ming
Phone: 256-232-3001
Email: william@mingcregroup.com
www.mingcregroup.com



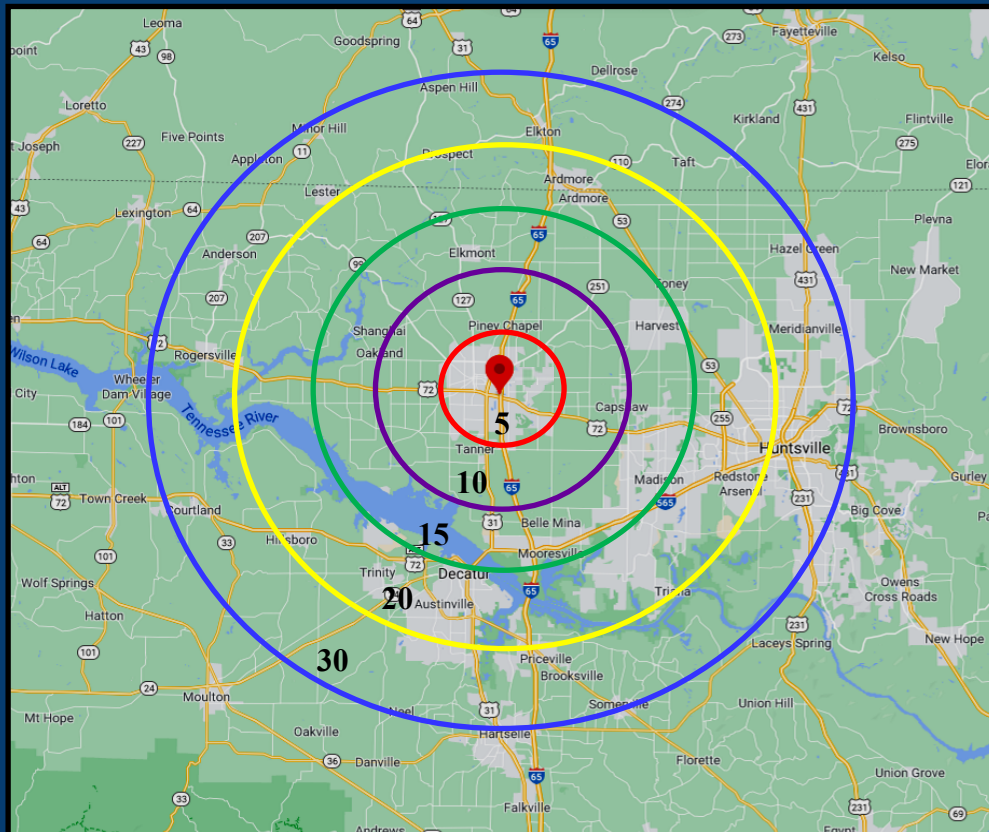
Elizabeth Ming Hampton
Phone: 256-232-3001
Email: elizabeth@mingcregroup.com
www.mingcregroup.com

Athens, AL - Market Snapshot



DEMOGRAPHICS & EMPLOYMENT SNAPSHOT

2025	5 Mile Radius	7 Mile Radius	10 Mile Radius	15 Mile Radius
Population	41,433	98,000	256,230	413,279
Households	17,585	38,587	103,447	169,901
Average HH Income	\$83,989	\$92,308	\$101,651	\$90,458
Median Age Pop.	42.1	40.3	38.7	38.6



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