



PRIME RESIDENTIAL/COMMERCIAL DEVELOPMENT LAND

9303 FENNELL ROAD, TANNER, AL 35671



GATEWAY
COMMERCIAL BROKERAGE

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

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EXECUTIVE SUMMARY



OFFERING SUMMARY

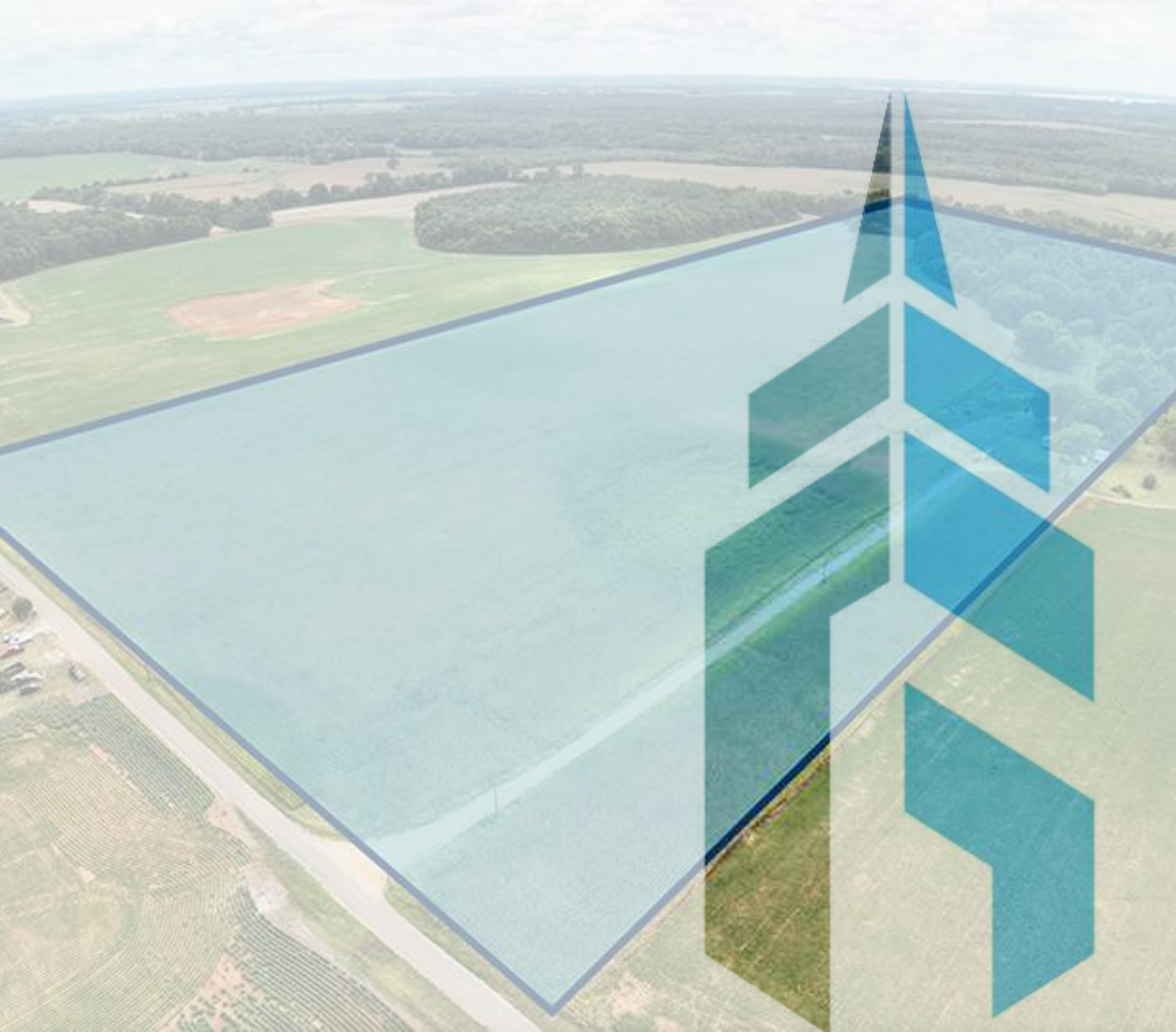
Sale Price:	\$39,063 / acre
Lot Size:	64 Acres
Zoning:	Unrestricted
Market:	Huntsville

PROPERTY OVERVIEW

Introducing a prime investment opportunity at 9303 Fennell Road, Tanner, AL, 35671. This property boasts unrestricted zoning, offering limitless potential for development. Conveniently situated in the thriving Huntsville area, it presents a strategic location for savvy land and other investors seeking a promising addition to their portfolio. With its appealing zoning and coveted setting, this property provides a blank canvas for your visionary projects. Don't miss the chance to seize this remarkable investment prospect.

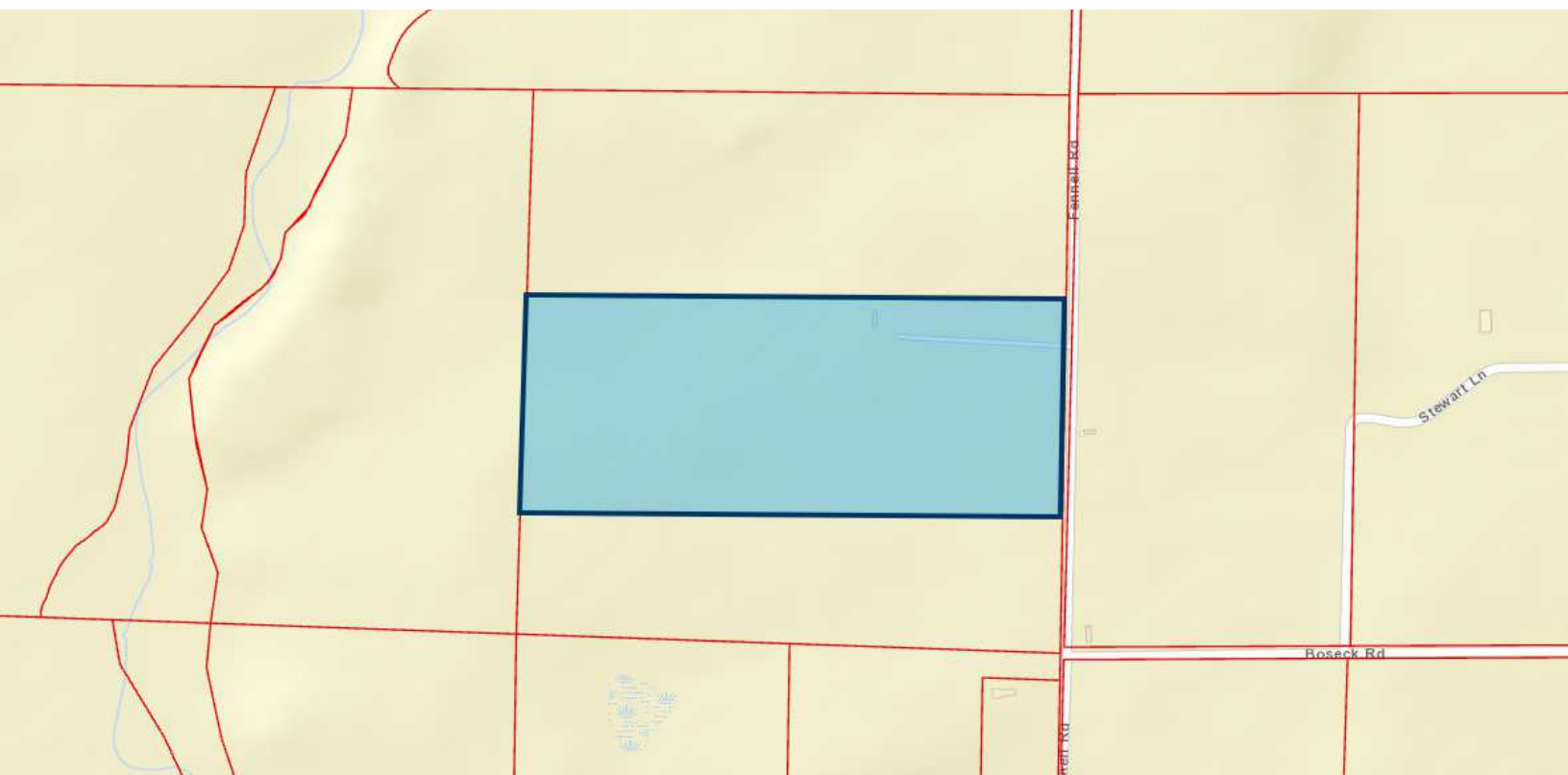
PROPERTY HIGHLIGHTS

- Zoned Unrestricted
- Located in Huntsville area
- Versatile development potential
- Strategic investment opportunity
- Promising addition to portfolio



PROPERTY INFORMATION

9303 Fennell Road, Tanner, AL 35671



ADDITIONAL PHOTOS





LOCATION INFORMATION

9303 Fennell Road, Tanner, AL 35671

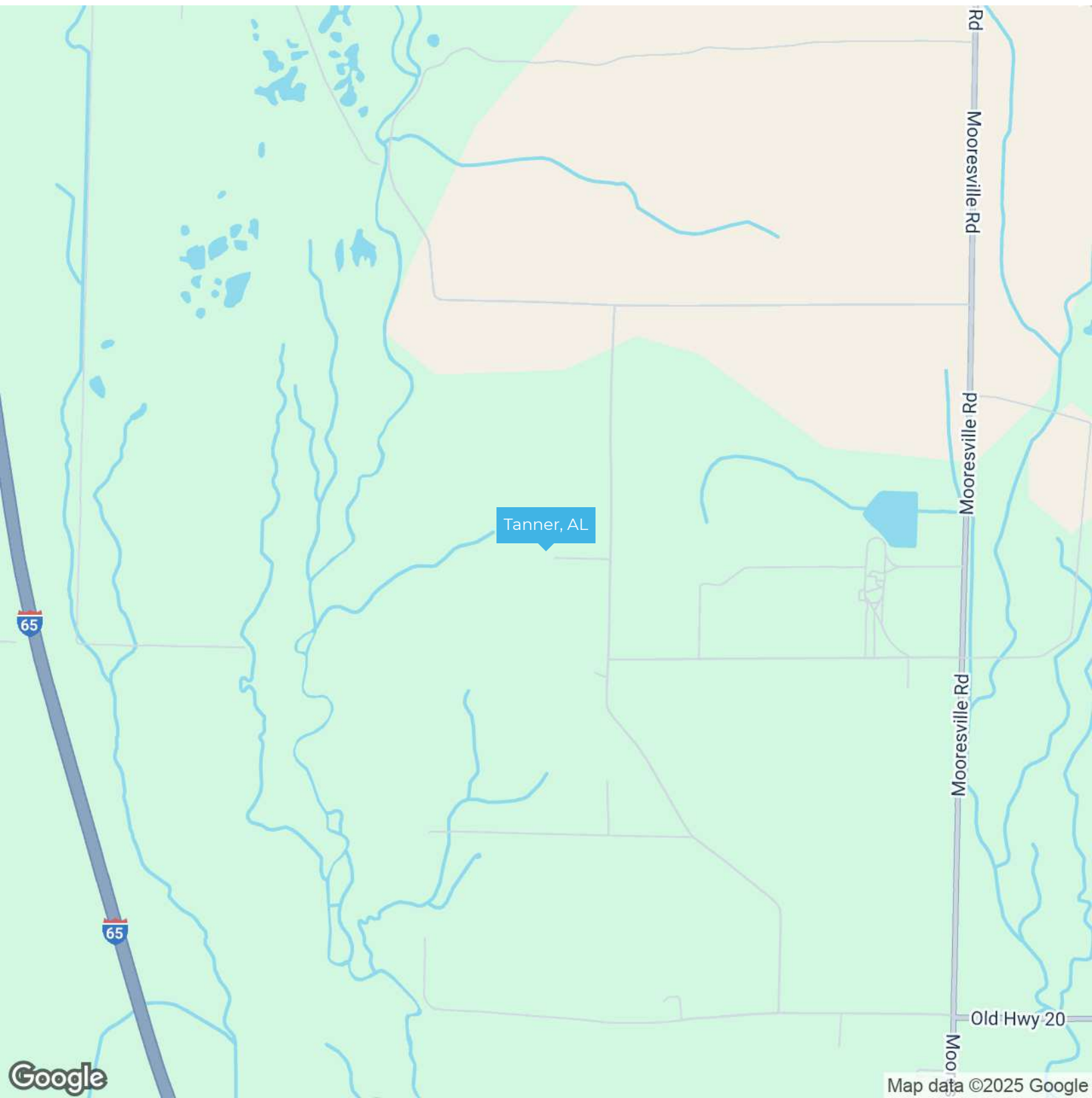
AERIAL MAP



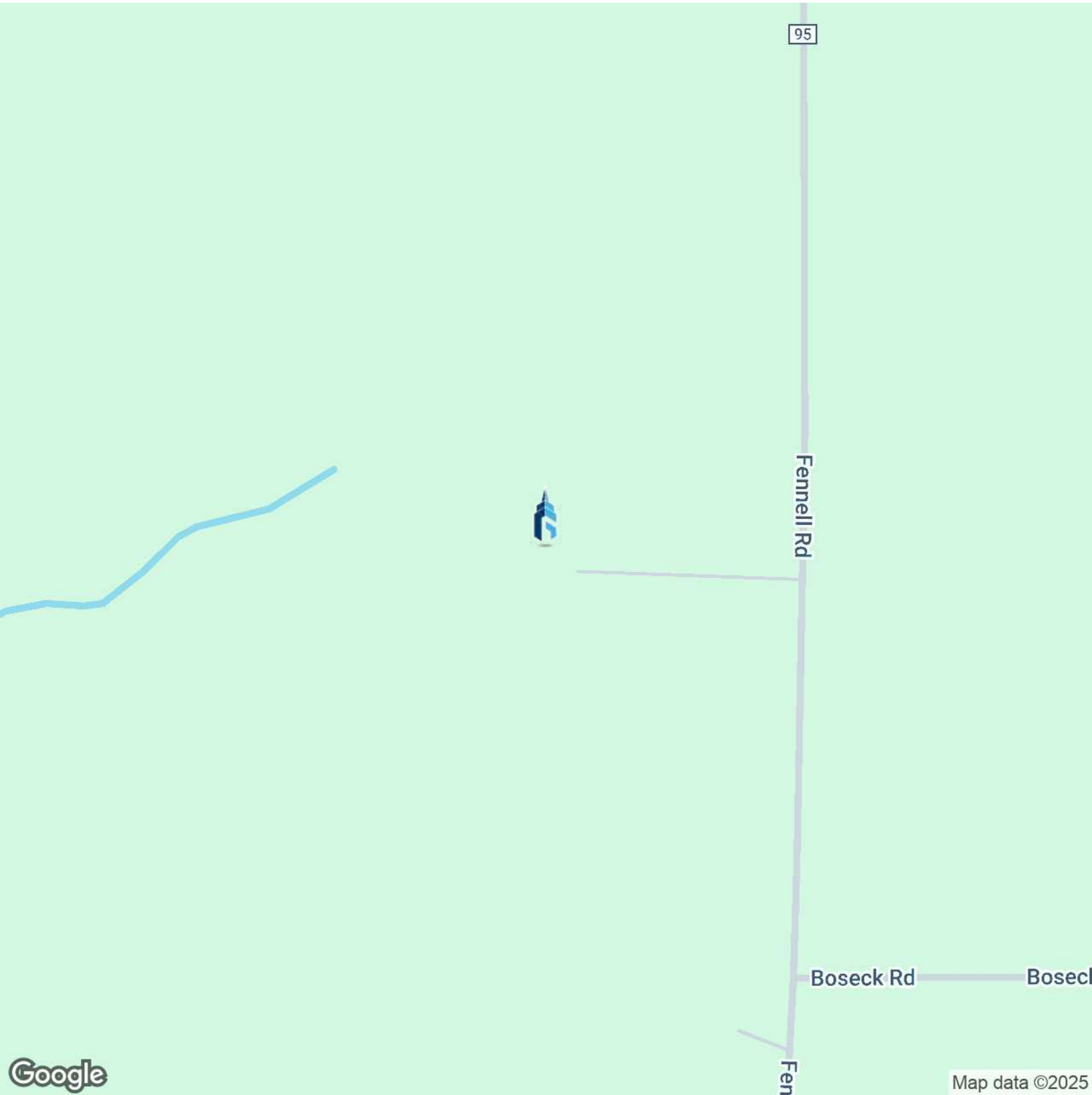
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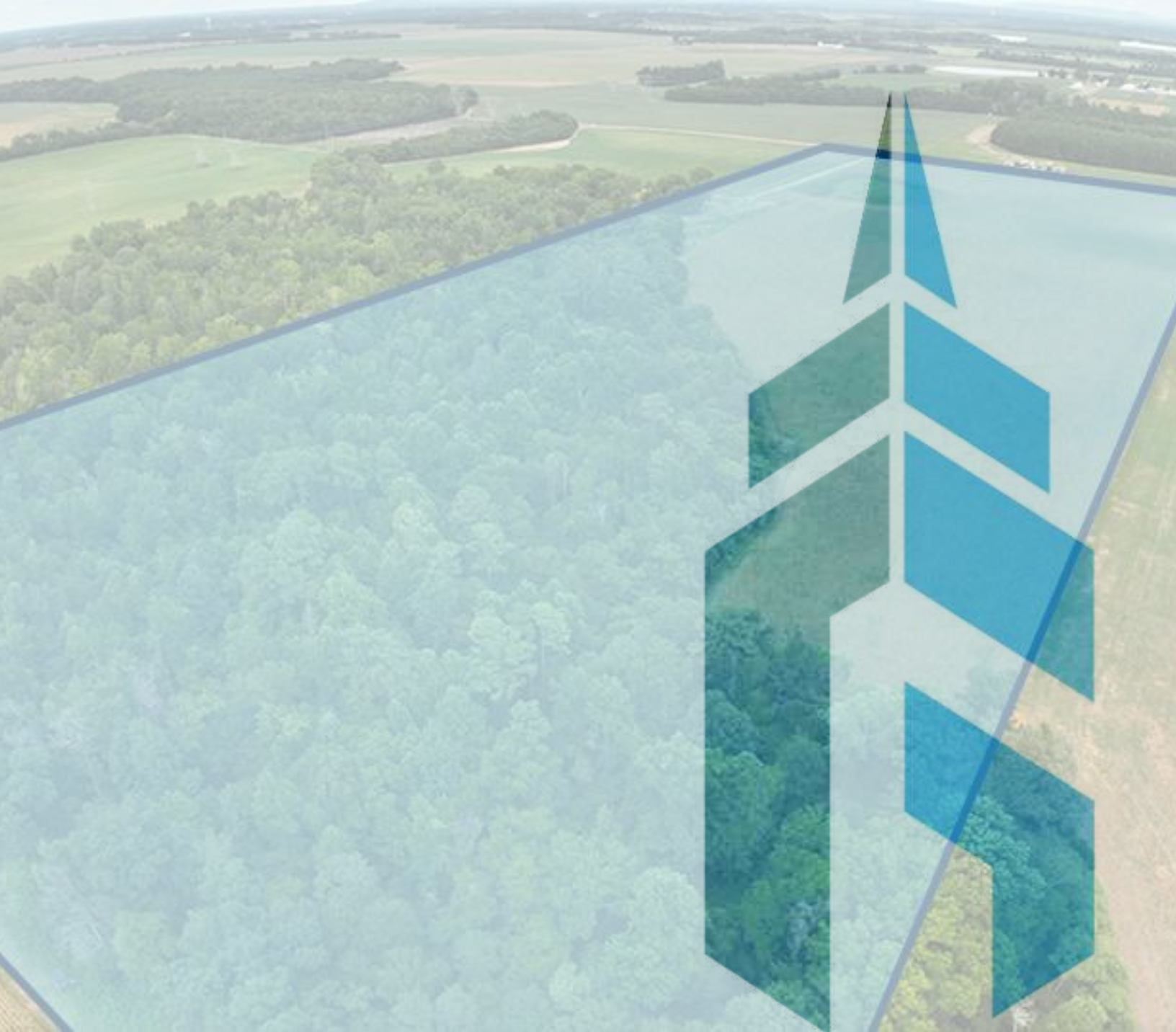
Imagery ©2025 Airbus, Maxar Technologies

REGIONAL MAP



LOCATION MAP

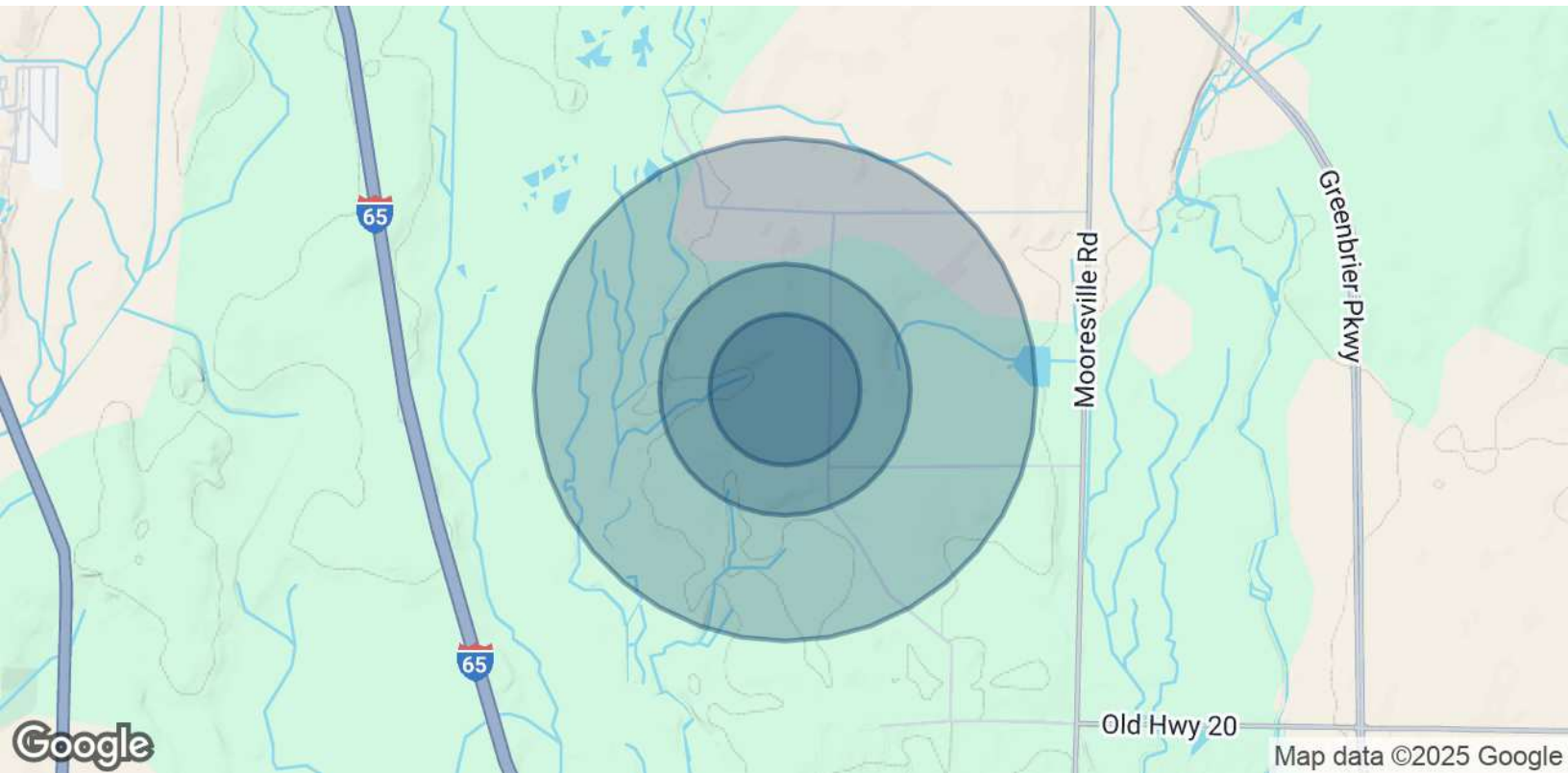




DEMOGRAPHICS

9303 Fennell Road, Tanner, AL 35671

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4	16	81
Average Age	37	37	37
Average Age (Male)	36	36	37
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	6	30
# of Persons per HH	4	2.7	2.7
Average HH Income	\$137,663	\$137,663	\$137,715
Average House Value	\$362,414	\$362,414	\$358,982

Demographics data derived from AlphaMap

Executive Summary

35671
 35671, Tanner, Alabama
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 34.68953
 Longitude: -86.89941

	1 mile	3 miles	5 miles
Population			
2010 Population	34	148	4,938
2020 Population	79	272	9,285
2025 Population	86	358	11,646
2030 Population	103	430	13,705
2010-2020 Annual Rate	8.80%	6.27%	6.52%
2020-2025 Annual Rate	1.63%	5.37%	4.41%
2025-2030 Annual Rate	3.67%	3.73%	3.31%
2020 Male Population	49.4%	49.6%	49.3%
2020 Female Population	50.6%	50.4%	50.7%
2020 Median Age	36.2	36.9	38.8
2025 Male Population	48.8%	49.4%	49.7%
2025 Female Population	51.2%	50.6%	50.3%
2025 Median Age	36.7	37.2	39.5

In the identified area, the current year population is 11,646. In 2020, the Census count in the area was 9,285. The rate of change since 2020 was 4.41% annually. The five-year projection for the population in the area is 13,705 representing a change of 3.31% annually from 2025 to 2030. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 39.5, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	65.9%	62.7%	68.1%
2025 Black Alone	18.8%	22.0%	18.4%
2025 American Indian/Alaska Native Alone	0.0%	0.6%	0.5%
2025 Asian Alone	3.5%	3.1%	2.6%
2025 Pacific Islander Alone	0.0%	0.3%	0.1%
2025 Other Race	2.4%	2.2%	3.0%
2025 Two or More Races	9.4%	9.2%	7.4%
2025 Hispanic Origin (Any Race)	7.0%	7.0%	6.9%

Persons of Hispanic origin represent 6.9% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 56.0 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	124	116	130
2010 Households	12	52	1,990
2020 Households	24	98	3,705
2025 Households	32	131	4,688
2030 Households	39	159	5,605
2010-2020 Annual Rate	7.18%	6.54%	6.41%
2020-2025 Annual Rate	5.63%	5.68%	4.58%
2025-2030 Annual Rate	4.04%	3.95%	3.64%
2025 Average Household Size	2.69	2.73	2.48

The household count in this area has changed from 3,705 in 2020 to 4,688 in the current year, a change of 4.58% annually. The five-year projection of households is 5,605, a change of 3.64% annually from the current year total. Average household size is currently 2.48, compared to 2.51 in the year 2020. The number of families in the current year is 3,479 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Executive Summary

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 35671, Tanner, Alabama
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	1 mile	3 miles	5 miles
Mortgage Income			
2025 Percent of Income for Mortgage	0.0%	20.0%	21.0%
Median Household Income			
2025 Median Household Income	\$151,666	\$123,909	\$113,881
2030 Median Household Income	\$157,556	\$150,391	\$124,498
2025-2030 Annual Rate	0.76%	3.95%	1.80%
Average Household Income			
2025 Average Household Income	\$150,768	\$143,008	\$140,883
2030 Average Household Income	\$161,627	\$153,762	\$150,719
2025-2030 Annual Rate	1.40%	1.46%	1.36%
Per Capita Income			
2025 Per Capita Income	\$53,942	\$54,236	\$54,706
2030 Per Capita Income	\$58,858	\$58,868	\$59,439
2025-2030 Annual Rate	1.76%	1.65%	1.67%
GINI Index			
2025 Gini Index	32.1	34.6	37.0
Households by Income			

Current median household income is \$113,881 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$124,498 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$140,883 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$150,719 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$54,706 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$59,439 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	0	126	119
2010 Total Housing Units	14	68	2,268
2010 Owner Occupied Housing Units	9	42	1,681
2010 Renter Occupied Housing Units	2	9	309
2010 Vacant Housing Units	2	16	278
2020 Total Housing Units	27	122	4,022
2020 Owner Occupied Housing Units	19	72	2,973
2020 Renter Occupied Housing Units	5	26	732
2020 Vacant Housing Units	2	9	280
2025 Total Housing Units	33	147	5,244
2025 Owner Occupied Housing Units	27	99	3,802
2025 Renter Occupied Housing Units	5	32	886
2025 Vacant Housing Units	1	16	556
2030 Total Housing Units	40	176	6,164
2030 Owner Occupied Housing Units	32	117	4,460
2030 Renter Occupied Housing Units	6	42	1,145
2030 Vacant Housing Units	1	17	559
Socioeconomic Status Index			
2025 Socioeconomic Status Index	68.7	64.1	63.1

Currently, 72.5% of the 5,244 housing units in the area are owner occupied; 16.9%, renter occupied; and 10.6% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 4,022 housing units in the area and 7.0% vacant housing units. The annual rate of change in housing units since 2020 is 5.18%. Median home value in the area is \$382,657, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 2.79% annually to \$439,117.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

August 14, 2025



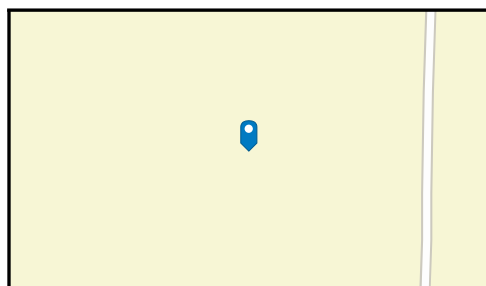
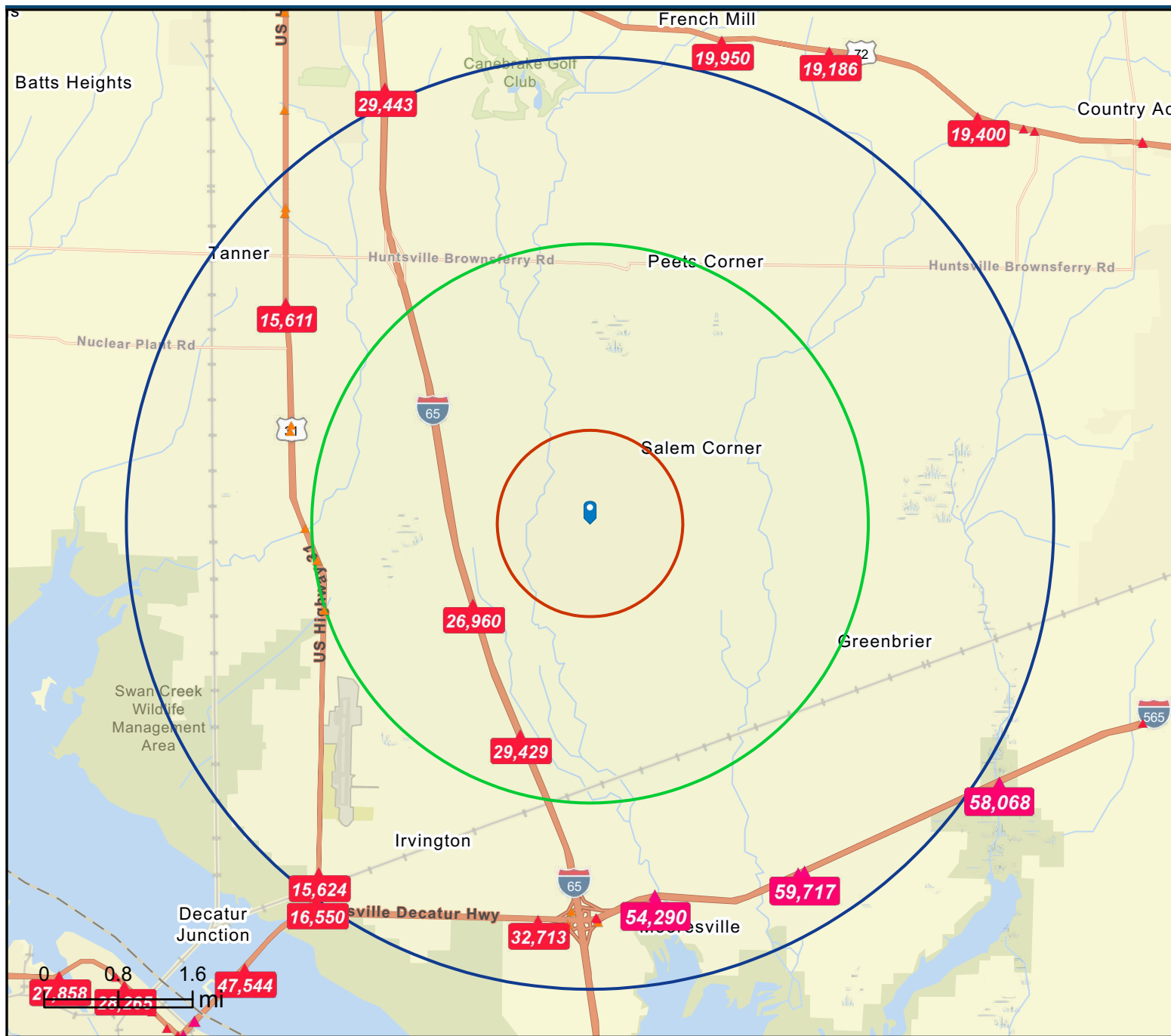
TRAFFIC DATA

9303 Fennell Road, Tanner, AL 35671

Traffic Count Map

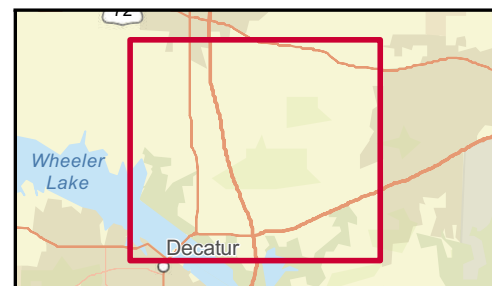
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Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.68953
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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: ©2025 Kalibrate Technologies (Q1 2025).

August 14, 2025



ADVISOR BIOS

9303 Fennell Road, Tanner, AL 35671

**TILLMAN HURST**

Commercial Agent

thurst@gatewaycommercial.net

Direct: **256.355.0721**

AL #000163336-0

PROFESSIONAL BACKGROUND

After growing up in Decatur, Alabama, I first gained robust real estate experience in a thriving East Texas real estate market and am thrilled to bring that expertise back to my hometown and other booming markets of North Alabama. With experience across a wide range of real estate asset classes, I strive to be a valuable ally and trusted advisor for each one of my clients and to provide guidance through acquisition, property management, and disposition of North Alabama investment property. I am particularly well acquainted with multi-family assets and have experience personally investing in and managing multi-family properties, NNN lease commercial assets, and short-term residential rentals. Analytical and skilled in negotiations, I possess the knowledge to help guide you through your next transaction or property management needs.

EDUCATION

I hold a Master of Business Administration with a concentration in Finance, and as a passionate outdoorsman, love few things more than spearfishing in the Gulf of Mexico or a crisp, winter morning in the duck marsh with my trusty Chesapeake Bay Retriever, Reuben.

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