

# I-65 FRONTAGE COMMERCIAL LOT

One Parcel Available 1.99 Acres

Exit 351 - Athens, AL

**MING**

Commercial Real Estate

**GROUP**

www.mingcregroup.com

## Highlights

- Located at major intersection of Interstate 65 Exit 351 and Hwy 72
- Adjacent to 250+ luxury apartment project and 200+ residential homes
- 30,000+ I-65 daily traffic count
- In place roads with easy access to Interstate 65 and Highway 72
- Centrally located to Nashville, Birmingham, and Huntsville
- 8 miles away from Toyota-Mazda plant





# Aerial

**MING**  
Commercial Real Estate  
**GROUP**

**AVAILABLE**

Under  
Contract

Tract 15  
1.99 AC

Tracts 16-18

**SOLD**  
**U-HAUL**  
*Your Storage Place*

325+ HOMES  
UNDER  
DEVELOPMENT

Applebee's  
Together is good.

Logan's  
ROADHOUSE

Holiday Inn  
Express

72

CHIPOTLE  
Wendy's  
Chevron  
Dayita  
Chick-fil-A  
ofo  
Panera  
BREAD  
Super 8  
Aspen Dental  
Mister Fairfield  
BY HAWTHORN

ihop

Gateway Village  
at Swan Creek  
256 Luxury  
Apartments

Athens-Limestone Blvd

INTERSTATE  
65



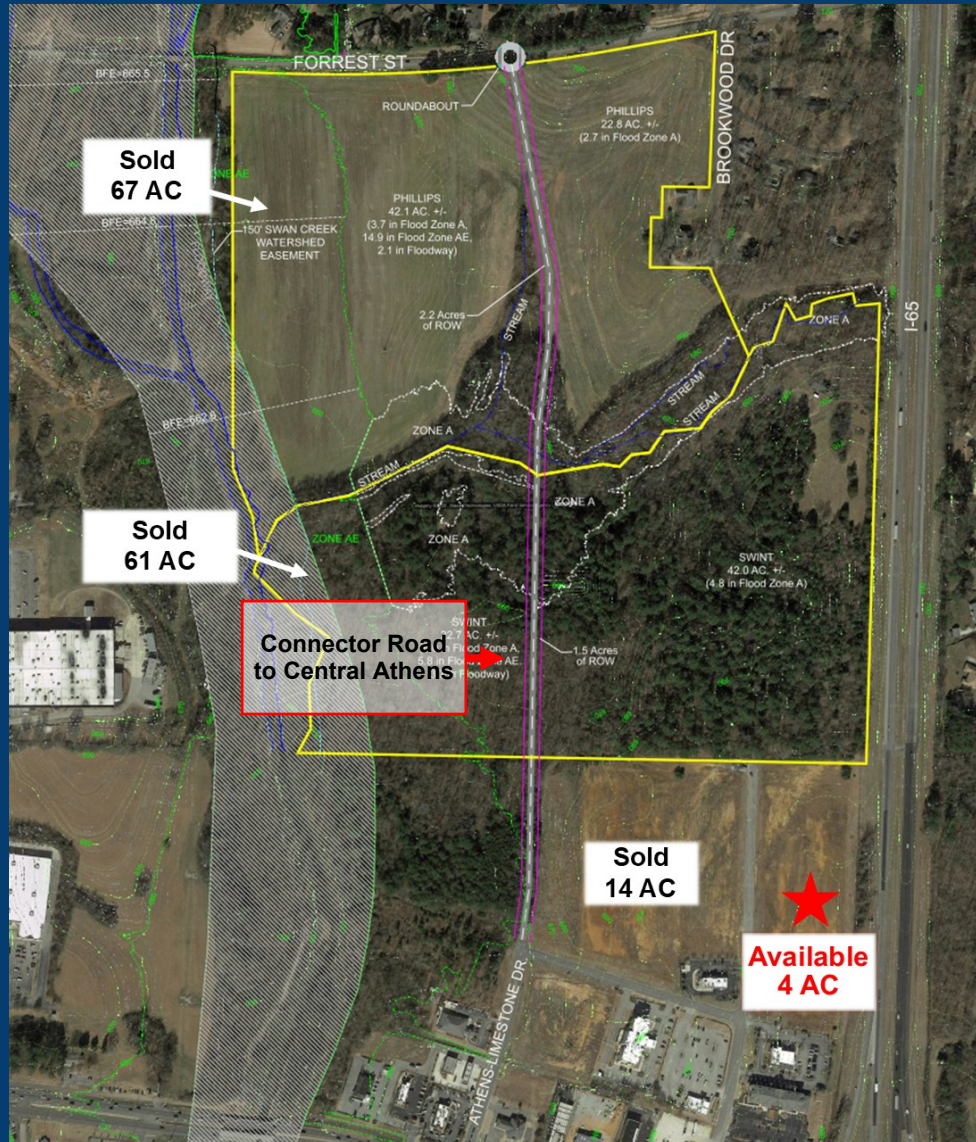
# Property Dimensions



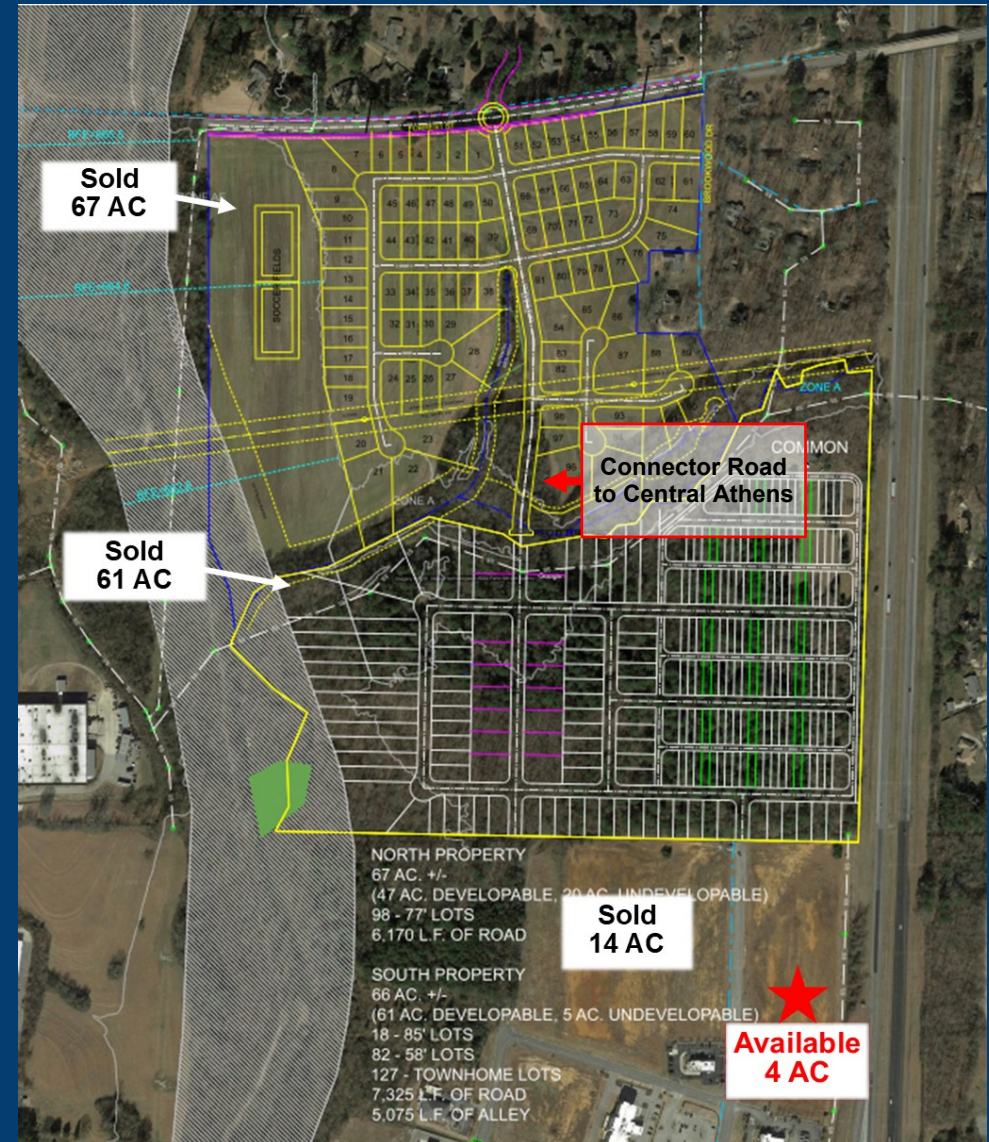


# HIGH RESIDENTIAL GROWTH CORRIDOR

Connector Road from Forrest Street to Hwy 72



325 New Residential Lots Just North of Subject



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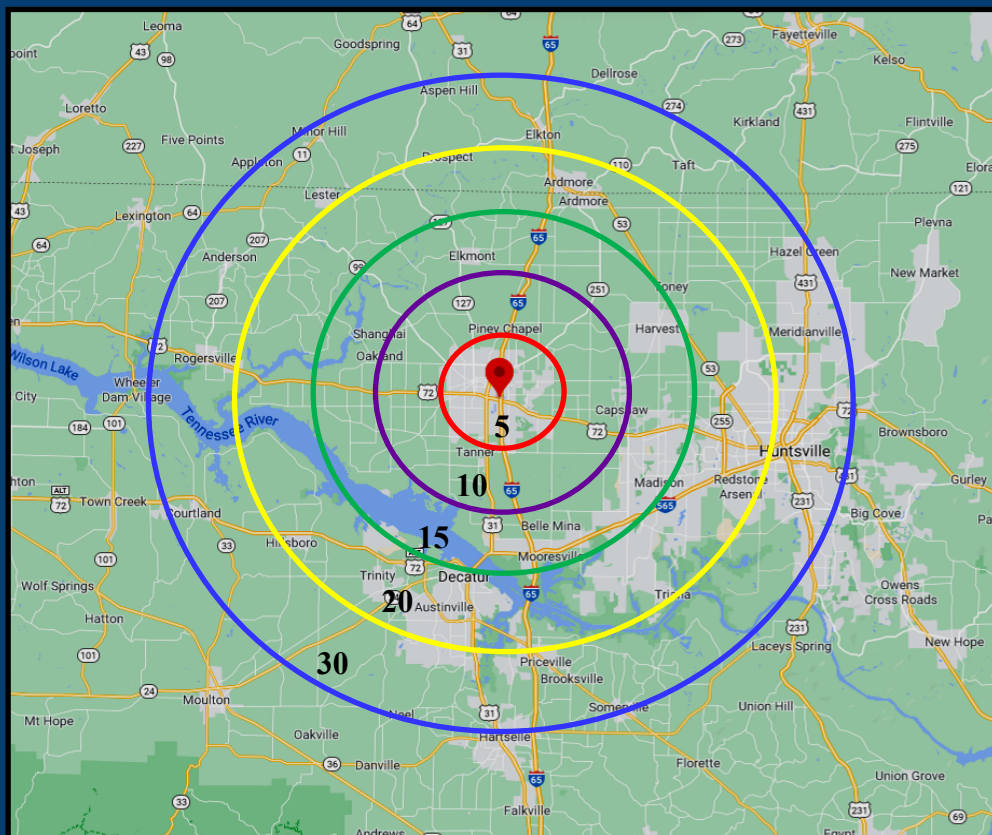
# Athens, AL - Market Snapshot





# DEMOGRAPHICS & EMPLOYMENT SNAPSHOT

2025	5 Mile Radius	10 Mile Radius	15 Mile Radius	20 Mile Radius	30 Mile Radius
Population	41,433	98,000	256,230	413,279	692,121
Households	17,585	38,587	103,447	169,901	283,724
Average HH Income	\$83,989	\$92,308	\$101,651	\$90,458	\$93,507
Median Age Pop.	42.1	40.3	38.7	38.6	39.9



## 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