

PRESENTED BY

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LAND FOR SALE - \$467,500

ELK RIVER ACREAGE

Christopher Rd. , Elkmont, AL 35620



GATEWAY
COMMERCIAL BROKERAGE

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



CONFIDENTIAL OFFERING MEMORANDUM

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1 PROPERTY INFORMATION

ELK RIVER ACREAGE

Christopher Rd. , Elkmont, AL 35620



PROPERTY INFORMATION



PROPERTY DESCRIPTION

Gateway Commercial Brokerage is pleased to present this wonderful riverfront offering in north-western Limestone County. This listing includes two separate tracts of raw woodland, consisting of approximately 42.5 acres. Both tracts combined feature approximately 2,000 ft. of river frontage and access along the beautiful Elk River. The main channel of the river runs alongside the property, providing deep water year-round. The property features a diverse array of abundant wildlife for hunting and fantastic fishing opportunities along the river. Being situated at the dead-end of a paved county road makes this the perfect option for an owner that's looking for a peaceful and secluded location to construct a home. Despite the seemingly remote location, the property is only a 20-minute drive from the county seat of Athens, Alabama. This property would also make an ideal location to develop multiple riverfront homes, as the hilly terrain provides picturesque panoramic views of the river below. Recent comparable land sales in the area make this offering a steal at only \$11,000 per acre.

For more information about this listing, please contact Jared Dison.

HIGHLIGHTS

- Approximately 2,000 ft. of continuous river frontage
- Ideal location for riverfront development homes
- 42.5 acres of peaceful, secluded woodland
- Excellent hunting and fishing potential with abundant wildlife present
- Property sits along the main channel of the Elk River, providing deep water year-round



PROPERTY INFORMATION

ADDITIONAL PHOTOS

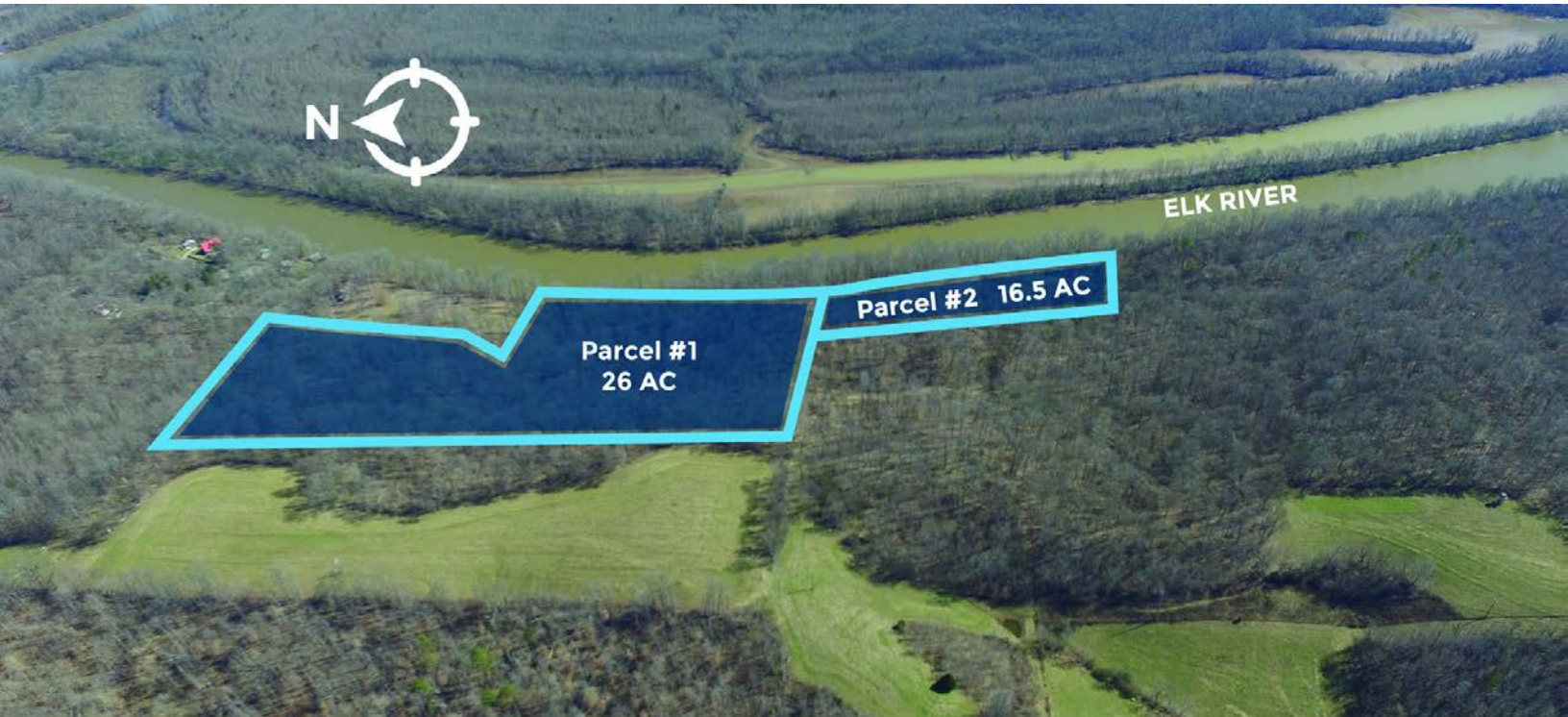


Details contained, herein, are from sources we deem reliable. However, no liability is assumed for errors or omissions. This offering is subject to change or be withdrawn without notice.



PROPERTY INFORMATION

ADDITIONAL PHOTOS



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LOCATION
INFORMATION

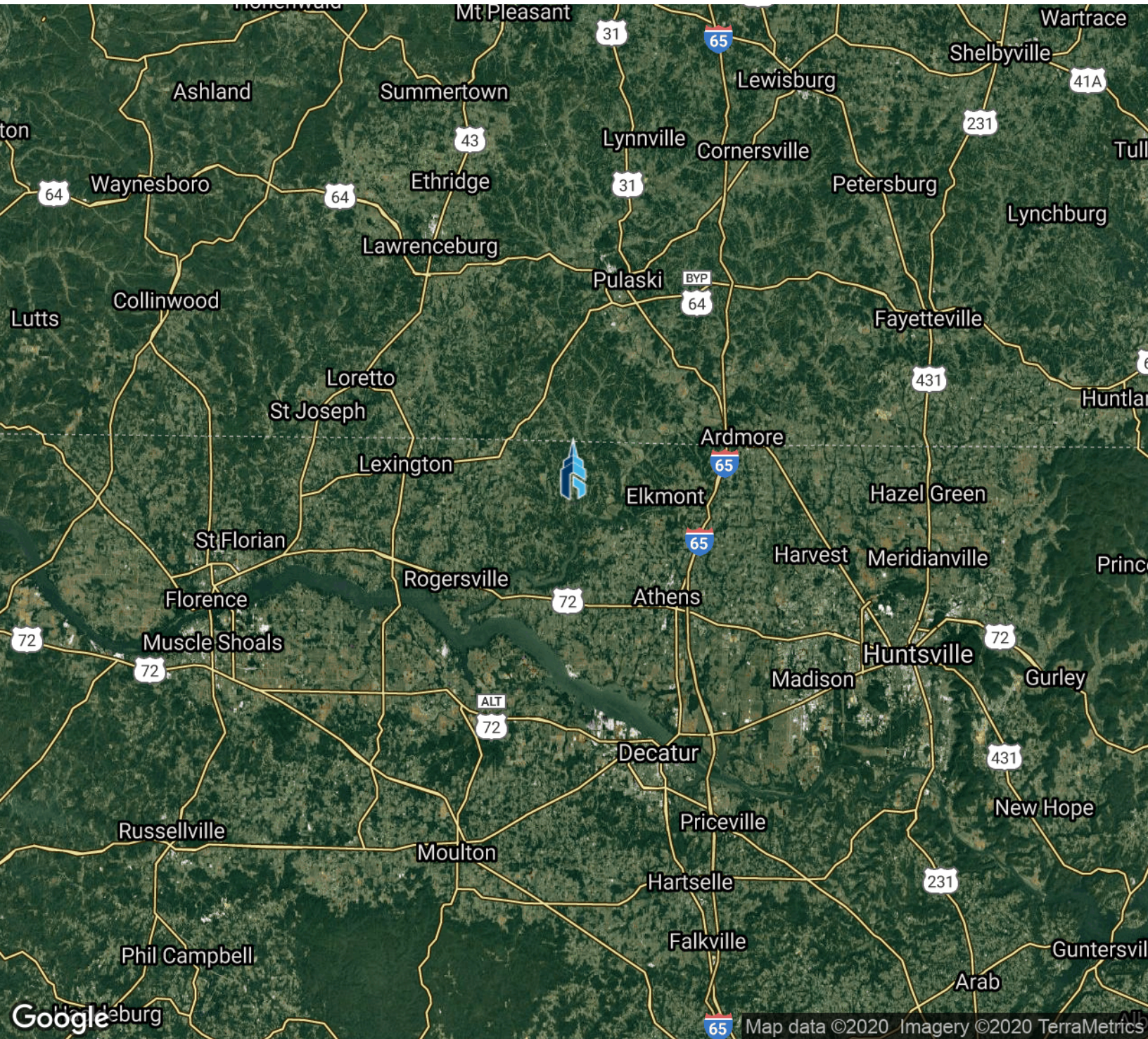
**ELK RIVER
ACREAGE**

Christopher Rd. , Elkmont, AL 35620



LOCATION INFORMATION

REGIONAL MAP





LOCATION INFORMATION

LOCATION MAPS

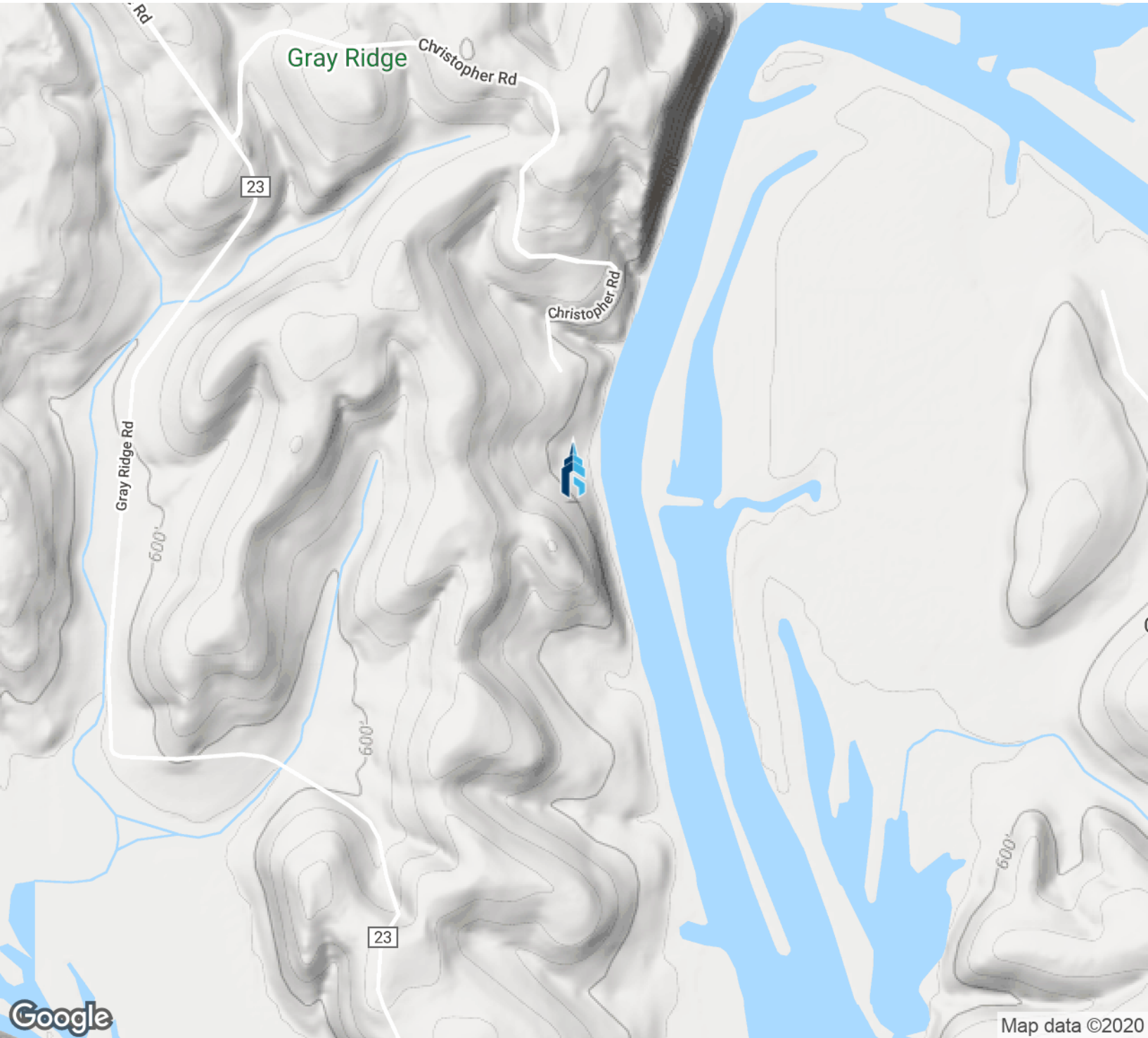


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LOCATION INFORMATION

TERRAIN MAP





LOCATION INFORMATION

FLOOD ZONE DETERMINATION

Flood Zone Determination Report

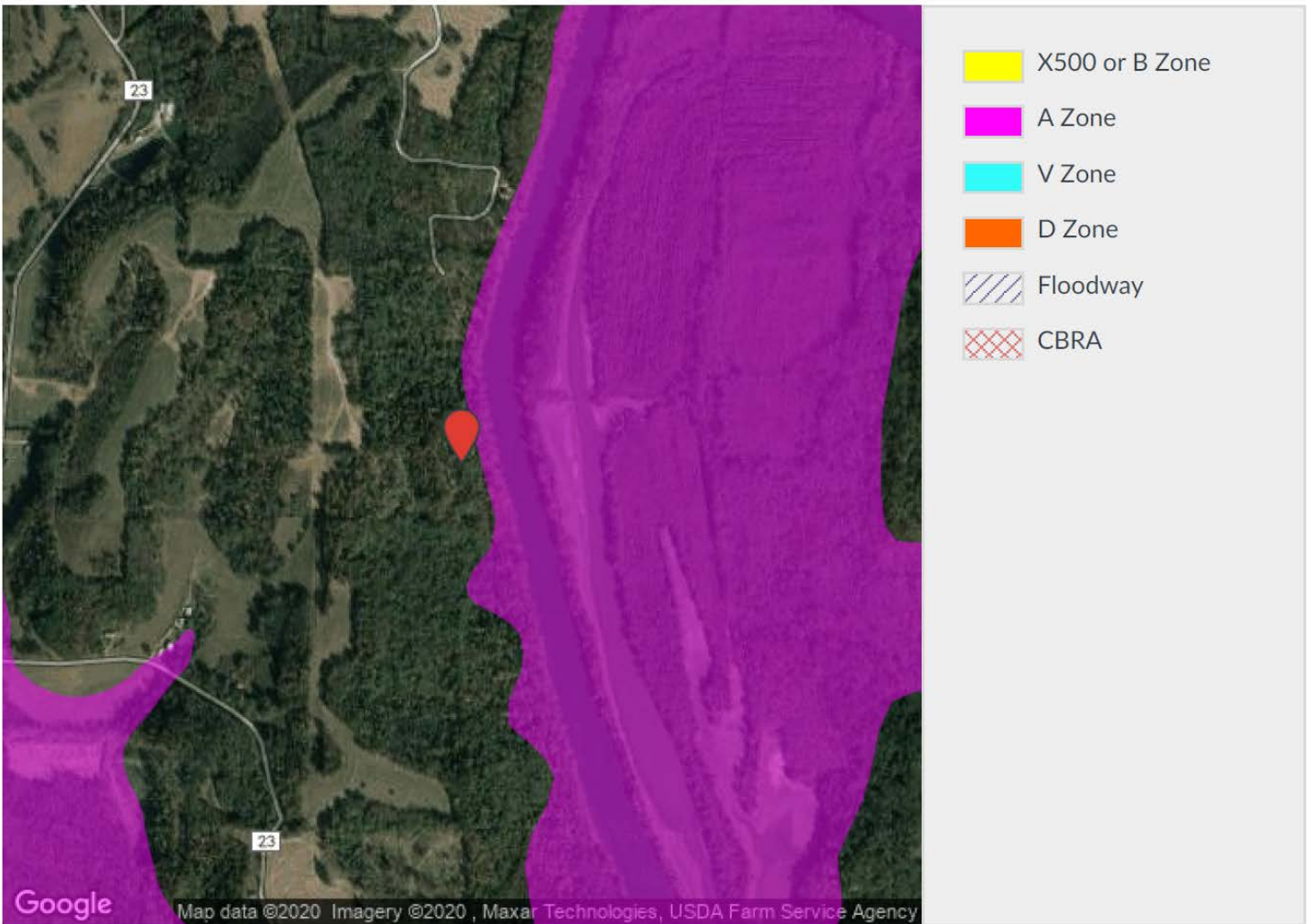
Flood Zone Determination: **OUT**

PANEL DATE

July 07, 2009

MAP NUMBER

010830050E

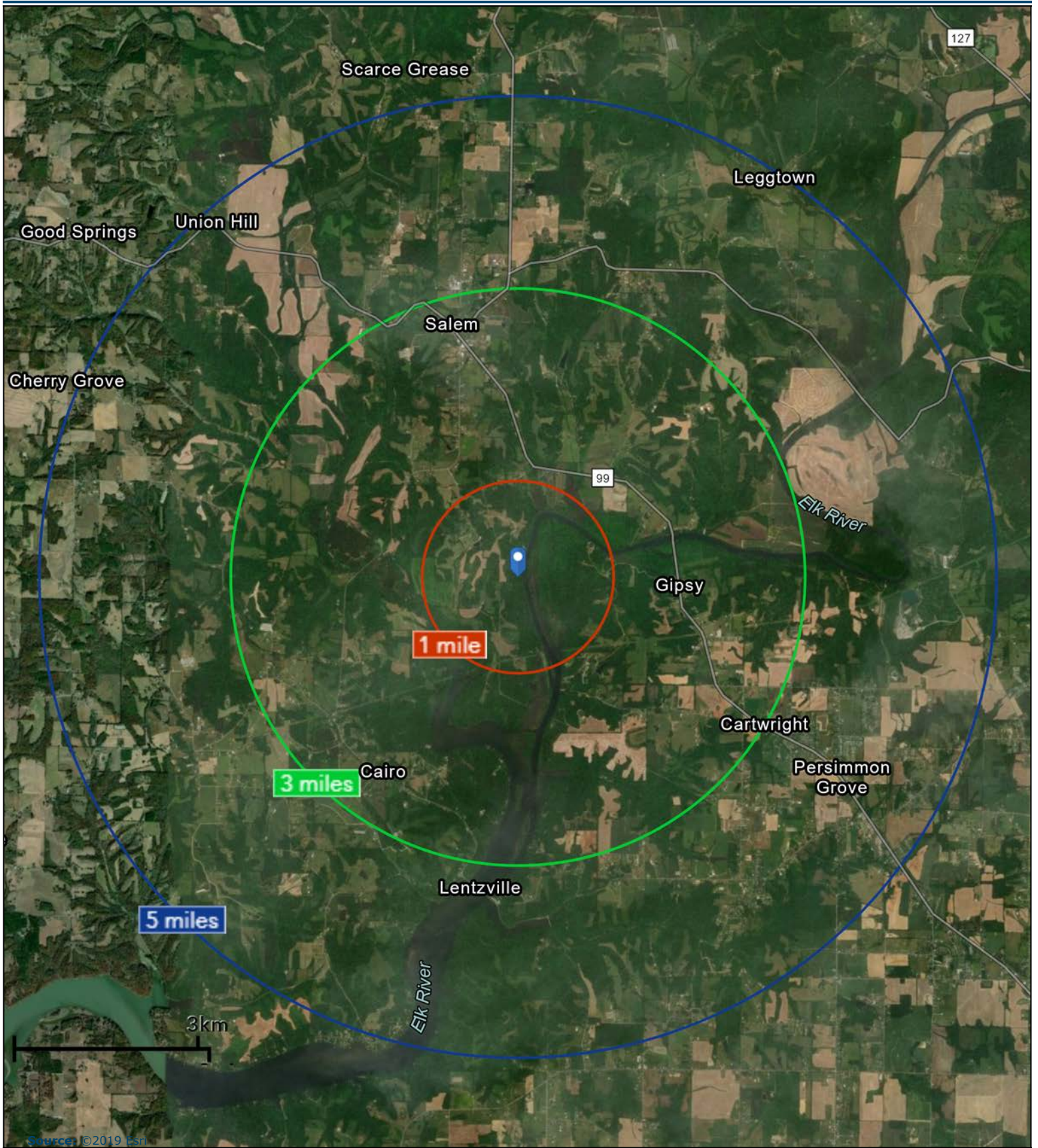


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DEMOGRAPHICS

**ELK RIVER
ACREAGE**

Christopher Rd. , Elkmont, AL 35620



Source: ©2019 Esri

Key Facts - Elk River Acreage

35620, Elkmont, Alabama (1 mile)
 35620, Elkmont, Alabama
 Ring of 1 mile

Prepared by Esri
 Latitude: 34.89560
 Longitude: -87.11212

KEY FACTS

74

Population



Average Household Size

43.5

Median Age

\$44,459

Median Household Income

EDUCATION

15%

No High School Diploma



43%

High School Graduate



28%

Some College



13%

Bachelor's/Grad/Prof Degree

BUSINESS



0

Total Businesses



0

Total Employees

EMPLOYMENT



52%

White Collar



42%

Blue Collar



9%

Services



Unemployment Rate

INCOME



\$44,459

Median Household Income



\$23,332

Per Capita Income



\$129,873

Median Net Worth

Households By Income

The largest group: \$35,000 - \$49,999 (21.9%)

The smallest group: \$200,000+ (0.0%)

Indicator	Value	Difference	
<\$15,000	9.4%	-1.1%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$15,000 - \$24,999	12.5%	+0.9%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$25,000 - \$34,999	12.5%	+3.8%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$35,000 - \$49,999	21.9%	+9.9%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$50,000 - \$74,999	15.6%	-2.8%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$75,000 - \$99,999	9.4%	-2.6%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$100,000 - \$149,999	15.6%	-0.7%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$150,000 - \$199,999	3.1%	-2.4%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$200,000+	0.0%	-5.0%	<div style="width: 100%; height: 10px; background-color: green;"></div>

Bars show deviation from
 Limestone County

Key Facts - Elk River Acreage

35620, Elkmont, Alabama (3 miles)
 35620, Elkmont, Alabama
 Ring of 3 miles

Prepared by Esri
 Latitude: 34.89560
 Longitude: -87.11212

KEY FACTS

1,477

Population

42.4

Median Age

2.6

Average Household Size

\$50,588

Median Household Income

EDUCATION

14%

No High School Diploma



42%

High School Graduate



30%

Some College



14%

Bachelor's/Grad/Prof Degree

BUSINESS



29

Total Businesses



187

Total Employees

EMPLOYMENT



47%

White Collar



41%

Blue Collar



12%

Services

5.0%

Unemployment Rate

INCOME



\$50,588

Median Household Income



\$24,889

Per Capita Income



\$123,563

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.3%)

The smallest group: \$200,000+ (1.2%)

Indicator	Value	Difference	
<\$15,000	9.6%	-0.9%	<div style="width: 100%; height: 10px; background-color: #008000;"></div>
\$15,000 - \$24,999	11.3%	-0.3%	<div style="width: 100%; height: 10px; background-color: #008000;"></div>
\$25,000 - \$34,999	11.7%	+3.0%	<div style="width: 100%; height: 10px; background-color: #008000;"></div>
\$35,000 - \$49,999	16.7%	+4.7%	<div style="width: 100%; height: 10px; background-color: #008000;"></div>
\$50,000 - \$74,999	19.3%	+0.9%	<div style="width: 100%; height: 10px; background-color: #008000;"></div>
\$75,000 - \$99,999	11.3%	-0.7%	<div style="width: 100%; height: 10px; background-color: #008000;"></div>
\$100,000 - \$149,999	16.0%	-0.3%	<div style="width: 100%; height: 10px; background-color: #008000;"></div>
\$150,000 - \$199,999	2.8%	-2.7%	<div style="width: 100%; height: 10px; background-color: #008000;"></div>
\$200,000+	1.2%	-3.8%	<div style="width: 100%; height: 10px; background-color: #008000;"></div>

Bars show deviation from
 Limestone County

Key Facts - Elk River Acreage

35620, Elkmont, Alabama (5 miles)
 35620, Elkmont, Alabama
 Ring of 5 miles

Prepared by Esri
 Latitude: 34.89560
 Longitude: -87.11212

KEY FACTS

5,765

Population

41.4

Median Age

2.6

Average Household Size

\$50,131

Median Household Income

EDUCATION

20%

No High School Diploma



40%

High School Graduate



29%

Some College



11%

Bachelor's/Grad/Prof Degree

BUSINESS



72

Total Businesses



455

Total Employees

EMPLOYMENT



45%

White Collar



42%

Blue Collar



13%

Services

4.6%

Unemployment Rate

INCOME



\$50,131

Median Household Income



\$24,315

Per Capita Income



\$108,174

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.5%)

The smallest group: \$200,000+ (1.3%)

Indicator	Value	Difference	
<\$15,000	11.0%	+0.5%	<div style="width: 100%;"></div>
\$15,000 - \$24,999	11.4%	-0.2%	<div style="width: 100%;"></div>
\$25,000 - \$34,999	11.6%	+2.9%	<div style="width: 100%;"></div>
\$35,000 - \$49,999	15.8%	+3.8%	<div style="width: 100%;"></div>
\$50,000 - \$74,999	19.5%	+1.1%	<div style="width: 100%;"></div>
\$75,000 - \$99,999	12.7%	+0.7%	<div style="width: 100%;"></div>
\$100,000 - \$149,999	14.2%	-2.1%	<div style="width: 100%;"></div>
\$150,000 - \$199,999	2.4%	-3.1%	<div style="width: 100%;"></div>
\$200,000+	1.3%	-3.7%	<div style="width: 100%;"></div>

Bars show deviation from
 Limestone County

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ADVISOR
BIOS

**ELK RIVER
ACREAGE**

Christopher Rd. , Elkmont, AL 35620



ADVISOR BIOS

ADVISOR BIO 1



JARED DISON

Salesperson

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Direct: 256.355.0721 | Cell: 256.431.0101

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.

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