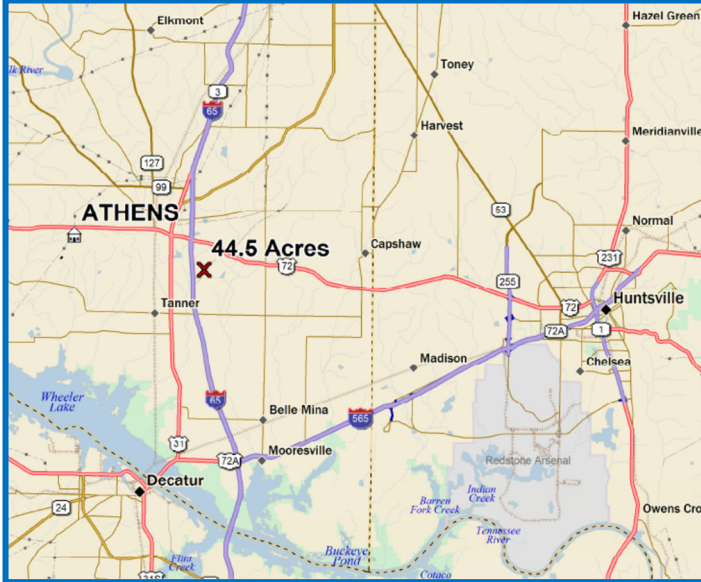


Land For Sale – 44.5 Acres

Lindsay Lane, Athens, Alabama



Property Location

The property is located in the city limits of Athens, Alabama. It is situated between I-65 and Lindsay Lane, just 1.3 miles north of Huntsville Brownsferry Road and 2 miles south of Hwy 72. Lindsay Lane is fast becoming a well-planned and developed residential corridor. Several residential neighborhoods have developed in close proximity to this land.

Price

\$2,366,000
(\$53,168.54/acre)

Property Characteristics

- 44.5 acres of land mostly cleared and currently farmed.
- Approximately 700' of road frontage along Lindsay Lane.
- Closest sewer connection is less than a half mile away.
- Electric and water utilities are available on the Lindsay Lane frontage.
- Property is zoned EST, Estate Residential and Agricultural. Zoning will require change for a residential development. Land in proximity have been changed.

Sharita Chalmers Adams **Call or Text: (615) 294-6884**
2311 Market Place, Suite B, Huntsville AL 35801
Sharita@PaladinGroupAL.com www.paladingroupal.com



While data presented herein has been obtained from sources deemed to be reliable, no warranty is made to the accuracy or completeness of such information, and it is subject to changes in price, other conditions, or withdrawal without notice.



Demographic and Income Profile

2116 Lindsay Ln S, Athens, Alabama, 35613
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 34.75111
 Longitude: -86.93098

Summary	Census 2010	Census 2020	2022	2027
Population	403	552	594	658
Households	179	249	268	297
Families	146	-	212	235
Average Household Size	2.25	2.22	2.22	2.22
Owner Occupied Housing Units	165	-	235	262
Renter Occupied Housing Units	14	-	33	35
Median Age	42.7	-	44.2	45.8

Trends: 2022-2027 Annual Rate	Area	State	National
Population	2.07%	0.21%	0.25%
Households	2.08%	0.28%	0.31%
Families	2.08%	0.22%	0.28%
Owner HHs	2.20%	0.47%	0.53%
Median Household Income	-1.36%	3.18%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	15	5.6%	11	3.7%
\$15,000 - \$24,999	7	2.6%	5	1.7%
\$25,000 - \$34,999	28	10.4%	9	3.0%
\$35,000 - \$49,999	19	7.1%	8	2.7%
\$50,000 - \$74,999	44	16.4%	68	22.9%
\$75,000 - \$99,999	19	7.1%	55	18.5%
\$100,000 - \$149,999	31	11.6%	39	13.1%
\$150,000 - \$199,999	56	20.9%	48	16.2%
\$200,000+	49	18.3%	54	18.2%

Median Household Income	\$102,349	\$95,574
Average Household Income	\$142,320	\$151,218
Per Capita Income	\$54,492	\$57,926

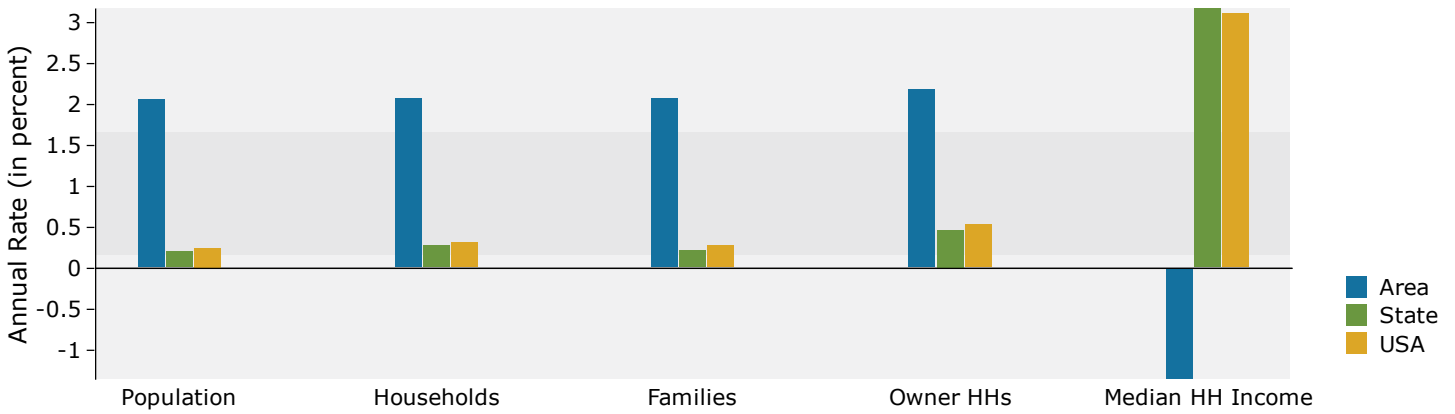
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	17	4.2%	28	4.7%	30	4.6%
5 - 9	27	6.7%	31	5.2%	34	5.2%
10 - 14	26	6.5%	33	5.5%	37	5.6%
15 - 19	35	8.7%	35	5.9%	36	5.5%
20 - 24	18	4.5%	30	5.0%	32	4.9%
25 - 34	38	9.5%	78	13.1%	77	11.7%
35 - 44	56	13.9%	69	11.6%	76	11.6%
45 - 54	81	20.1%	81	13.6%	85	12.9%
55 - 64	52	12.9%	100	16.8%	106	16.1%
65 - 74	33	8.2%	74	12.4%	89	13.5%
75 - 84	17	4.2%	29	4.9%	46	7.0%
85+	2	0.5%	8	1.3%	10	1.5%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	343	84.9%	459	83.2%	492	82.7%	541	82.1%
Black Alone	45	11.1%	49	8.9%	54	9.1%	61	9.3%
American Indian Alone	2	0.5%	2	0.4%	3	0.5%	3	0.5%
Asian Alone	4	1.0%	10	1.8%	11	1.8%	12	1.8%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	3	0.7%	9	1.6%	10	1.7%	12	1.8%
Two or More Races	7	1.7%	22	4.0%	25	4.2%	30	4.6%
Hispanic Origin (Any Race)	8	2.0%	20	3.6%	22	3.7%	25	3.8%

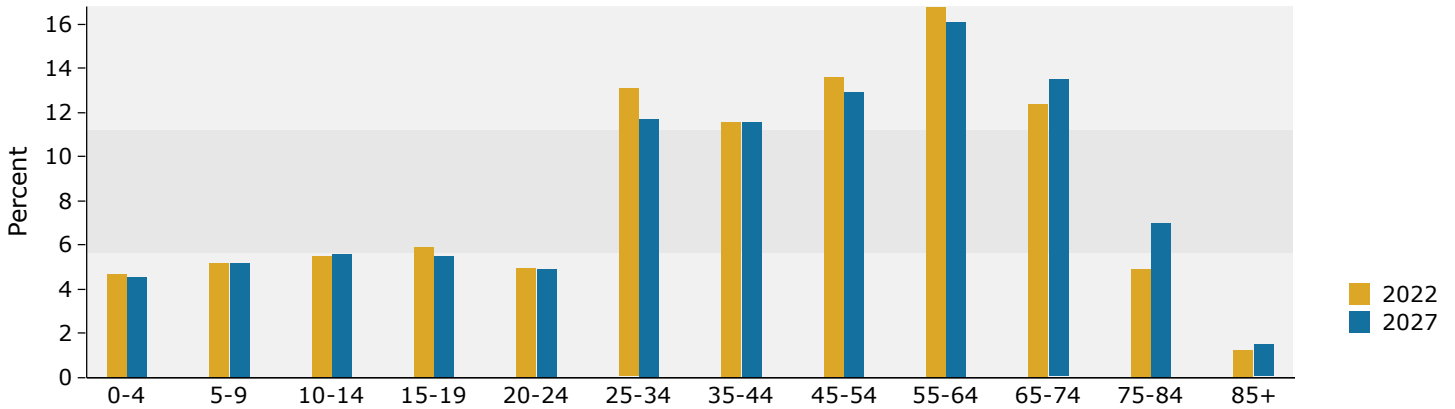
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

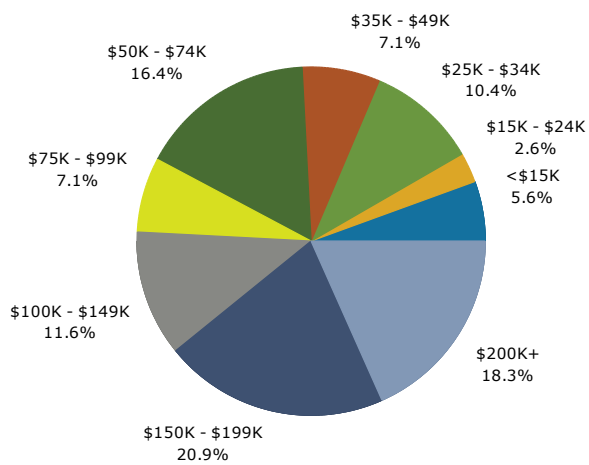
Trends 2022-2027



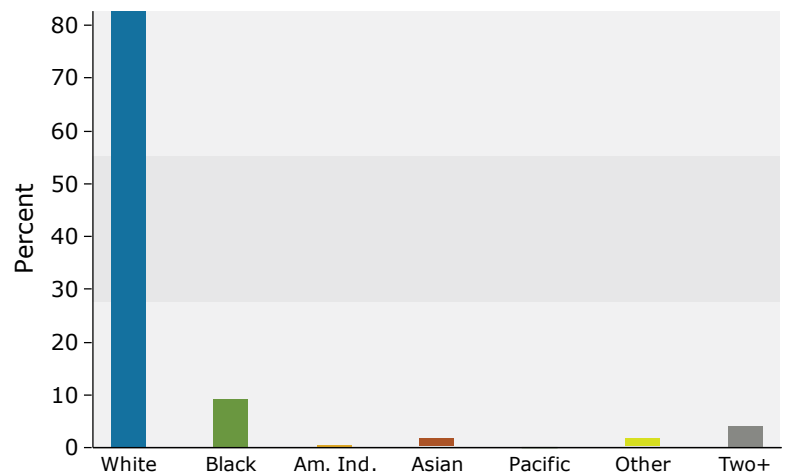
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 3.7%



Demographic and Income Profile

2116 Lindsay Ln S, Athens, Alabama, 35613
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 34.75111
 Longitude: -86.93098

Summary	Census 2010	Census 2020	2022	2027
Population	6,415	8,655	9,480	10,685
Households	2,568	3,525	3,845	4,335
Families	1,957	-	2,864	3,219
Average Household Size	2.50	2.46	2.47	2.46
Owner Occupied Housing Units	2,050	-	3,213	3,637
Renter Occupied Housing Units	518	-	632	698
Median Age	41.0	-	42.4	43.6

Trends: 2022-2027 Annual Rate	Area	State	National
Population	2.42%	0.21%	0.25%
Households	2.43%	0.28%	0.31%
Families	2.36%	0.22%	0.28%
Owner HHs	2.51%	0.47%	0.53%
Median Household Income	1.84%	3.18%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	236	6.1%	204	4.7%
\$15,000 - \$24,999	127	3.3%	96	2.2%
\$25,000 - \$34,999	394	10.2%	260	6.0%
\$35,000 - \$49,999	313	8.1%	257	5.9%
\$50,000 - \$74,999	703	18.3%	961	22.2%
\$75,000 - \$99,999	414	10.8%	570	13.1%
\$100,000 - \$149,999	685	17.8%	808	18.6%
\$150,000 - \$199,999	515	13.4%	651	15.0%
\$200,000+	459	11.9%	527	12.2%

Median Household Income	\$82,639	\$90,534
Average Household Income	\$118,151	\$129,517
Per Capita Income	\$46,986	\$51,550

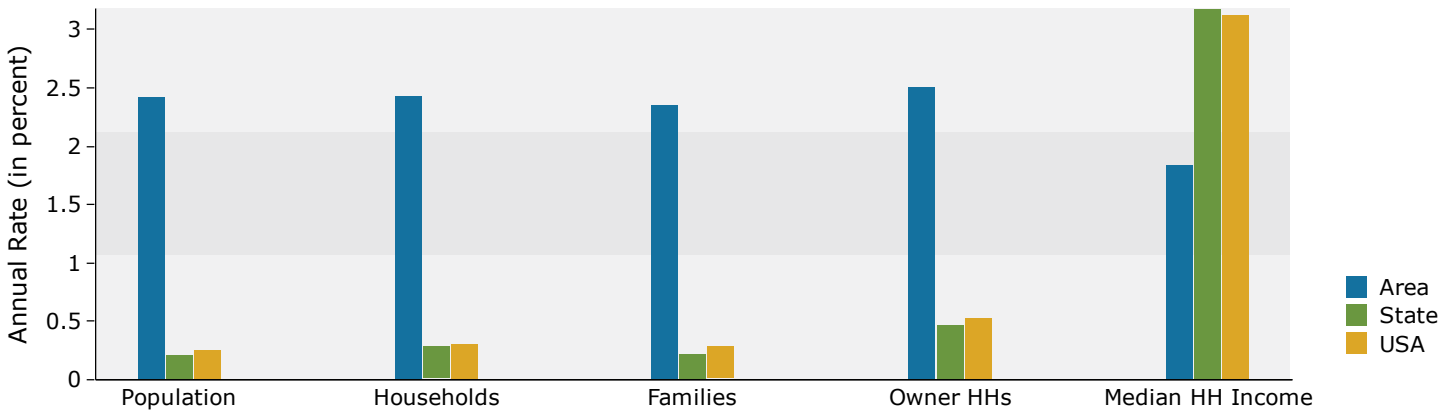
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	369	5.8%	500	5.3%	556	5.2%
5 - 9	406	6.3%	555	5.9%	610	5.7%
10 - 14	445	6.9%	598	6.3%	675	6.3%
15 - 19	451	7.0%	535	5.6%	626	5.9%
20 - 24	331	5.2%	464	4.9%	455	4.3%
25 - 34	708	11.0%	1,180	12.5%	1,182	11.1%
35 - 44	885	13.8%	1,208	12.7%	1,439	13.5%
45 - 54	1,087	16.9%	1,255	13.2%	1,327	12.4%
55 - 64	877	13.7%	1,439	15.2%	1,549	14.5%
65 - 74	516	8.0%	1,117	11.8%	1,342	12.6%
75 - 84	285	4.4%	487	5.1%	739	6.9%
85+	57	0.9%	139	1.5%	185	1.7%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	4,977	77.6%	6,504	75.1%	7,084	74.7%	7,898	73.9%
Black Alone	1,061	16.5%	1,229	14.2%	1,359	14.3%	1,548	14.5%
American Indian Alone	29	0.5%	42	0.5%	46	0.5%	53	0.5%
Asian Alone	81	1.3%	110	1.3%	118	1.2%	133	1.2%
Pacific Islander Alone	2	0.0%	4	0.0%	4	0.0%	4	0.0%
Some Other Race Alone	148	2.3%	278	3.2%	309	3.3%	359	3.4%
Two or More Races	117	1.8%	488	5.6%	560	5.9%	690	6.5%
Hispanic Origin (Any Race)	260	4.1%	507	5.9%	561	5.9%	647	6.1%

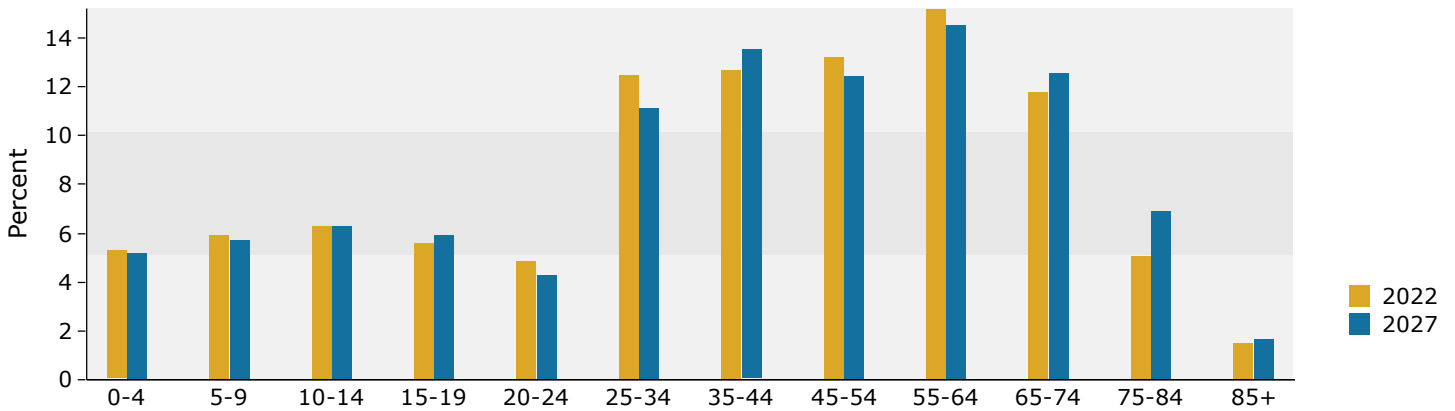
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

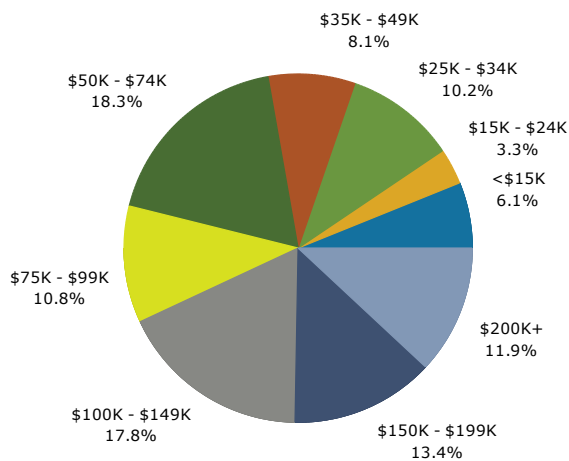
Trends 2022-2027



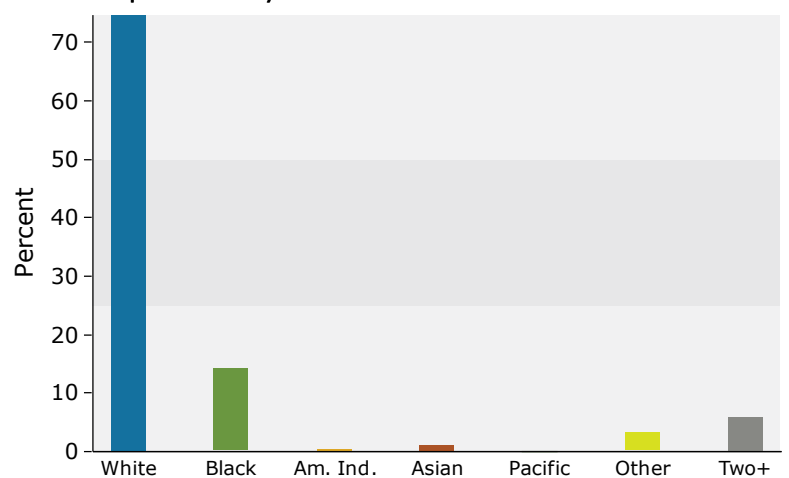
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 5.9%



Demographic and Income Profile

2116 Lindsay Ln S, Athens, Alabama, 35613
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 34.75111
 Longitude: -86.93098

Summary	Census 2010	Census 2020	2022	2027
Population	23,647	30,357	32,566	35,926
Households	9,678	12,276	13,201	14,557
Families	6,630	-	8,946	9,871
Average Household Size	2.40	2.43	2.43	2.43
Owner Occupied Housing Units	6,670	-	9,902	11,097
Renter Occupied Housing Units	3,007	-	3,299	3,460
Median Age	39.1	-	40.9	42.2

Trends: 2022-2027 Annual Rate	Area	State	National
Population	1.98%	0.21%	0.25%
Households	1.97%	0.28%	0.31%
Families	1.99%	0.22%	0.28%
Owner HHs	2.30%	0.47%	0.53%
Median Household Income	3.13%	3.18%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	1,315	10.0%	1,134	7.8%
\$15,000 - \$24,999	950	7.2%	744	5.1%
\$25,000 - \$34,999	1,385	10.5%	1,284	8.8%
\$35,000 - \$49,999	1,171	8.9%	1,153	7.9%
\$50,000 - \$74,999	2,344	17.8%	2,730	18.8%
\$75,000 - \$99,999	1,315	10.0%	1,418	9.7%
\$100,000 - \$149,999	2,355	17.8%	2,943	20.2%
\$150,000 - \$199,999	1,288	9.8%	1,831	12.6%
\$200,000+	1,077	8.2%	1,320	9.1%

Median Household Income	\$67,149	\$78,329
Average Household Income	\$98,449	\$112,466
Per Capita Income	\$39,476	\$45,082

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,571	6.6%	1,859	5.7%	2,014	5.6%
5 - 9	1,505	6.4%	2,010	6.2%	2,125	5.9%
10 - 14	1,512	6.4%	2,100	6.4%	2,305	6.4%
15 - 19	1,469	6.2%	1,866	5.7%	2,151	6.0%
20 - 24	1,396	5.9%	1,667	5.1%	1,734	4.8%
25 - 34	3,100	13.1%	4,139	12.7%	4,069	11.3%
35 - 44	3,214	13.6%	4,326	13.3%	4,955	13.8%
45 - 54	3,566	15.1%	4,173	12.8%	4,465	12.4%
55 - 64	2,919	12.3%	4,492	13.8%	4,754	13.2%
65 - 74	1,844	7.8%	3,491	10.7%	4,124	11.5%
75 - 84	1,132	4.8%	1,780	5.5%	2,408	6.7%
85+	421	1.8%	663	2.0%	821	2.3%

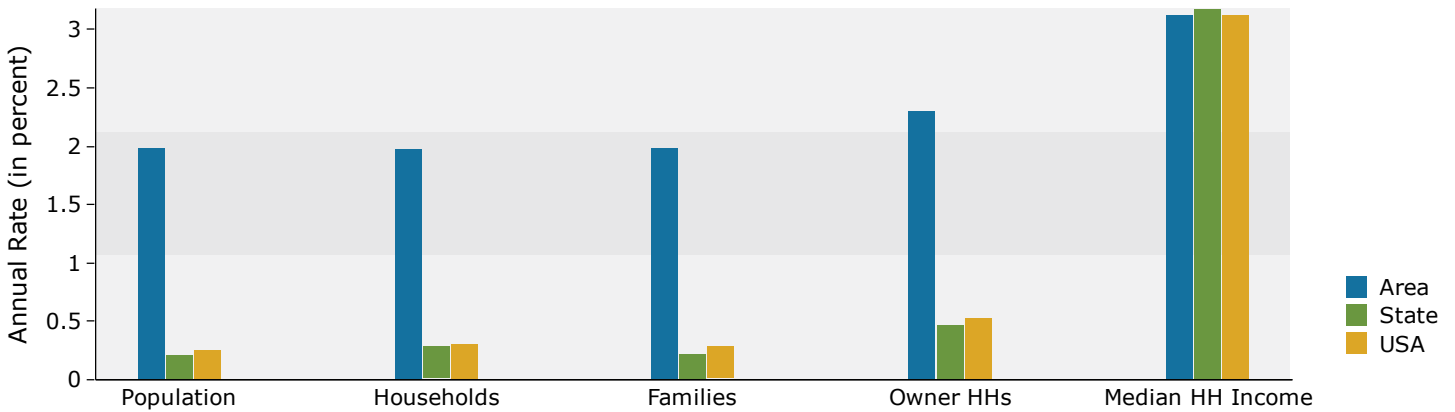
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	17,300	73.2%	21,324	70.2%	22,850	70.2%	25,016	69.6%
Black Alone	4,323	18.3%	5,092	16.8%	5,414	16.6%	5,952	16.6%
American Indian Alone	145	0.6%	189	0.6%	203	0.6%	225	0.6%
Asian Alone	219	0.9%	324	1.1%	343	1.1%	382	1.1%
Pacific Islander Alone	16	0.1%	39	0.1%	42	0.1%	45	0.1%
Some Other Race Alone	1,195	5.1%	1,414	4.7%	1,499	4.6%	1,652	4.6%
Two or More Races	449	1.9%	1,976	6.5%	2,217	6.8%	2,654	7.4%

Hispanic Origin (Any Race)	1,774	7.5%	2,508	8.3%	2,678	8.2%	2,954	8.2%
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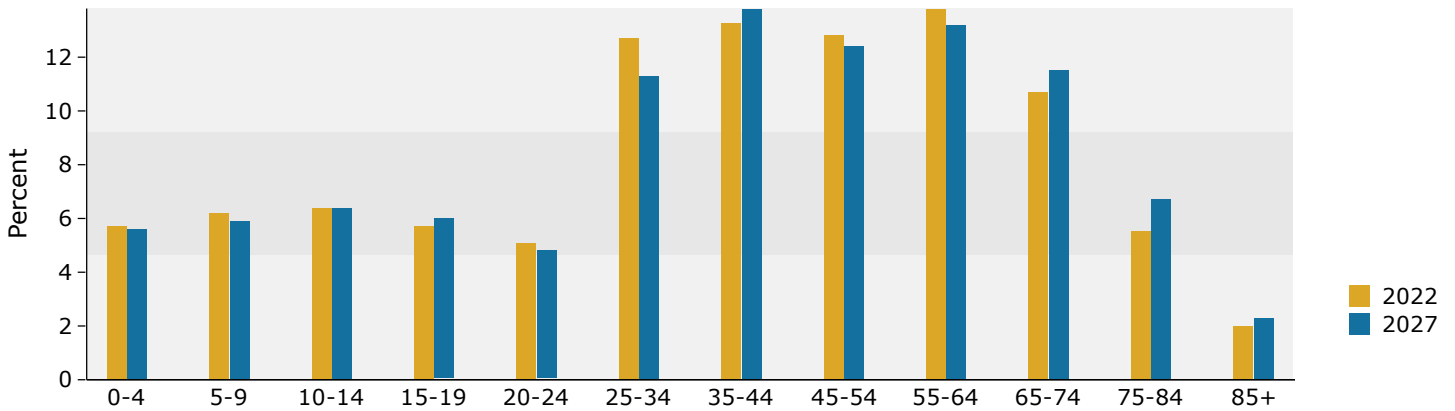
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

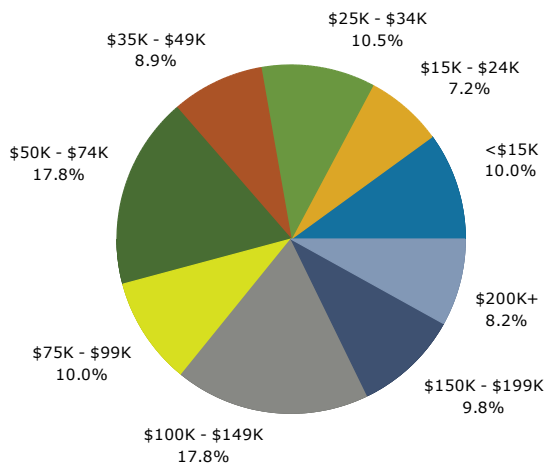
Trends 2022-2027



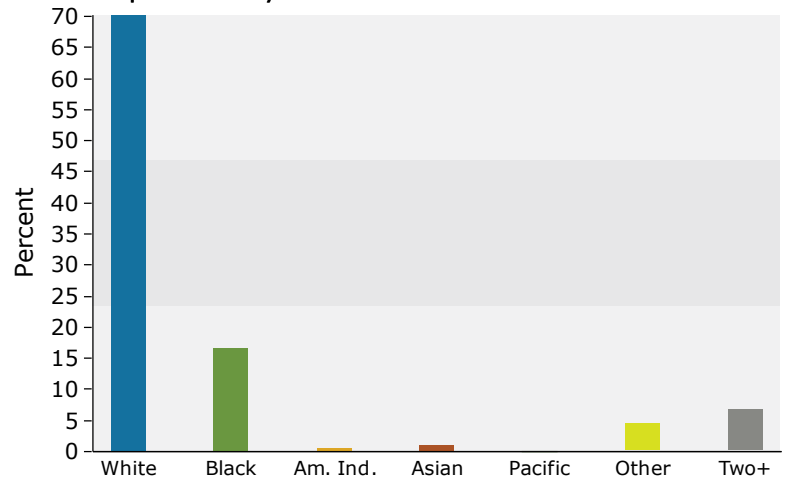
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 8.2%