



DEVELOPMENT ACREAGE

22973 US-72, Athens, AL 35613



GATEWAY
COMMERCIAL BROKERAGE

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



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OFFERING SUMMARY	
Sale Price:	\$1,200,000
# of Parcels:	1
Lot Size:	+/- 2.39 Acres
Zoning:	B2
Best Use:	Development
Market:	Athens
Submarket:	Madison

PROPERTY OVERVIEW

Excellent development opportunity on high traffic Hwy 72 in Athens. The property consists of +/- 2.39 acres with +/- 270 feet of frontage on 72. The B-2 zoned site offers electric, gas, and sewer (main runs on opposite side of Hwy 72). The site is not located in a flood zone and has a traffic count of up to 26,399 CPD. Site is prepped for development and pad ready.

PROPERTY HIGHLIGHTS

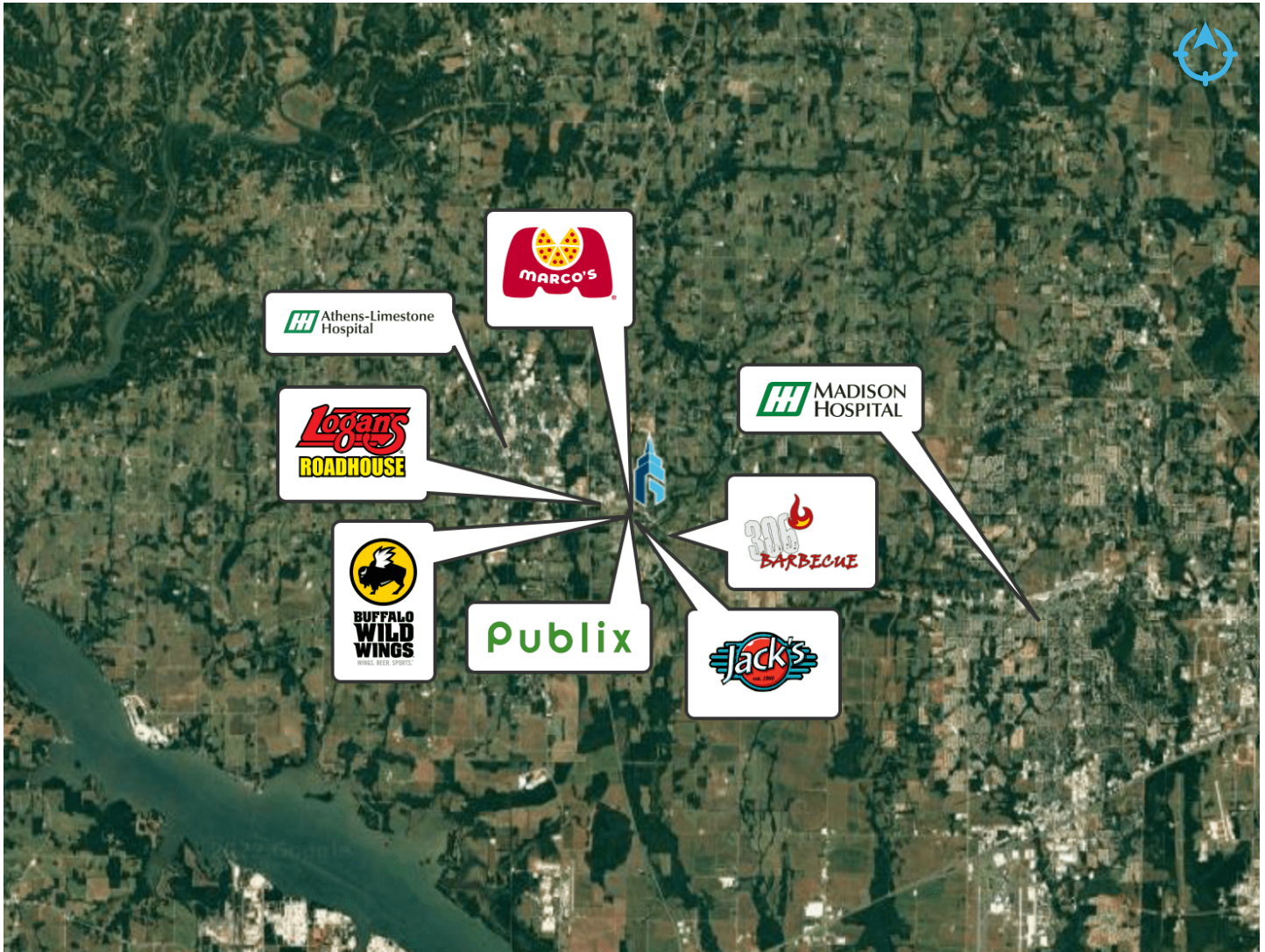
- Close proximity to Interstate 65
- Great visibility and access



LOCATION INFORMATION

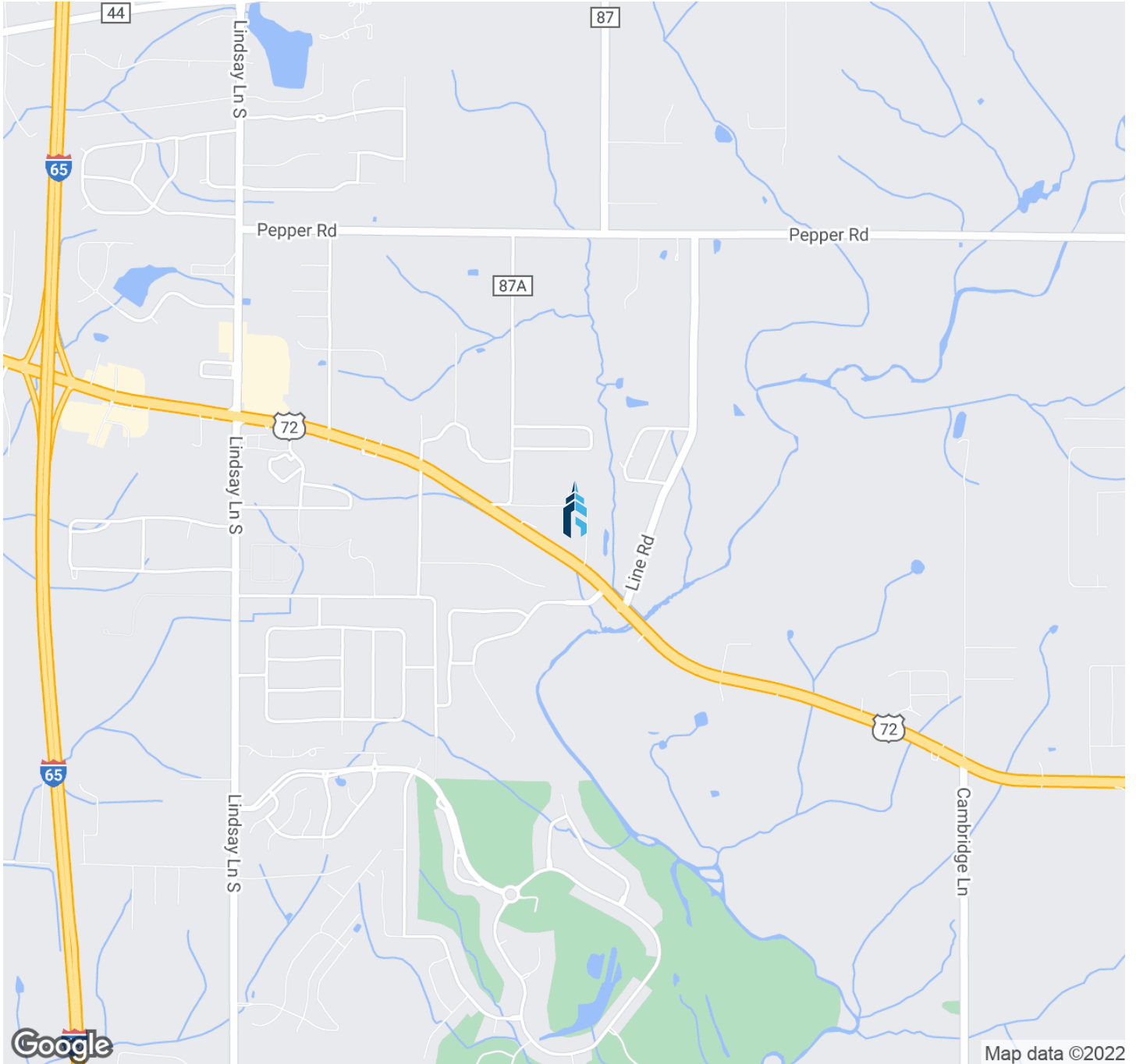
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AERIAL MAP WITH RETAILERS

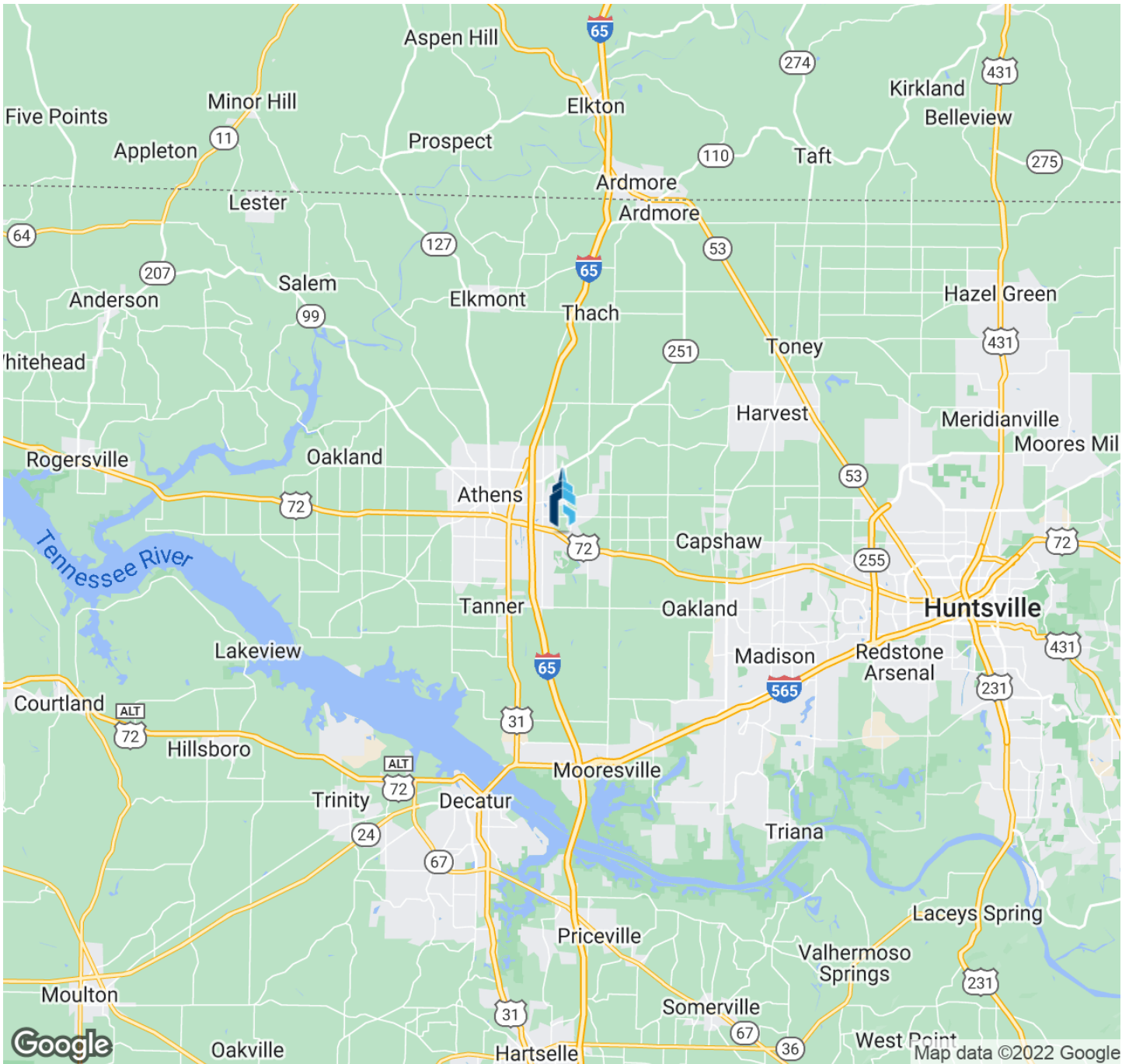


LOCATION	DISTANCE
Madison, AL	+/- 11 miles
Huntsville, AL	+/- 16 miles
Athens/Limestone Hospital	+/- 5 miles
Madison Hospital	+/- 10 miles
Mazda Toyota Manufacturing	+/- 13 miles
Publix at Eastside Junction	+/- 2 miles

REGIONAL MAP



LOCATION MAP

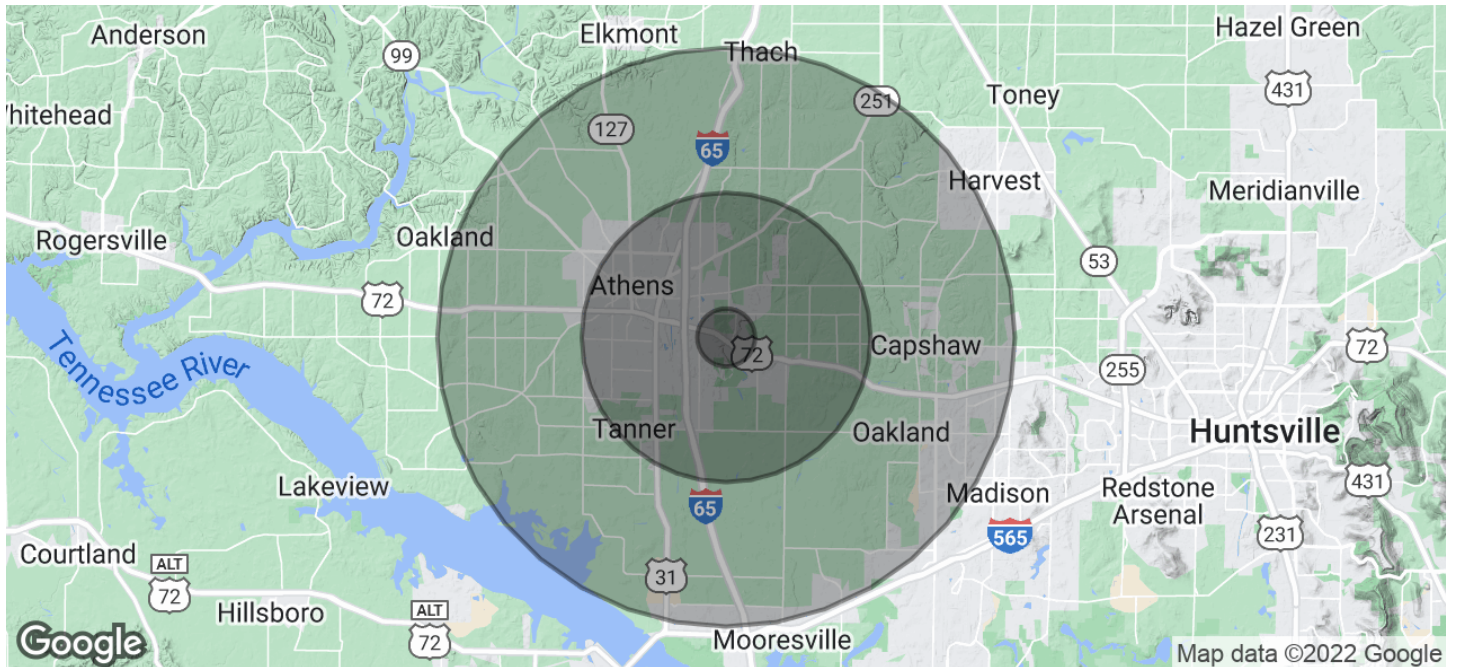




DEMOGRAPHIC DATA

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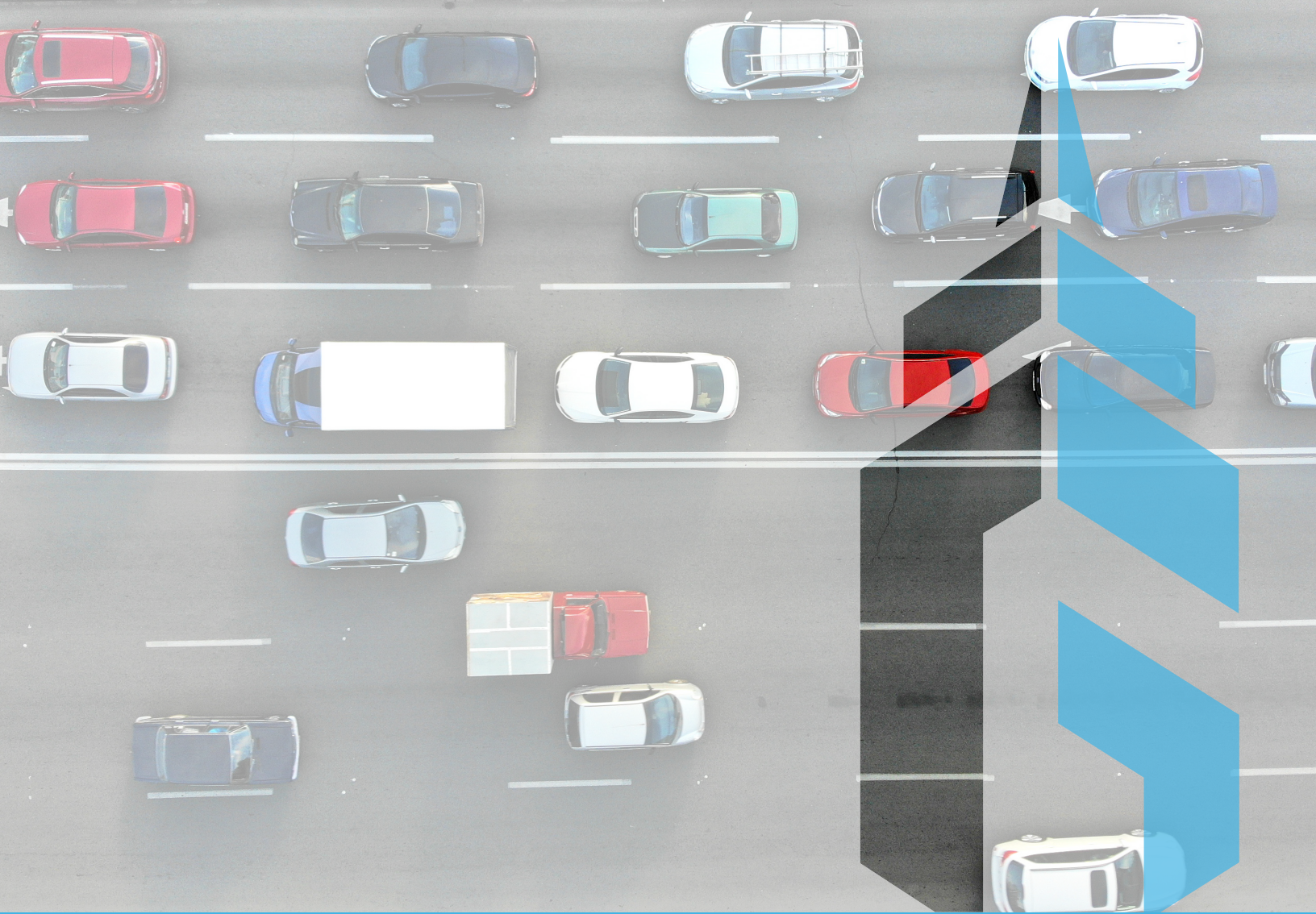
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,558	83,051	198,407
Average Age	38.0	35.9	34.8
Average Age (Male)	38.2	35.2	34.0
Average Age (Female)	37.7	36.3	35.3

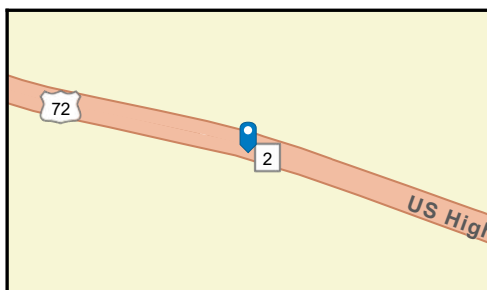
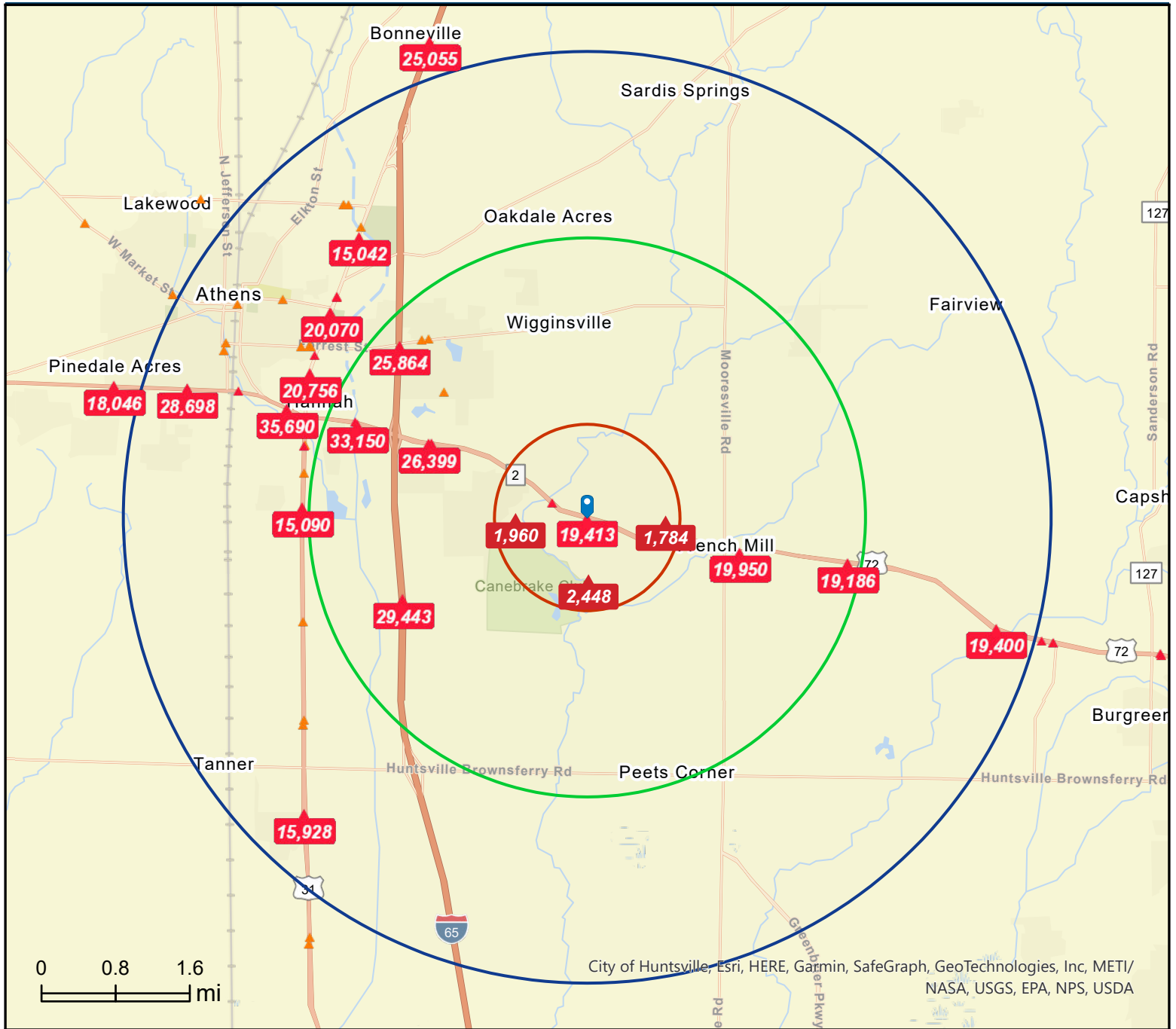
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,251	31,103	75,968
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$116,914	\$94,537	\$71,076
Average House Value	\$335,581	\$258,786	\$218,983

**Demographic data derived from 2010 US Census*

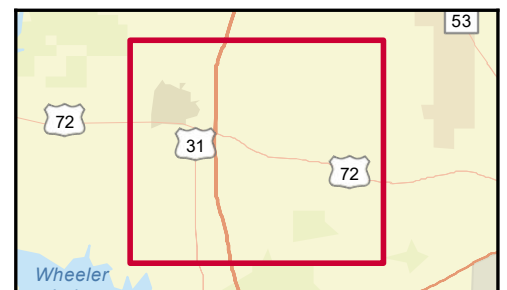


TRAFFIC DATA

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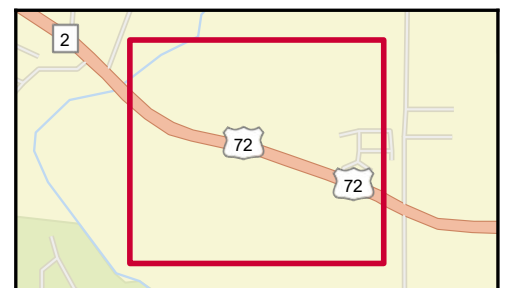
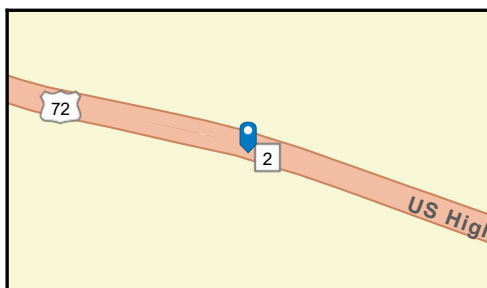
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



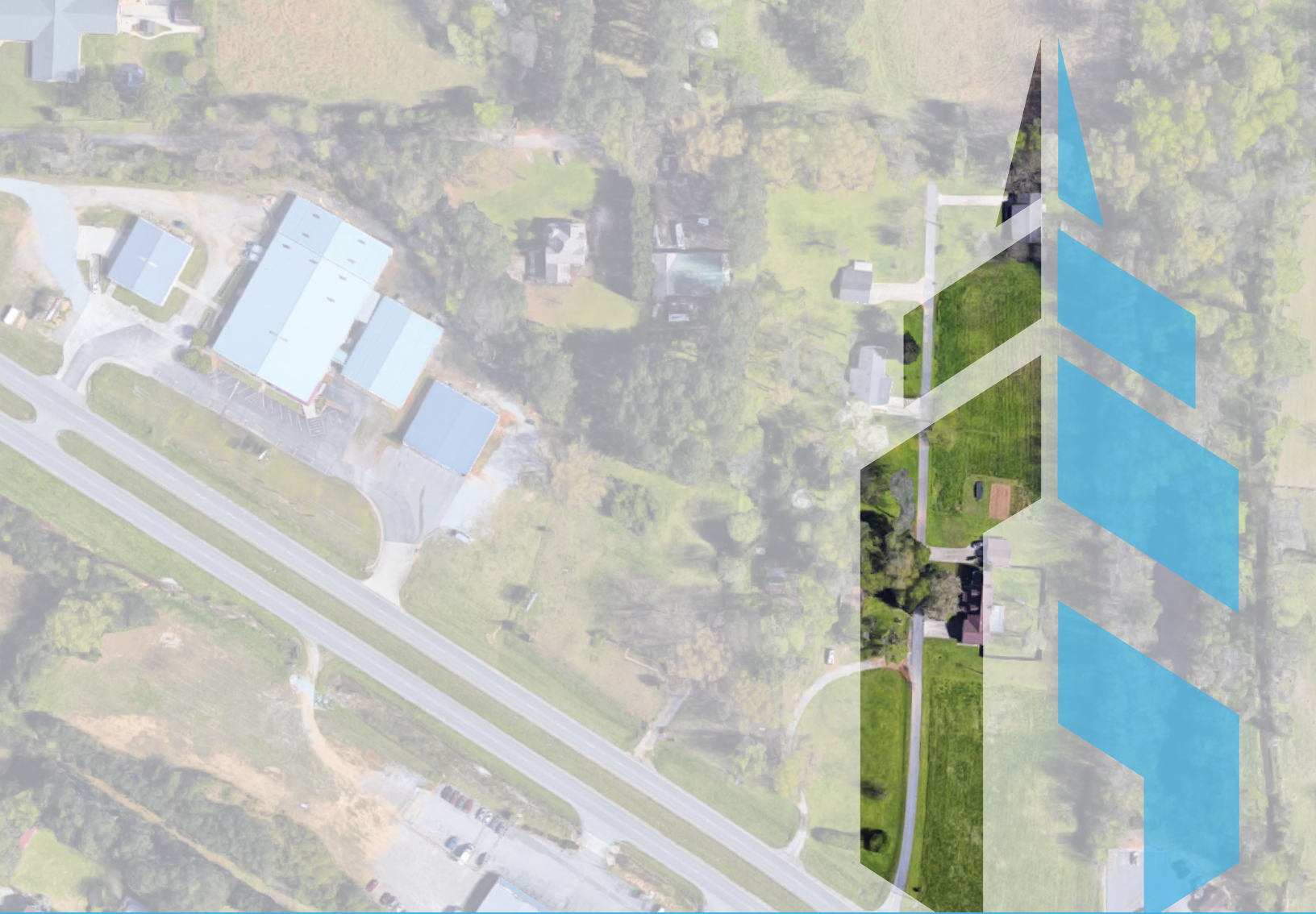
Source: ©2022 Kalibrate Technologies (Q1 2022).

US-72 E, Athens, Alabama, 35613
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 34.77014
 Longitude: -86.90333



Source: ©2022 Kalibrate Technologies (Q1 2022).



PROPERTY INFORMATION

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RiskMeter

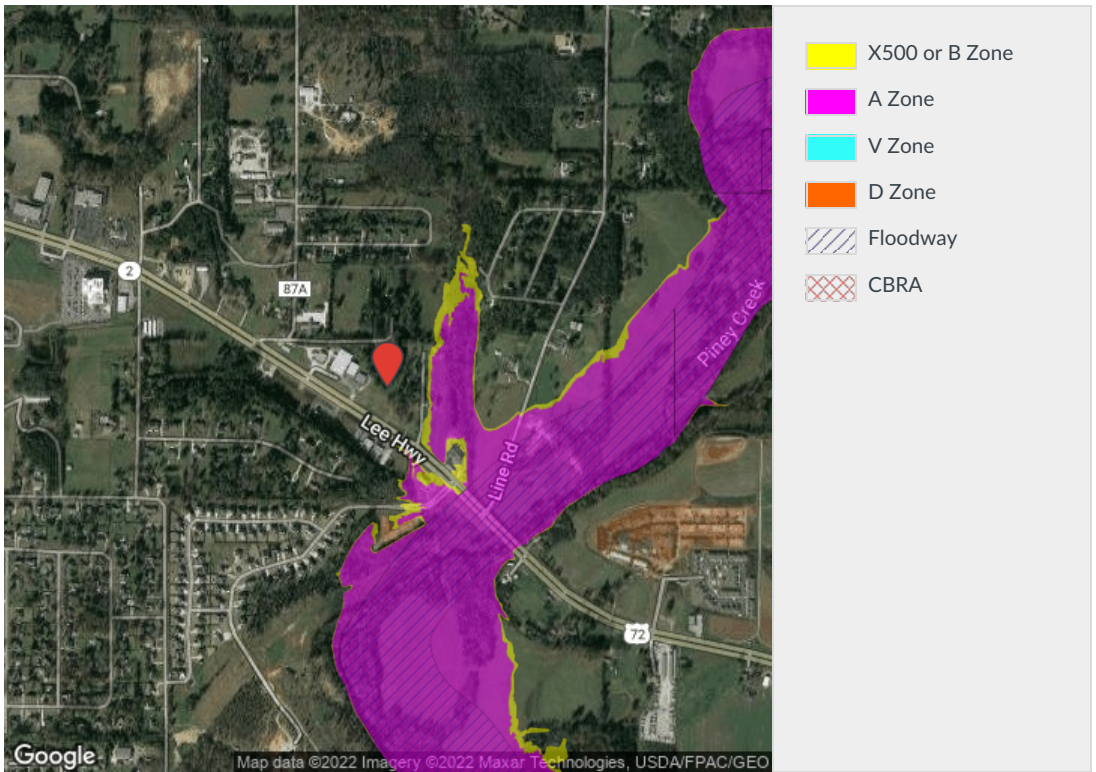
22973 US HIGHWAY 72 ATHENS, AL 35613-7646

LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	010146	PANEL	0193F
PANEL DATE	August 16, 2018	MAP NUMBER	01083C0193F





ADVISOR BIO

22973 US-72, Athens, AL 35613



JARED DISON

Investor & Salesperson

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PROFESSIONAL BACKGROUND

As a long-term resident of North Alabama, I've seen first-hand 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, my clients benefit from a lifetime of valuable insight and expert market information, which enables them to make informed and profitable investment decisions. Prior to my real estate career, I was enlisted in the U. S. Army, honorably serving for four years. My deployment included a tour in Germany and two tours in Kosovo and Iraq. I believe those experiences instilled in me discipline and professionalism, beneficial to be successful in the commercial real estate industry.

I joined Gateway Commercial Brokerage in 2016 as a sales associate. Since then, I have quickly and energetically created a strong foundation of local and national clientele by providing superior investment real estate acquisition, reposition and disposition services. In my real estate career, I excel 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, I am an active real estate investor and principal. I have a proven track record of diligently representing my client's best interests with uncompromising integrity, high ethical standards and a focus on cultivating meaningful business relationships.

My wife, Leo, and I reside in the city of Hartselle. When we have free time, we enjoy traveling, trying new restaurants, but mostly can be found on the water. Sailing, diving, and spearfishing are some of our favorite activities.

EDUCATION

U.S. Army Veteran



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