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DEVELOPMENT ACREAGE FOR SALE

WALL TRIANA HIGHWAY AND CAPSHAW ROAD LAND

Corner of Wall Triana Highway and Capshaw Road, Huntsville, AL 35749



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

WALL TRIANA HIGHWAY AND CAPSHAW ROAD LAND

TABLE OF CONTENTS

Executive Summary	3
Aerial Photos/Maps	4
Demographics	9
Economic Snapshot	11
Meet the Gateway Team	14



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SALE PRICE

\$3,200,000

OFFERING SUMMARY

Lot Size: 95.0 Acres

Price / SF: \$0.77

LOCATION OVERVIEW

Gateway Commercial Brokerage, Inc. is pleased to offer this 95-acre tract of fantastic development property. This offering is situated at the southwest corner of Wall Triana Highway and Capshaw Road. This property includes a 3.9-acre, commercially-zoned hard corner. The residential acreage is currently zoned R-2. It would be an ideal candidate to rezone to R2A to accommodate a multi-family development project. This offering features approximately 2,650 feet of frontage on Wall Triana Highway, and approximately 1,500 feet of frontage on Capshaw Road. The property is conveniently located less than one mile from US-72 and the heart of Madison's retail corridor.

School Districts:

Rainbow Elementary School

Discovery Middle School

Bob Jones High School



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AERIAL PHOTOS AND MAPS



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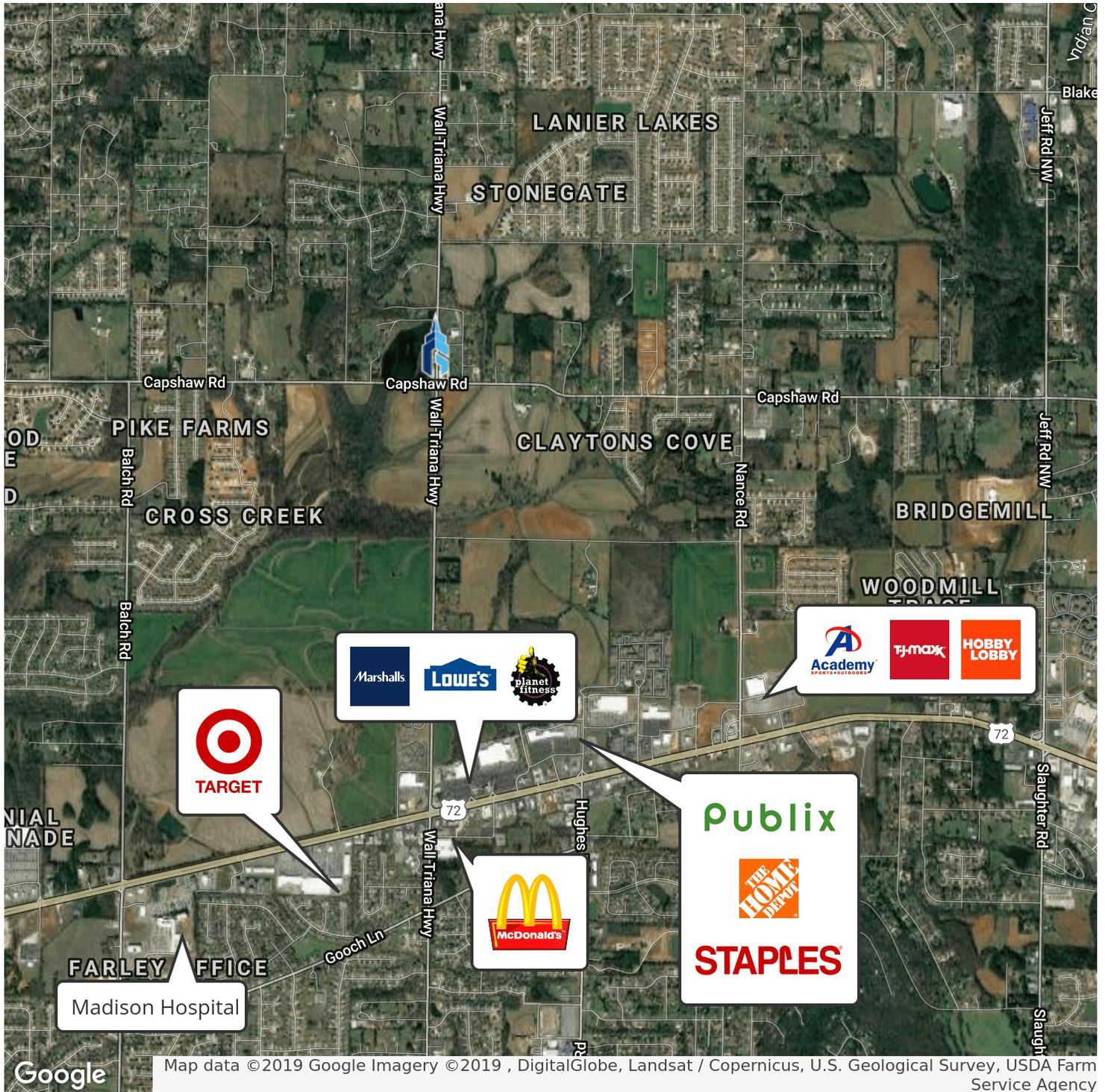
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DEMOGRAPHICS



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ECONOMIC SNAPSHOT



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BUSINESSES COMING TO HUNTSVILLE IN 2019

- REI Equipment Co-Op
- Pies and Pints
- Highpoint Climbing Gym
- Duluth Trading Co.
- The Gemini Kitchen + Cocktails
- AC by Marriott
- Chuy's Mexican Food
- Aloft by Marriott
- Hand & Stone Massage and Facial Spa
- Brass Tap
- Mazzara's
- Dave & Busters
- Wahlburgers
- The Moon Bakeshop
- Melt
- Von Braun Center Music Hall
- Oh Crepe
- Champy's
- Char Restaurant
- Kamodo Ramen
- ChopChop Fresh Salads
- Pourhouse



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COMPANIES EXPANDING/RELOCATING TO HUNTSVILLE

(Bringing \$4.1 Billion of Economic Growth to Huntsville and North Alabama)

	Financial Growth	Jobs Created
Blue Origin Rocket Engine Manufacturer	\$200 Million	400 jobs
Aerject Rocketdyne Rocket Engine Manufacturer	\$27 Million	700 jobs
BOCAR Auto Parts Manufacturer	\$115 Million	300 jobs
LG Electronics Solar Module Assembly Plant	\$28 Million	160 jobs
EOS Remote Weapon Systems Manufacturing	\$2.8 Million	100 jobs
Facebook Data Center	\$750 Million	100 jobs
Google Data Center	\$600 Million	100 jobs
Carpenter Technology	\$52 Million	60 jobs
Mazda/Toyota Manufacturing	\$1.6 Billion	4,000 jobs
GE Aviation Ceramic Components Manufacturer	\$200 Million	200 jobs
BAE Systems	\$45.5 Million	200 jobs
MidCity Huntsville Development (4th largest commercial real estate development in U.S.)	\$500 Million	



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MEET THE TEAM



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Corner of Wall Triana Highway and Capshaw Road, Huntsville, AL 35749



EMMETTE BARRAN, CCIM

Qualifying Broker

ebarran@gatewaycommercial.net
Direct: 256.355.0721 | Cell: 256.303.1703

PROFESSIONAL BACKGROUND

Emmette Barran, CCIM joined Gateway Commercial Brokerage in 1996. He lives in Decatur, Alabama.

Clients Include: Big Lots - Family Dollar - Piggly Wiggly - Food Land - Bender's Gym - Aaron's Rents - TOC - Compass Bank - Hospice South - Rent-A-Center - Region's Bank - Redstone Federal Credit Union - WW Grainger - Sprint PCS

Management: Gateway Shopping Center (150,000 SF) - Finley Plaza (90,000 SF) - Southgate Shopping Center (125,000 SF) - Albany Plaza Office Complex (20,000 SF) - Bender's Plaza - Wimberly Plaza

Construction Management: Bender's Elite (Knight Street)

Development: Shops on Second (Mellow Mushroom and Moe's BBQ) - 307 Second (Mixed use: lofts and retail) - Bender's Plaza - Wimberly Plaza

EDUCATION

Auburn University (BS, Finance)

MEMBERSHIPS

State of Alabama Real Estate Commissioner - CCIM (Certified Commercial Investment Member); International Council of Shopping Centers (ICSC) Member

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JARED DISON

Salesperson

jdison@gatewaycommercial.net
Direct: 256.355.0721 | Cell: 256.431.0101

PROFESSIONAL BACKGROUND

Jared Dison joined Gateway Commercial Brokerage in 2016. He lives in Hartselle, Alabama.

EDUCATION

U.S. Army veteran

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