

# DEVELOPMENT ACREAGE

Old Hwy 20 - Limestone County



**GATEWAY**  
COMMERCIAL BROKERAGE

300 Market St NE, Suite 3 | Decatur, AL 35601 | [GATEWAYCOMMERCIAL.COM](http://GATEWAYCOMMERCIAL.COM)



## CONTENTS

---

Executive Summary	<b>3</b>
Property Information	<b>4</b>
Location Information	<b>7</b>
Demographic Data	<b>12</b>
Traffic Data	<b>14</b>
Advisor Bios	<b>16</b>

## 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	
Sale Price:	\$3,150,000.00
# of Parcels:	1
Lot Size:	+/- 18 Acres
Price Per Acre	\$175,000
Zoning:	Unrestricted
Best Use:	Development
Market:	Madison/Athens
Submarket:	Huntsville

## PROPERTY OVERVIEW

Gateway is excited to present this fantastic offering which consists of approximately 18 acres of development acreage situated along Old Hwy 20 in Limestone County. This is one of five tracts offered that can be combined or sold separately. Site offers plentiful frontage on Old Hwy 20 and across from the new Mazda Toyota Manufacturing facility. Zoning is unrestricted offering flexible use. The newly constructed Greenbrier Pkwy makes for easy access to and from the booming industrial area consisting of prominent corporations such as Amazon, Target, and Polaris. Water is provided by Limestone County Water and Sewer by 12" PVC; electricity is provided by Athens Utilities; Gas is provided by North Alabama Gas. There is no sewer on site. Land is also not located in a flood zone.

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.

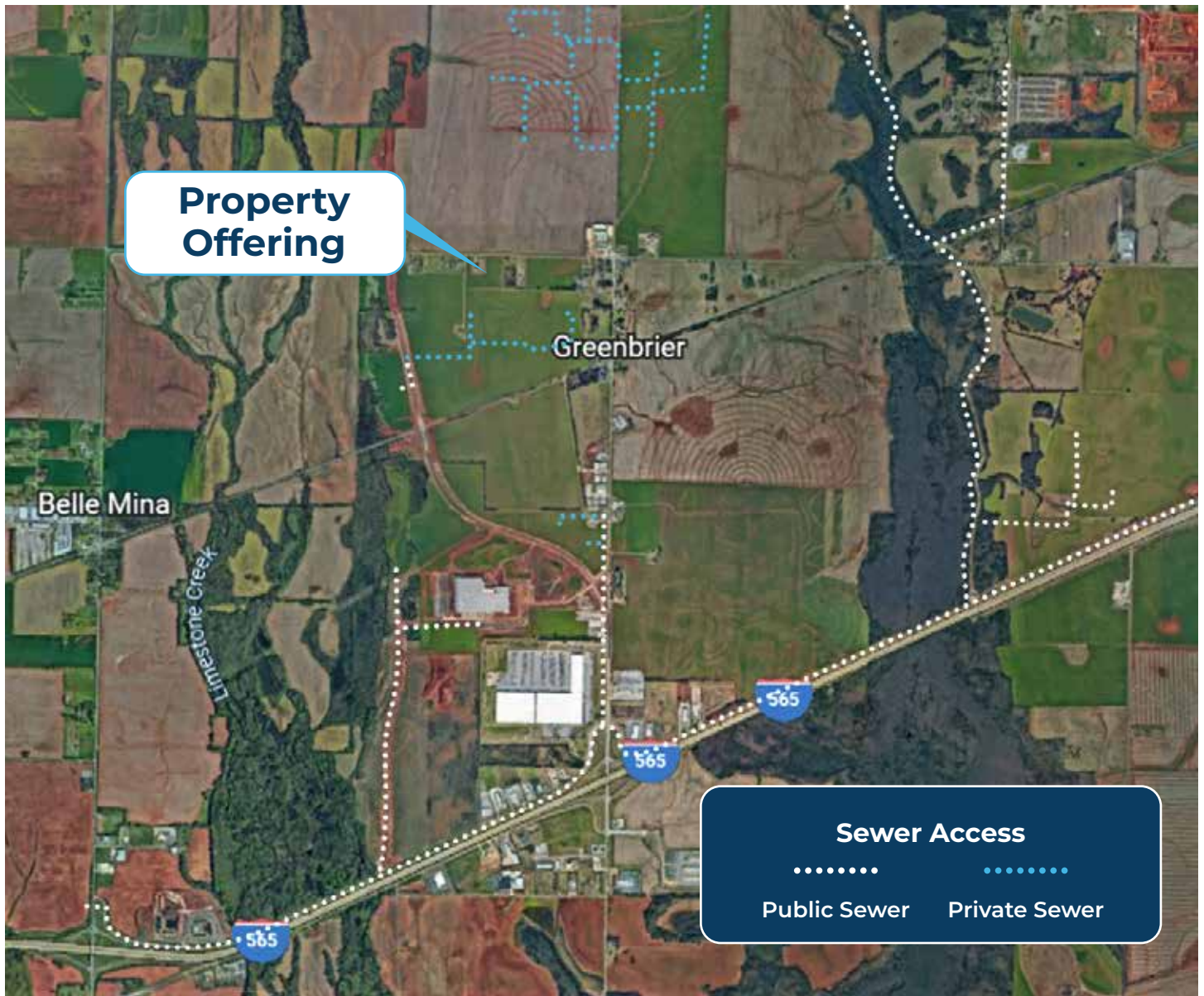


DEVELOPMENT ACREAGE

# PROPERTY INFORMATION

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



26588 OLD HIGHWAY 20 MADISON, AL 35756-5540

LOCATION ACCURACY: Excellent

## Flood Zone Determination Report

Flood Zone Determination: **OUT**

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



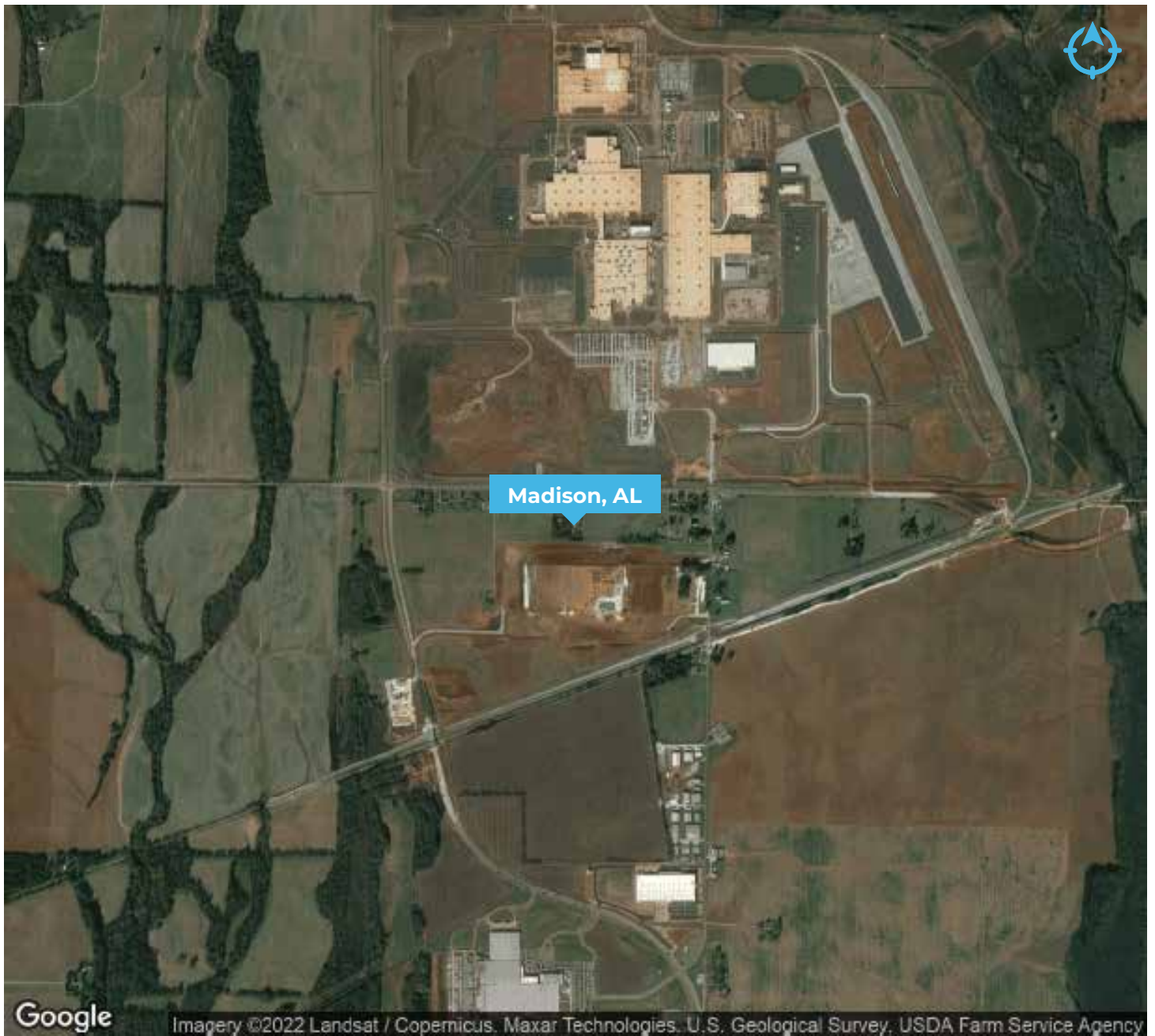


DEVELOPMENT ACREAGE

# LOCATION INFORMATION

Old Hwy 20 - Limestone County

DEVELOPMENT ACREAGE  
**REGIONAL 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.

As the project nears completion, Athens and Limestone county will continue to become prime development locations along this new corridor. Recently, 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.

This site being offered is located in at the heart of this quickly expanding area and directly across from the new Toyota-Mazda plant and backs up to Amazon's new distribution center.

DEVELOPMENT ACREAGE  
**INDUSTRY MAPS**



\*Mazda Toyota has a planned employee capacity of 4,000.





DEVELOPMENT ACREAGE

# DEMOGRAPHIC DATA

Old Hwy 20 - Limestone County

# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	237	7,070	95,495
Average Age	36.8	36.3	36.7
Average Age (Male)	36.0	35.7	35.7
Average Age (Female)	37.6	36.8	37.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	88	2,758	36,307
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$81,890	\$76,938	\$84,378
Average House Value	N/A	\$197,643	\$233,645

\*Demographic data derived from 2010 US Census



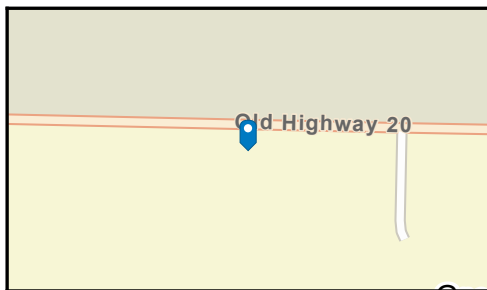
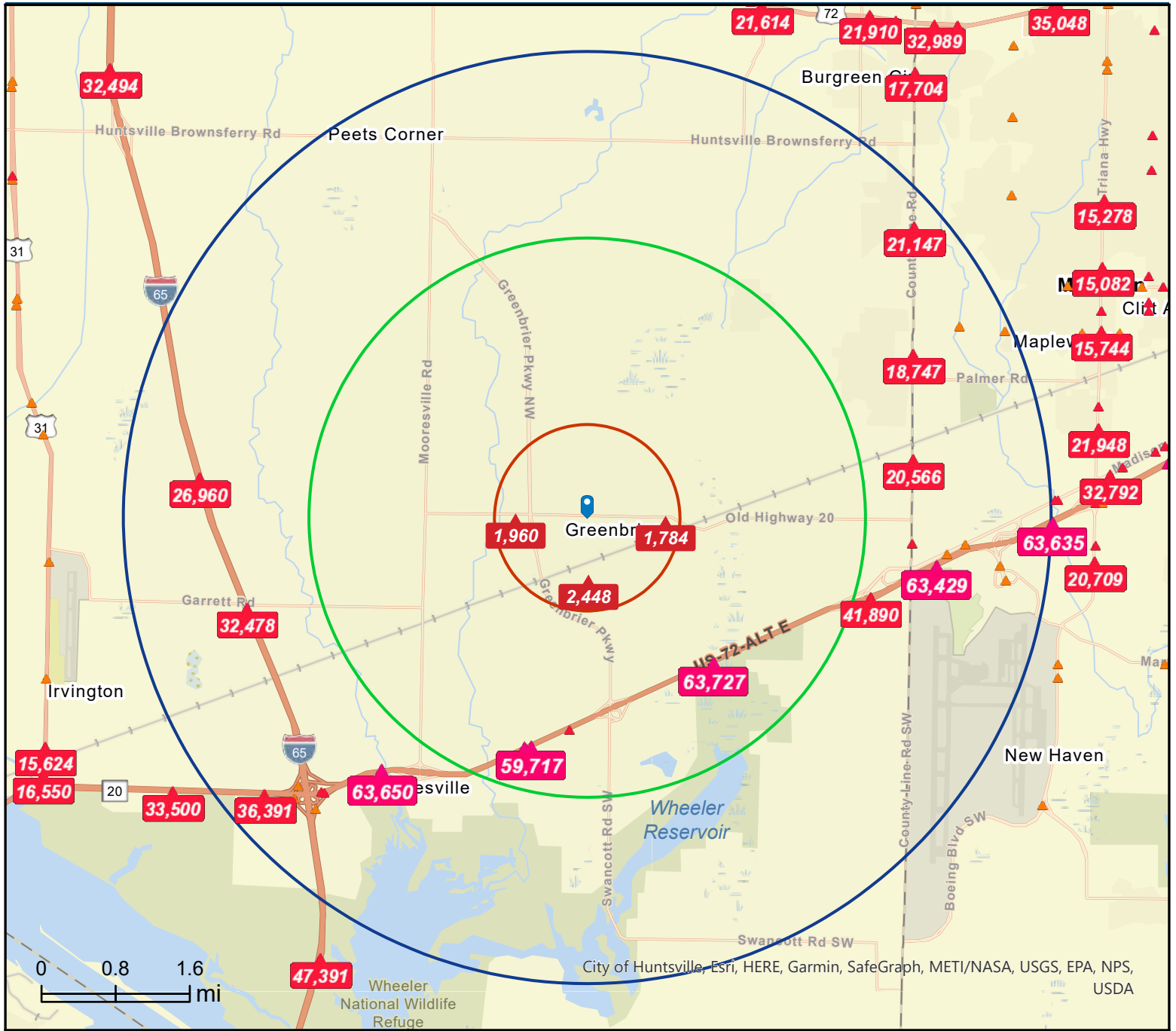
DEVELOPMENT ACREAGE

# TRAFFIC DATA

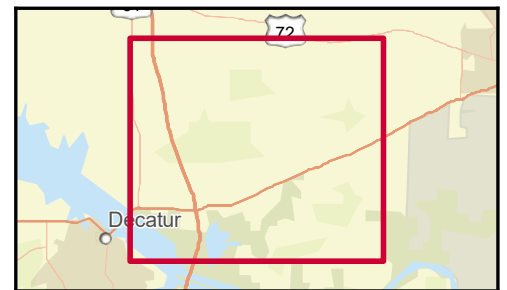
Old Hwy 20 - Limestone County

37334  
 26352-26878 Old Highway 20, Madison, Alabama, 35756  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 34.67082  
 Longitude: -86.84824



- 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: ©2021 Kalibrate Technologies (Q4 2021).



DEVELOPMENT ACREAGE

# ADVISOR BIOS

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](http://GATEWAYCOMMERCIAL.COM)