

HWY 72 E COMMERCIAL LOTS

Two Available Remaining 1 Acre Lots

22774 Hwy 72 E, Athens, AL 35613



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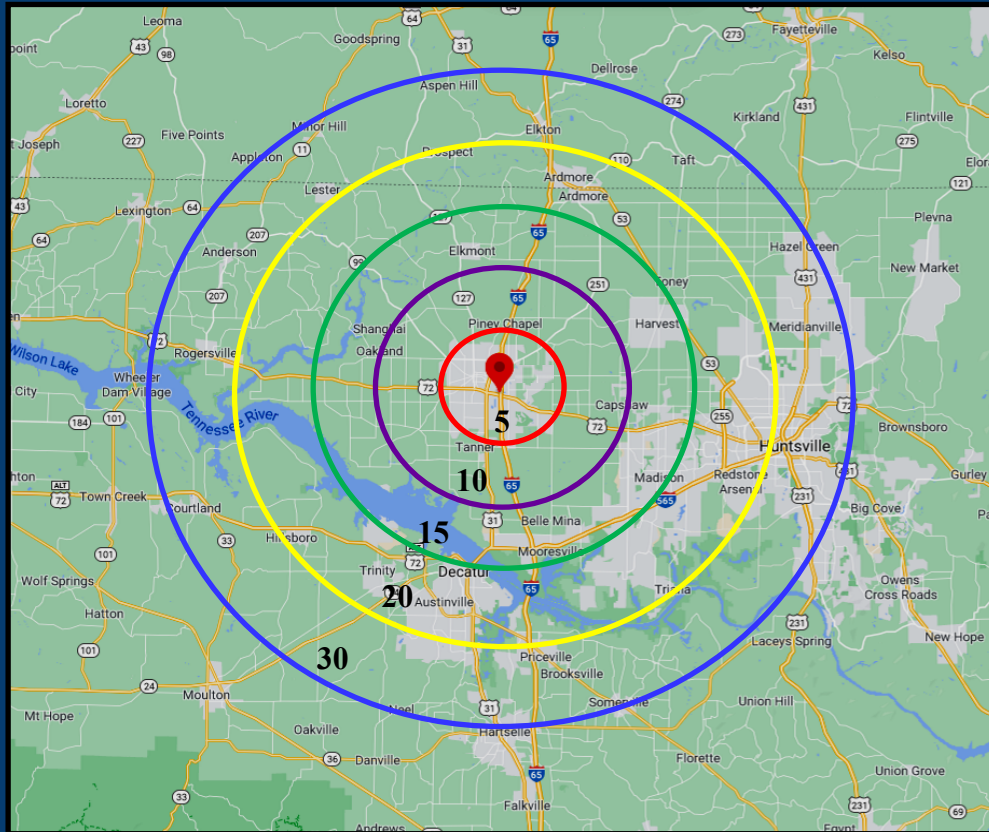
22774 Hwy 72 E, Athens, AL



- (2) One Acre Lots Remaining on Hwy 72 in Athens
- Lots serve Athens and the eastern growth corridor of Limestone County, ranked as the 2nd fastest growing county in AL
- Direct access off of Hwy 72 and turning lanes will be provided
- Great visibility with over 25,000+ daily traffic count
- Close proximity to I-65 at Exit 351

DEMOGRAPHICS & EMPLOYMENT SNAPSHOT

2022	5 Mile Radius	10 Mile Radius	15 Mile Radius	20 Mile Radius	30 Mile Radius
Population	37,501	94,675	251,651	398,533	672,999
Households	15,883	37,024	100,713	163,705	275,957
Average HH Income	\$78,204	\$86,085	\$97,427	\$87,838	\$90,213
Median Age Pop.	40.7	39.4	38.4	38.3	39.7



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

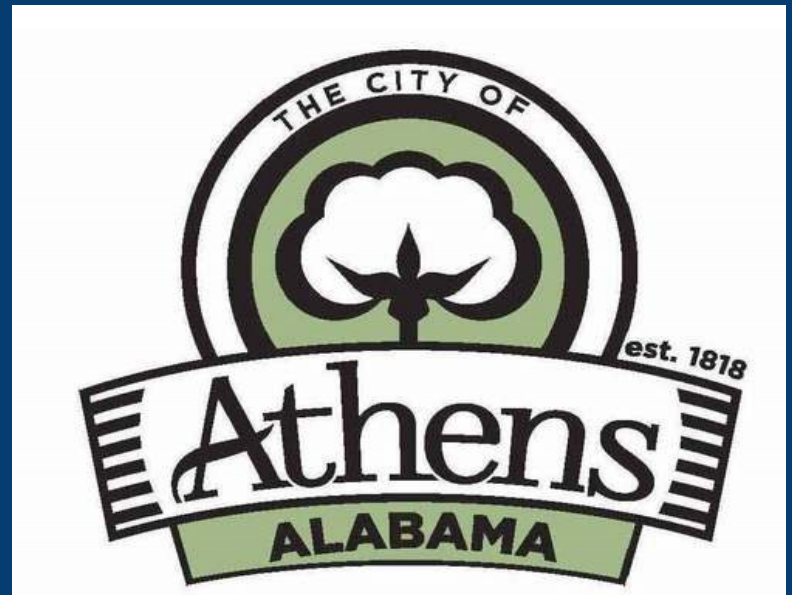
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Amount of New Job
Announcements
in State of Alabama

Athens, Alabama - Limestone County

A City on the Move!

- Delineated Retail Trade Area includes approximately 82,000 people with 30,000 households and Median HHI of \$48,000.
- Located 9 miles away from future \$1.6 billion Toyota-Mazda plant.
- Serves a 10 mile + trade area including southern Tennessee and travelers along I-65, Hwy 72, and Hwy 31.
- 18th largest city in Alabama out of 454 cities ranked by U.S. Census Bureau.
- Limestone County ranked as fastest growing county in Alabama by U.S. Census Bureau
- Considered to be a “city on the edge” due to its proximity to Huntsville, AL MSA, which has one of the highest median incomes in the Southeast due to its technology centered employment base. Athens, AL provides the community quality of life desired by today’s consumer with high paying jobs less than 30 minutes away.
- New \$60 million Athens High School
- Athens Middle School relocated to former high school
- New \$15 million Athens Bible School
- New \$18 million Rec Center in construction phase
- Ranked No. 3 Best County to raise a family in Alabama
- Ranked No. 1 Safest County in Alabama
- Ranked No. 3 Best County for Job Opportunities in Alabama
- Limestone County home to future \$1.6 billion Mazda Toyota Plant, producing 4,000 direct jobs and 15,000 indirect jobs
- City of Athens home to future tier 1 supplier Toyota Boshoku, producing over 400 jobs



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