



DEVELOPMENT ACREAGE

+/- 2.37 Acres - Limestone County



GATEWAY
COMMERCIAL BROKERAGE



CONTENTS

Executive Summary	3
Property Information	4
Location Information	7
Demographic Data	14
Traffic Data	18
Advisor Bios	21

CONFIDENTIALITY & DISCLAIMER

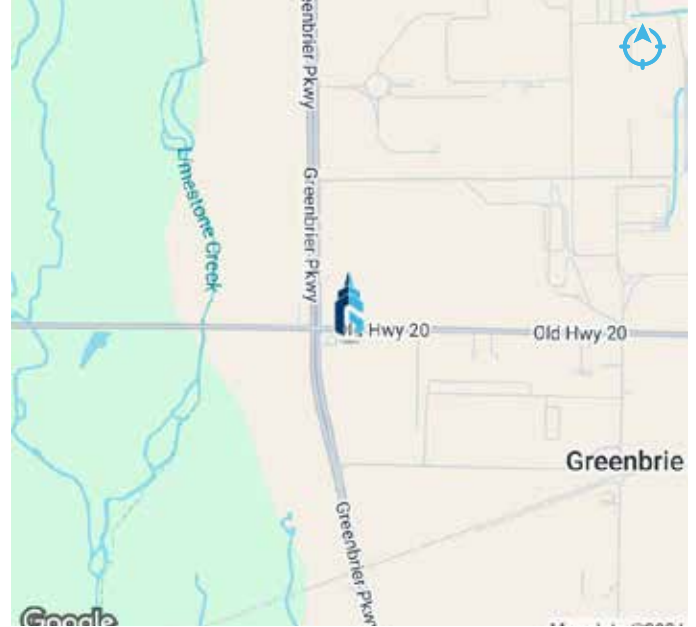
All materials and information received or derived from Gateway Commercial Brokerage, Inc. its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Gateway Commercial Brokerage, Inc. its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Gateway Commercial Brokerage, Inc. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Gateway Commercial Brokerage, Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Gateway Commercial Brokerage, Inc. does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Gateway Commercial Brokerage, Inc. in compliance with all applicable fair housing and equal opportunity laws.



OFFERING SUMMARY	
# of Parcels:	1
Lot Size:	+/- 2.37 Acres
Price:	\$599,000
Zoning:	Unrestricted
Best Use:	Development
Market:	Madison/Athens
Submarket:	Huntsville

PROPERTY OVERVIEW

Gateway is excited to present this fantastic offering which consists of approximately 2.37 acres of acreage situated along Old Hwy 20 in Limestone County. The offering provides plentiful frontage and visibility on Old Hwy 20 and is situated next to Alabama Credit Union on the corner of Greenbrier Parkway and Old Hwy 20 near Mazda Toyota Manufacturing. Zoning is unrestricted offering flexible use. Greenbrier Pkwy makes for easy access to and from the booming industrial area consisting of prominent corporations such as Amazon, Target, and Polaris. All utilities are available. Land is also not located in a flood zone.

A residential home with a detached garage is located on-site, which could generate rental income. The home is +/- 4,239 sf with a hip gable roof and asphalt shingles. It is constructed of wood and brick.

It is worth noting that the property is centrally located with quick access to Decatur, Athens, Madison, and Huntsville. All written offers will be presented for consideration.

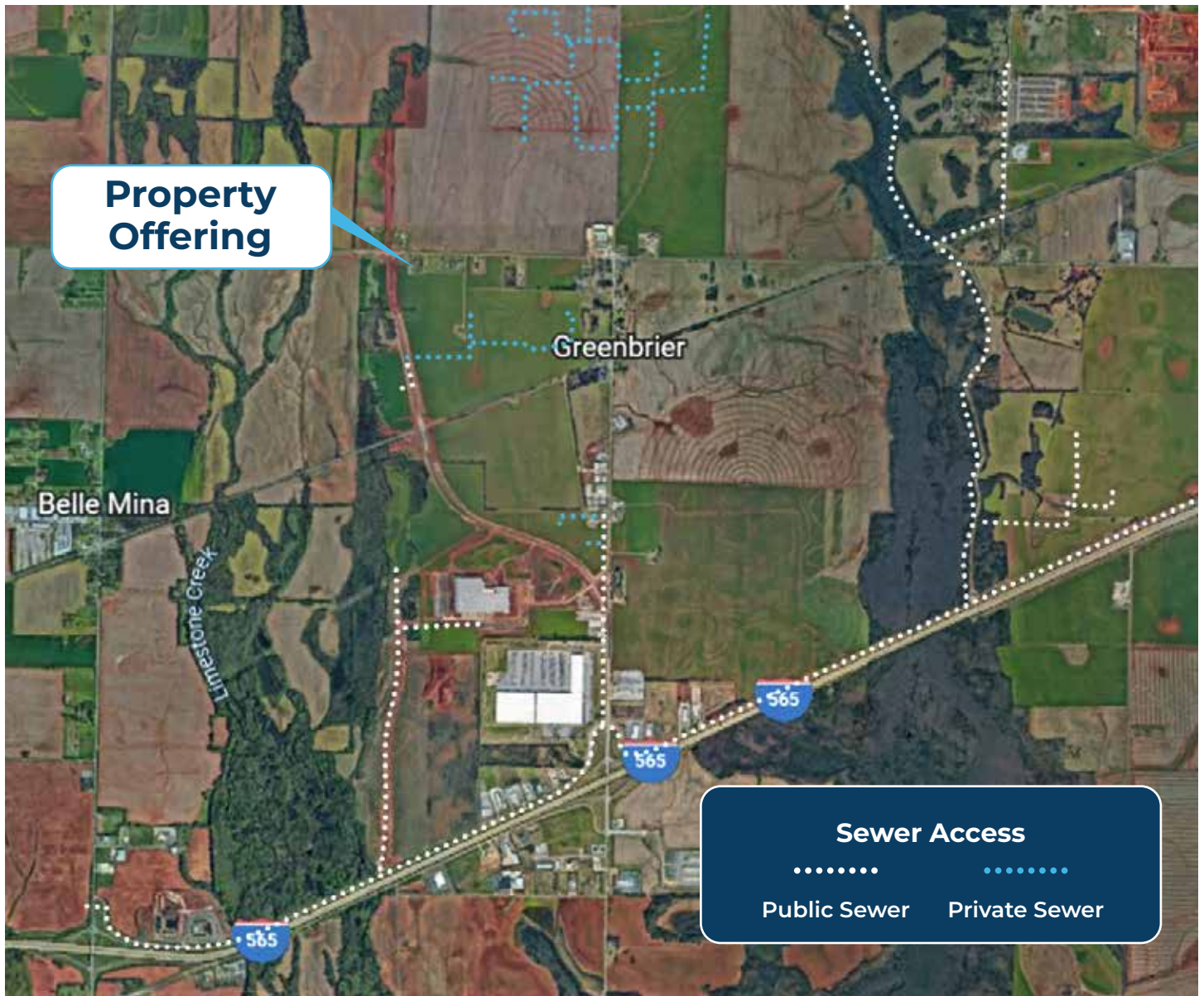


DEVELOPMENT ACREAGE

PROPERTY INFORMATION

26178 Old Hwy 20 - Limestone County

UTILITY AVAILABILITY



UTILITIES	AVAILABILITY	COMPANY
Water	Yes	Limestone County Water & Sewer
Electric	Yes	Athens Utilities
Gas	Yes	North Alabama Gas
Sewer	See Map Above	N/A



RiskMeter

CoreLogic

26178 OLD HIGHWAY 20 MADISON, AL 35756-5548

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	010307	PANEL	0311G
PANEL DATE	August 16, 2018	MAP NUMBER	01083C0311G



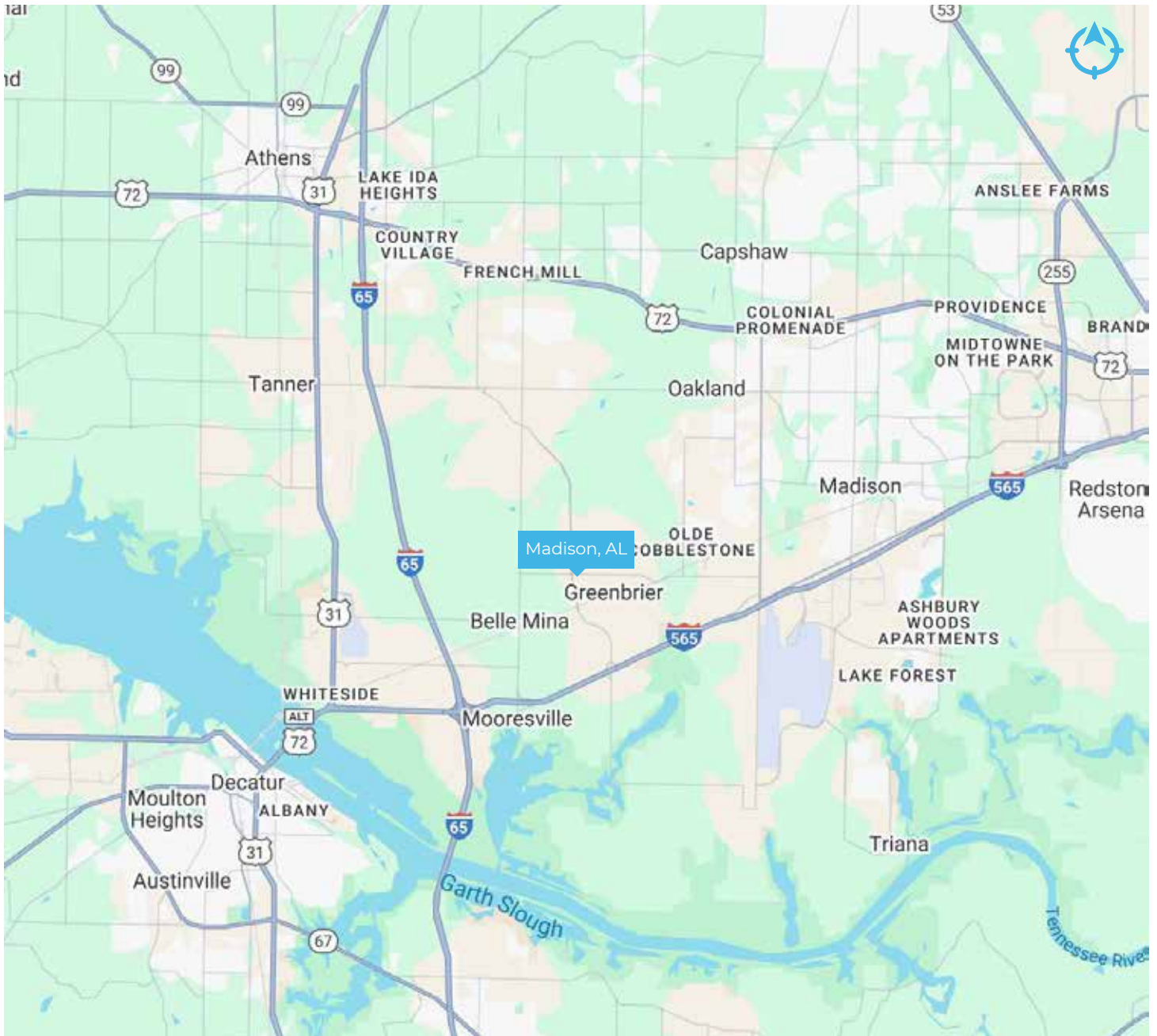


DEVELOPMENT ACREAGE

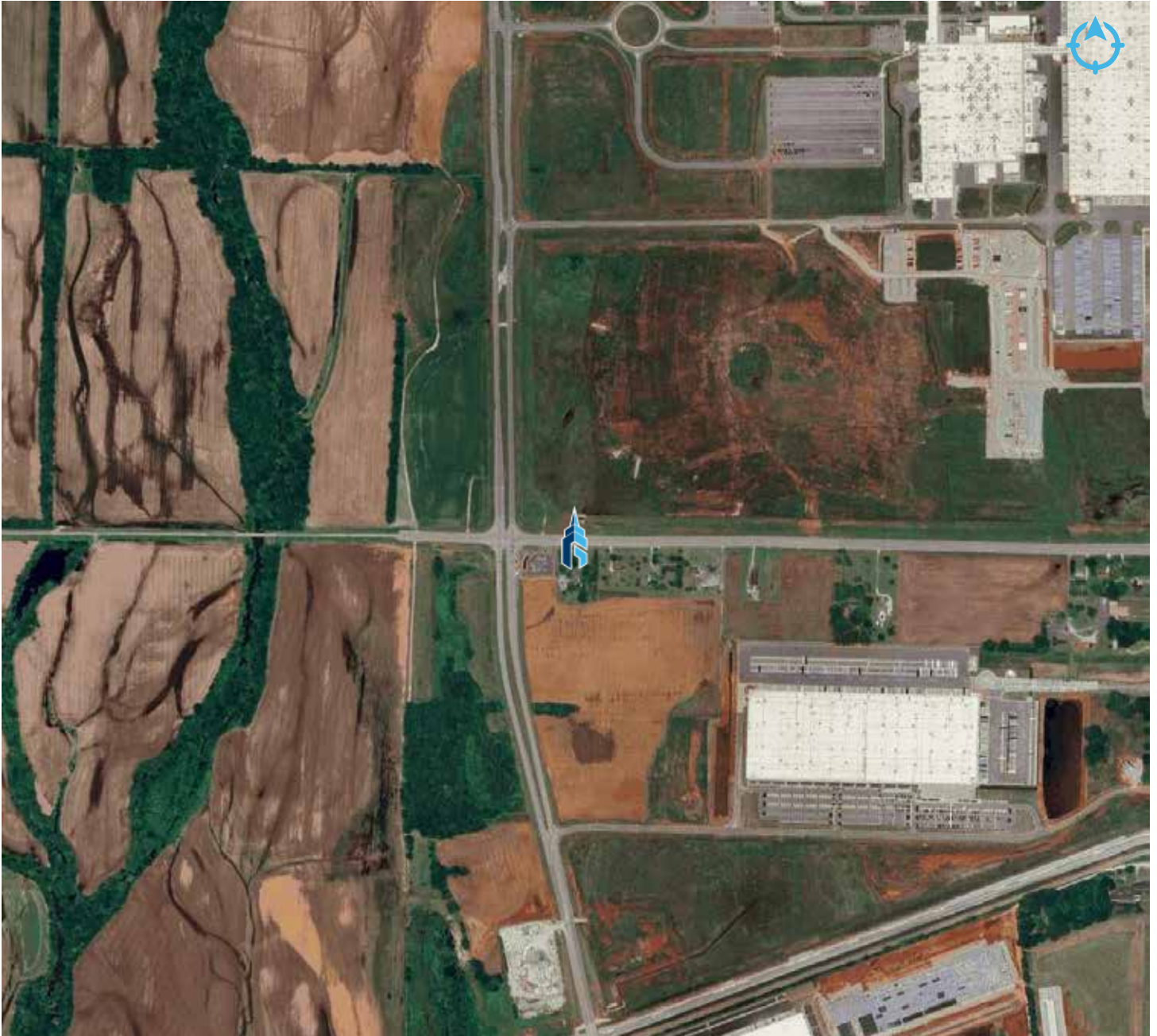
LOCATION INFORMATION

26178 Old Hwy 20 - Limestone County

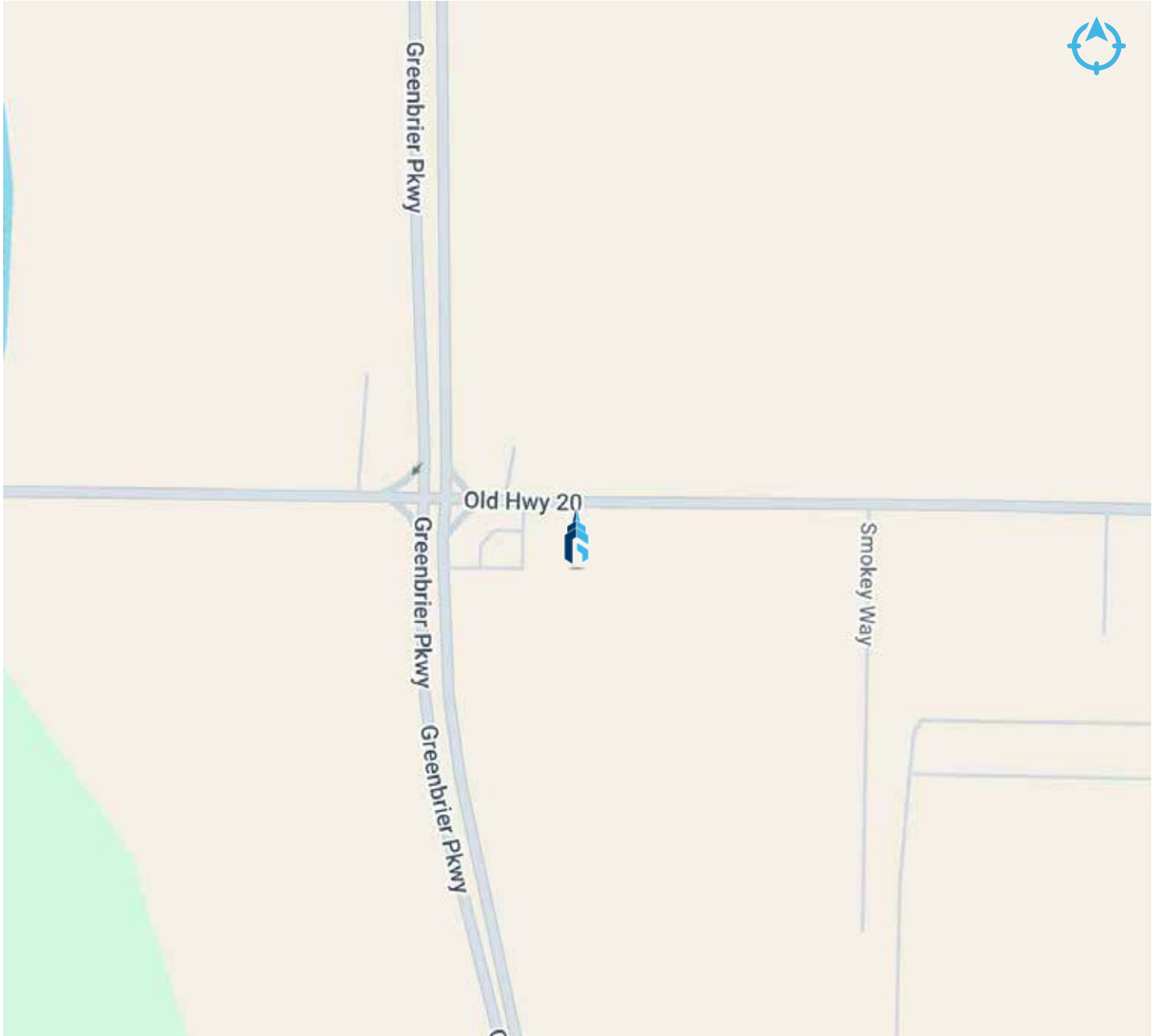
DEVELOPMENT ACREAGE
REGIONAL MAP



AERIAL MAP



DEVELOPMENT ACREAGE
LOCATION MAP



PROXIMITY TO POINTS OF INTEREST



LOCATION	DISTANCE	TRAVEL TIME
Interstate 565	+/- 3.1 miles	+/- 5 minutes
Interstate 65	+/- 6.8 miles	+/- 8 minutes
Athens	+/- 15.5 miles	+/- 26 minutes
Decatur	+/- 11.9 miles	+/- 16 minutes
Huntsville	+/- 17.8 miles	+/- 21 minutes
Madison	+/- 8 miles	+/- 13 minutes
HSV International Airport	+/- 7.1 miles	+/- 11 minutes



GREENBRIER PARKWAY

The Greenbrier Parkway is a 7.3 million dollar roadway project to develop a divided four-lane highway from the Greenbrier exit on I-565 to the Huntsville Brownsferry exit on I-65, just east of Athens city limits. The 5 phase project was started in 2003 and phase 4-A was completed in 2021. Phase 5 is currently underway and will widen the existing Brownsferry road to connect with I-65.

The goal of the 6.5-mile parkway is to provide easier access from I-65 to Huntsville's growing industrial sector within Limestone county which includes the new Toyota-Mazda plant, Polaris, GE Aviation, Target's distribution center, and Amazon's distribution center. Another intended benefit is that the parkway will provide for an easy commute between Athens, Decatur, and Huntsville by allowing residents to bypass the interstates altogether.

Athens and Limestone county will continue to become prime development locations along this new corridor. Alabama Governor Kay Ivey announced that the Interstate 65 interchange at Tanner would be expanded and Huntsville Brownsferry Rd. would be widened to the intersection of U.S. Hwy 31 intersection.

DEVELOPMENT ACREAGE
INDUSTRY MAPS



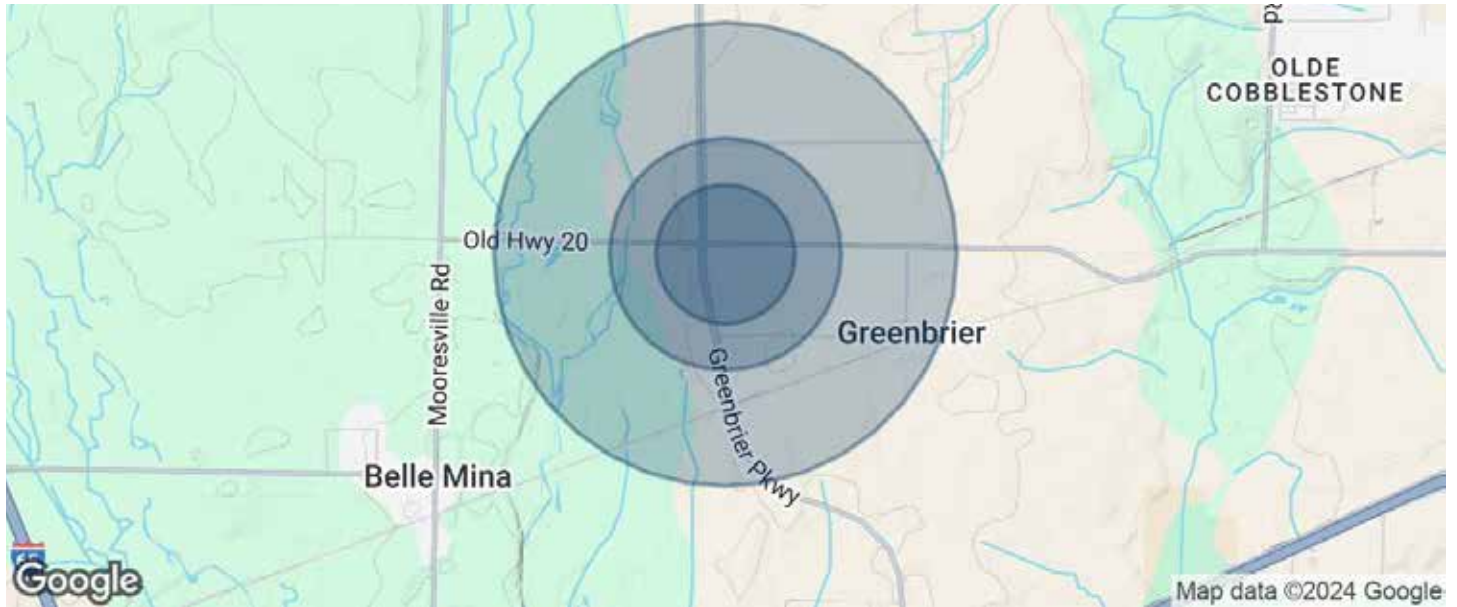


DEVELOPMENT ACREAGE

DEMOGRAPHIC DATA

26178 Old Hwy 20 - Limestone County

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	9	28	50
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	13	24
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$121,809	\$121,809	\$121,809
Average House Value	\$413,901	\$413,901	\$413,901

Demographics data derived from AlphaMap

	1 mile	3 miles	5 miles
Population			
2010 Population	26	875	6,084
2020 Population	41	1,742	14,226
2024 Population	65	2,195	16,018
2029 Population	78	2,635	18,249
2010-2020 Annual Rate	4.66%	7.13%	8.87%
2020-2024 Annual Rate	11.45%	5.59%	2.83%
2024-2029 Annual Rate	3.71%	3.72%	2.64%
2020 Male Population	51.2%	50.0%	49.3%
2020 Female Population	48.8%	50.0%	50.7%
2020 Median Age	35.0	34.6	35.7
2024 Male Population	50.8%	50.7%	50.2%
2024 Female Population	49.2%	49.3%	49.8%
2024 Median Age	35.0	34.4	36.1

In the identified area, the current year population is 16,018. In 2020, the Census count in the area was 14,226. The rate of change since 2020 was 2.83% annually. The five-year projection for the population in the area is 18,249 representing a change of 2.64% annually from 2024 to 2029. Currently, the population is 50.2% male and 49.8% female.

Median Age

The median age in this area is 36.1, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	54.5%	57.2%	62.5%
2024 Black Alone	30.3%	24.8%	16.9%
2024 American Indian/Alaska Native Alone	1.5%	0.7%	0.5%
2024 Asian Alone	3.0%	6.7%	9.4%
2024 Pacific Islander Alone	0.0%	0.2%	0.1%
2024 Other Race	1.5%	1.4%	1.6%
2024 Two or More Races	9.1%	9.0%	9.0%
2024 Hispanic Origin (Any Race)	4.6%	5.6%	6.0%

Persons of Hispanic origin represent 6.0% of the population in the identified area compared to 19.6% 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 61.3 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	110	127	153
2010 Households	9	457	2,278
2020 Households	17	956	5,060
2024 Households	28	1,136	5,602
2029 Households	34	1,376	6,368
2010-2020 Annual Rate	6.57%	7.66%	8.31%
2020-2024 Annual Rate	12.46%	4.14%	2.42%
2024-2029 Annual Rate	3.96%	3.91%	2.60%
2024 Average Household Size	2.32	1.93	2.85

The household count in this area has changed from 5,060 in 2020 to 5,602 in the current year, a change of 2.42% annually. The five-year projection of households is 6,368, a change of 2.60% annually from the current year total. Average household size is currently 2.85, compared to 2.80 in the year 2020. The number of families in the current year is 4,362 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 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Executive Summary

26178 Old Highway 20, Madison, Alabama, 35756
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.67058
Longitude: -86.85734

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	0.0%	22.1%	18.6%
Median Household Income			
2024 Median Household Income	\$100,000	\$113,784	\$140,148
2029 Median Household Income	\$102,820	\$122,809	\$155,219
2024-2029 Annual Rate	0.56%	1.54%	2.06%
Average Household Income			
2024 Average Household Income	\$140,030	\$151,166	\$169,702
2029 Average Household Income	\$150,971	\$165,704	\$189,366
2024-2029 Annual Rate	1.52%	1.85%	2.22%
Per Capita Income			
2024 Per Capita Income	\$60,014	\$58,168	\$58,100
2029 Per Capita Income	\$65,451	\$64,020	\$64,697
2024-2029 Annual Rate	1.75%	1.94%	2.17%
GINI Index			
2024 Gini Index	34.0	32.5	30.1

Households by Income

Current median household income is \$140,148 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$155,219 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$169,702 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$189,366 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$58,100 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$64,697 in five years, compared to \$51,203 for all U.S. households.

Housing

2024 Housing Affordability Index	0	120	143
2010 Total Housing Units	10	516	2,467
2010 Owner Occupied Housing Units	8	388	1,958
2010 Renter Occupied Housing Units	1	70	321
2010 Vacant Housing Units	1	59	189
2020 Total Housing Units	19	1,077	5,493
2020 Owner Occupied Housing Units	7	604	3,936
2020 Renter Occupied Housing Units	10	352	1,124
2020 Vacant Housing Units	2	93	420
2024 Total Housing Units	29	1,260	6,227
2024 Owner Occupied Housing Units	15	747	4,378
2024 Renter Occupied Housing Units	13	389	1,224
2024 Vacant Housing Units	1	124	625
2029 Total Housing Units	35	1,513	7,023
2029 Owner Occupied Housing Units	16	759	4,489
2029 Renter Occupied Housing Units	18	618	1,879
2029 Vacant Housing Units	1	137	655

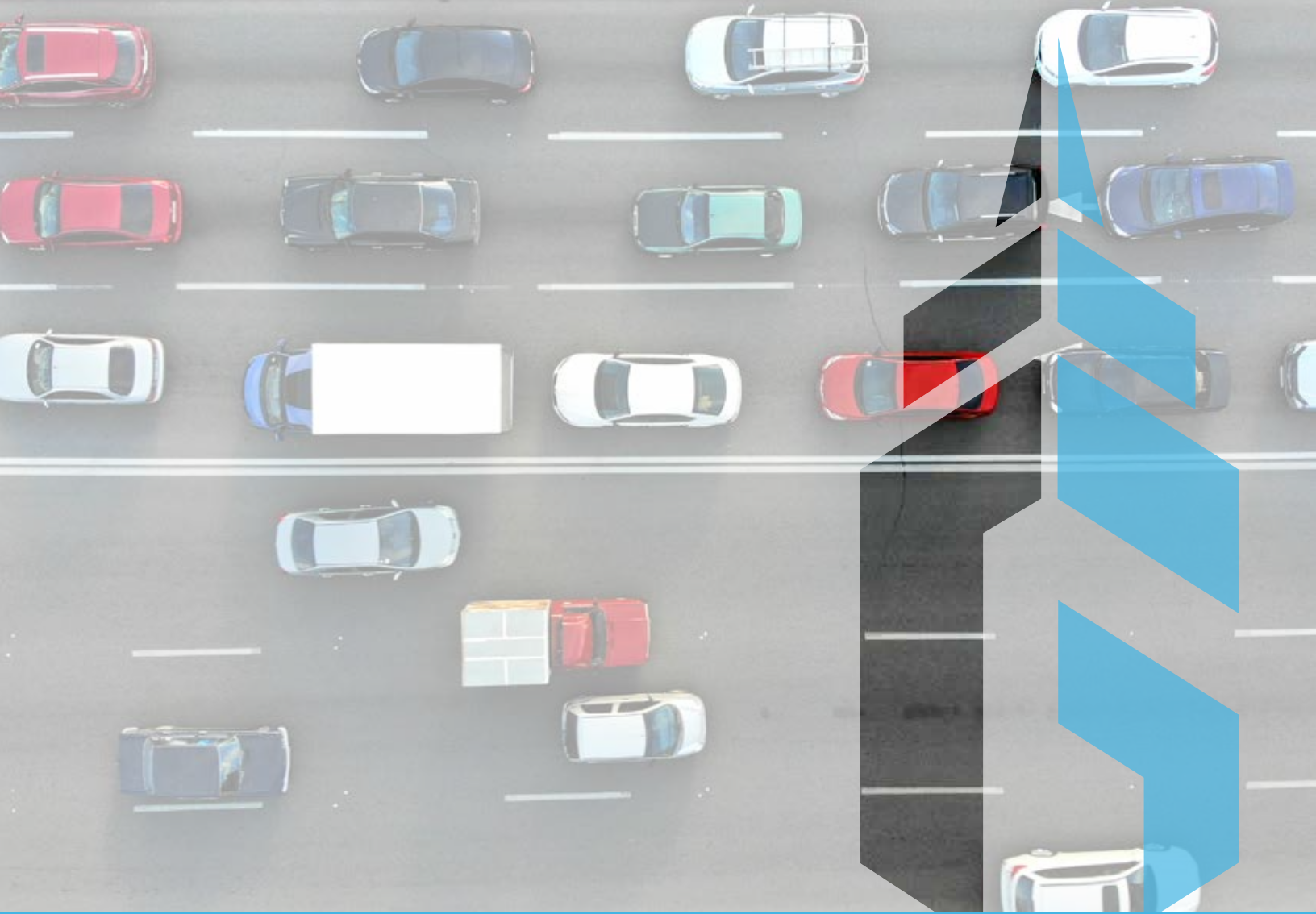
Socioeconomic Status Index

2024 Socioeconomic Status Index	65.0	64.8	66.2
---------------------------------	------	------	------

Currently, 70.3% of the 6,227 housing units in the area are owner occupied; 19.7%, renter occupied; and 10.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 5,493 housing units in the area and 7.6% vacant housing units. The annual rate of change in housing units since 2020 is 3.00%. Median home value in the area is \$416,858, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.54% annually to \$472,610.

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 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



DEVELOPMENT ACREAGE

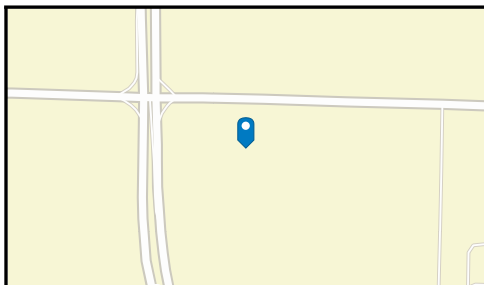
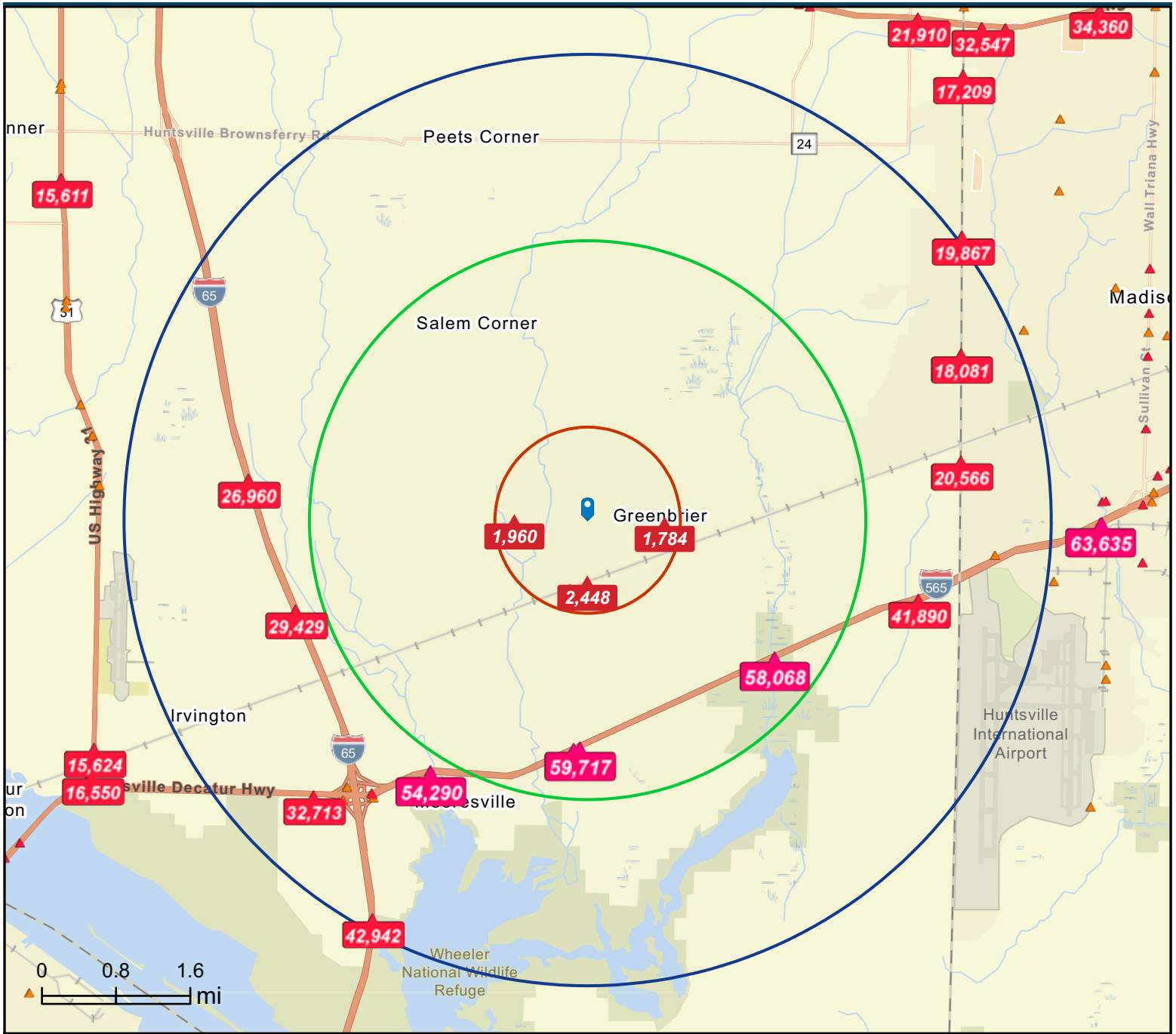
TRAFFIC DATA

26178 Old Hwy 20 - Limestone County

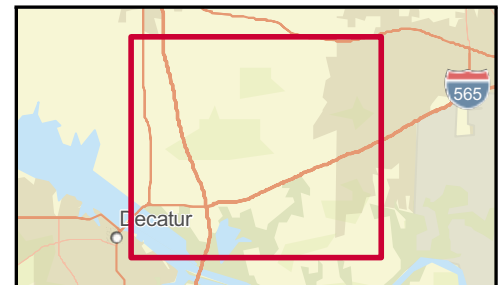
Traffic Count Map

26178 Old Highway 20, Madison, Alabama, 35756
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.67058
Longitude: -86.85734



- 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



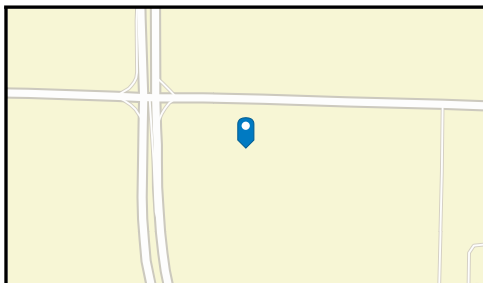
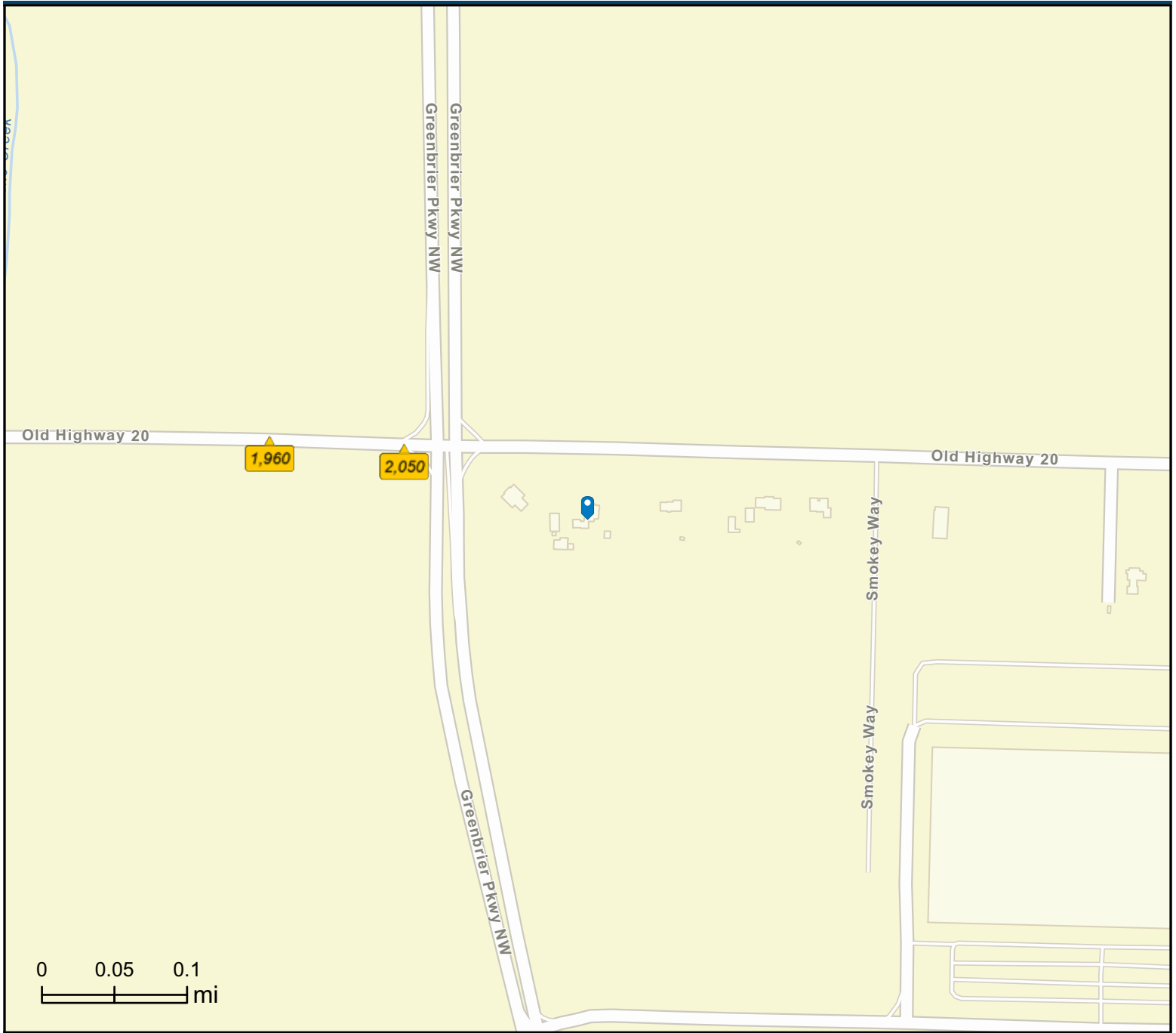
Source: ©2024 Kalibrate Technologies (Q2 2024).

September 28, 2024

Traffic Count Map - Close Up

26178 Old Highway 20, Madison, Alabama, 35756
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.67058
Longitude: -86.85734



- 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 (Q2 2024).



DEVELOPMENT ACREAGE

ADVISOR BIOS

26178 Old Hwy 20 - Limestone County



GREG TANKSLEY
Development Specialist
gtank@bellsouth.net
Mobile: 256.303.9683
Office: 256.355.0721
AL #000092411-0

JARED DISON
Development Specialist
jdison@gatewaycommercial.net
Direct: 256.431.0101
Office: 256.355.0721
AL #000110309-0

PROFESSIONAL BACKGROUNDS

GREG TANKSLEY has been an agent with Gateway since 2009. He currently resides in Hartselle, Alabama. Having been in a partnership of a tool and die company, Greg has worked in the manufacturing sector for 32 years. However, he has been a real estate investor since 1976.

Greg has leased or sold office space and retail properties. However, his area of expertise includes warehouse, manufacturing buildings, flex buildings, light manufacturing, industrial development land, leasing, acquisition and disposition.

Greg has worked with large clients such as Sonoco Wood Products, Weiland Copper Products, LLC and Kohler. Other clients include: Specialty Machine Inc., DeShazo, Denbo Enterprises, Yates Industries, Cook's Pest Control, SB Specialty Metals, LLC, and Strategix Medical Solutions.

JARED DISON joined Gateway in 2016 as a sales associate. He quickly and energetically created a strong foundation of local and national clientele by providing superior investment real estate acquisition, reposition and disposition services. He excels in retail and multi-family sales and acquisitions, asset management, comprehensive investment analysis, strategic financial advising and landlord/tenant representation for commercial lease transactions. In addition, he is an active real estate investor and principal. He has a proven track record of diligently representing his client's best interests with uncompromising integrity, high ethical standards and a focus on cultivating meaningful business relationships.

Jared has seen the transformation of the Huntsville market from a small often overlooked military and aeronautical town into a surging, economically diverse powerhouse that is currently commanding the attention of commercial real estate investors on national and international levels. As a result, his clients benefit from a lifetime of valuable insight and expert market information, which enables them to make informed and profitable investment decisions.



GATEWAY
COMMERCIAL BROKERAGE

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