

Vacant Land - 1702 Highway 72 East

1702 Highway 72 East
Athens, AL 35613
Lat 34.780, Long -86.933

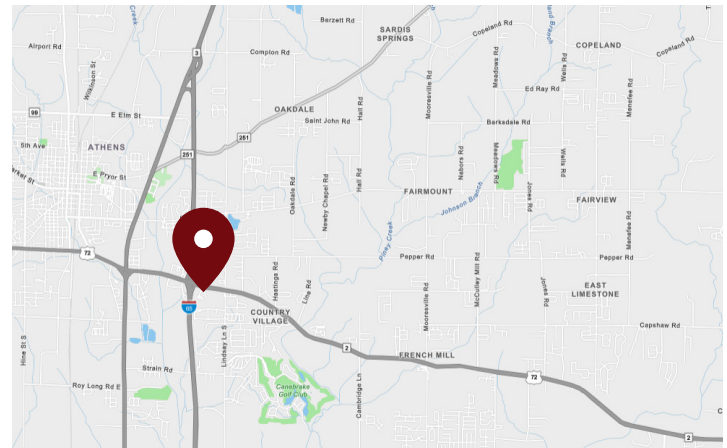
FOR SALE



±3.00 ACRES AVAILABLE

PROPERTY HIGHLIGHTS

- 3 Acres of Prime Real Estate Available in the Exploding city of Athens, Alabama. Limestone County is the fastest growing county in the State of Alabama.
- Pad ready site, utilities in place, part of 7 acre development with 2 national tenants.
- High traffic counts- 40,000 VPD on Hwy 72 and 55,000+ VPD on I-65
- Brand New Development across from the site: largest commercial development in Athens with 80,000 sqft TJ-Maxx, Ross Dress for Less, Five Below, Ulta Beauty and Rack Room Shoes.
- True interstate site with spectacular visibility when approaching from all directions. Sits along the highly trafficked Highway 72 that runs East/West to Huntsville/Athens City, and captures the North/South interstate traffic that runs to Nashville and Birmingham.
- Thousands of new single family residential and apartment developments surrounding this site, which will continue to drive traffic.



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	2,757	17,347	40,111
Daytime Population	4,975	22,962	42,293
Total Households	1,154	7,331	16,269
Avg. HH Income	\$135,160	\$102,134	\$96,150

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Jamie Golomb

Office: 334.409.6445 | Cell: 334.590.4332 | jgolomb@crossmanco.com
505 Cloverdale Road, Suite 103, Montgomery, AL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



Crossman & Company

www.crossmanco.com

Vacant Land - 1702 Highway 72 East

1702 Highway 72 East

Athens, AL 35613

Lat 34.780, Long -86.933



*image showing pre-landlord site work

Jamie Golomb

Office: 334.409.6445 | Cell: 334.590.4332 | jgolomb@crossmanco.com

505 Cloverdale Road, Suite 103, Montgomery, AL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



Crossman & Company

www.crossmanco.com