

Land For Sale – 157 Acres

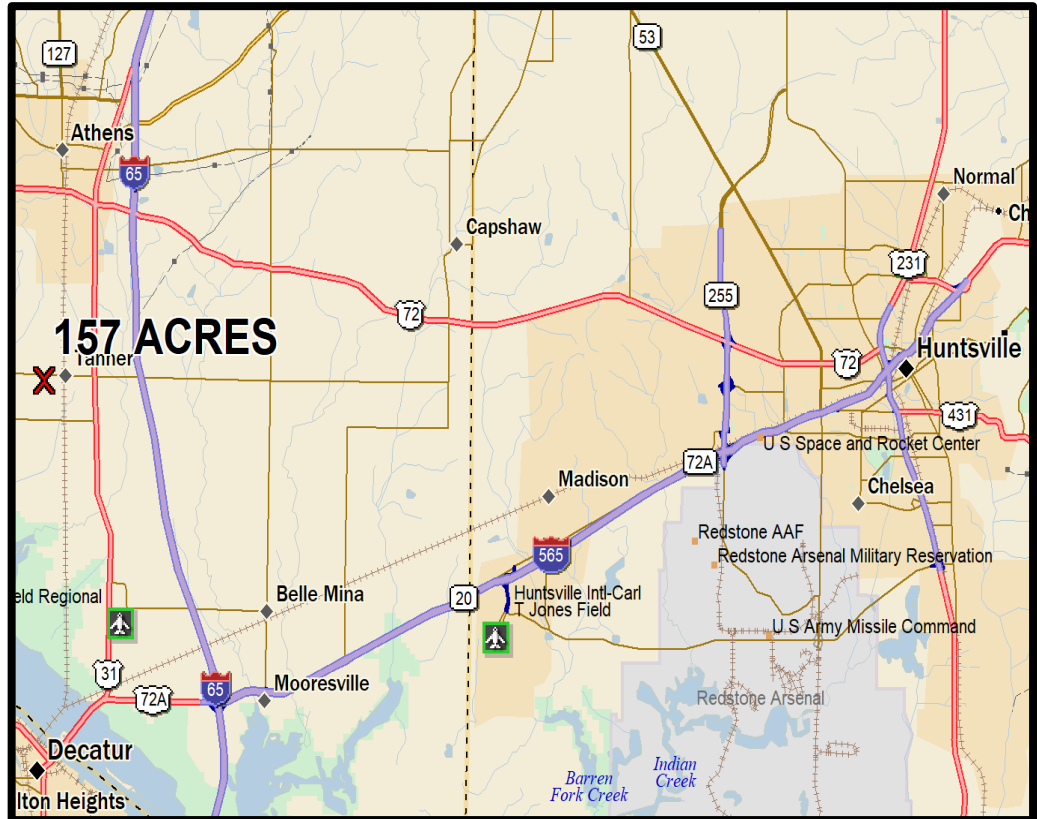
Huntsville Brownsferry Road, Tanner Alabama

Property Location

- In Limestone County, a half mile west of Tanner High School on Huntsville Brownsferry Road
- Just over one mile west of the newly proposed Regional Hospital on Hwy 31
- 2.5 miles west of I-65 and the brand new Buc-ee's development
- It is a short 8 miles from property to the new Toyota/Mazda manufacturing plant

Price

Call For Pricing Information
Robert Webber (256) 682-5831



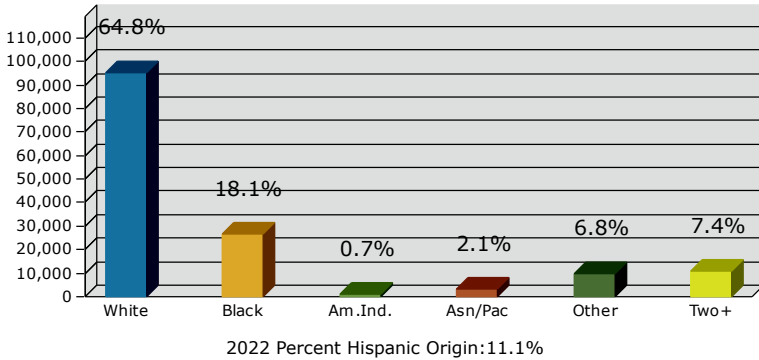
Property Characteristics

- Total two parcels approx. 157 acres (approx. 80 Acres and 77 Acres)
- Level to mild sloping land with beautifully treed areas.
- No Flood Zone or Wetlands
- A total of over 5,000 feet of combined road frontage on Huntsville Brownsferry Road and Hightower Road.

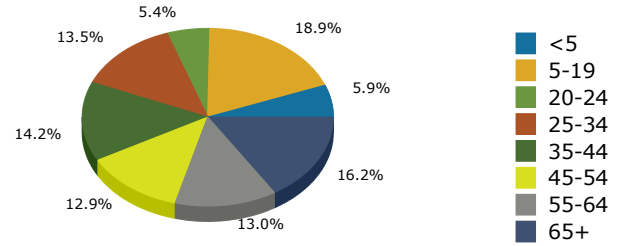
Robert Webber, CCIM **Call or Text: (256) 682-5831**
2311 Market Place, Suite B, Huntsville AL 35801
Robert@PaladinGroupAL.com www.paladingroupal.com



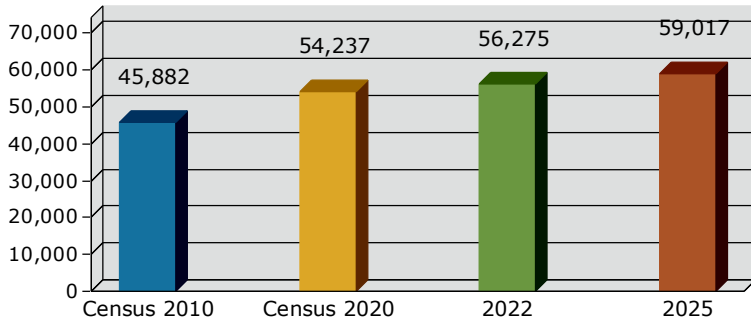
2022 Population by Race



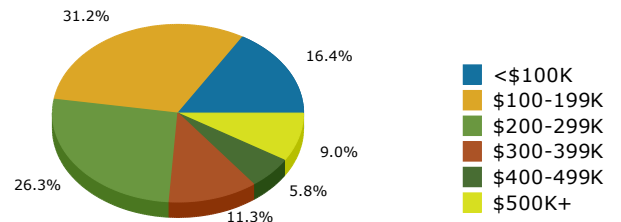
2022 Population by Age



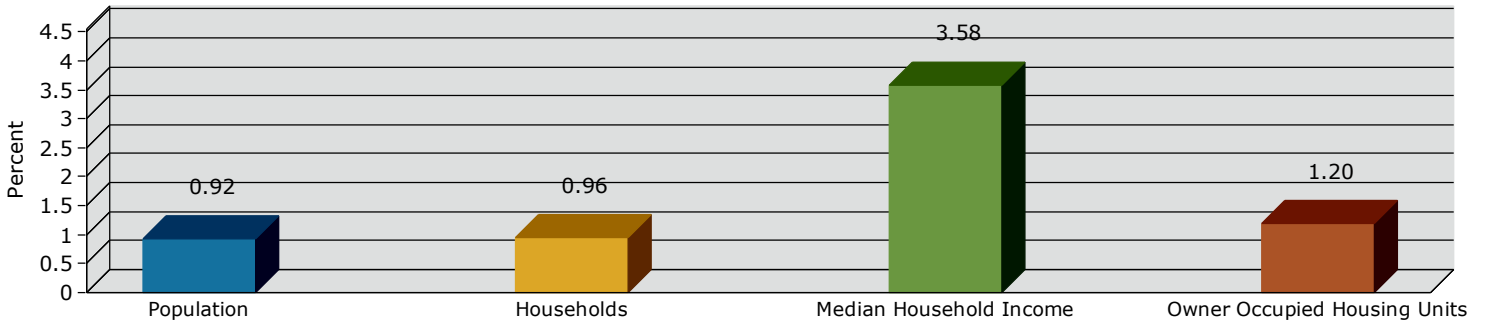
Households



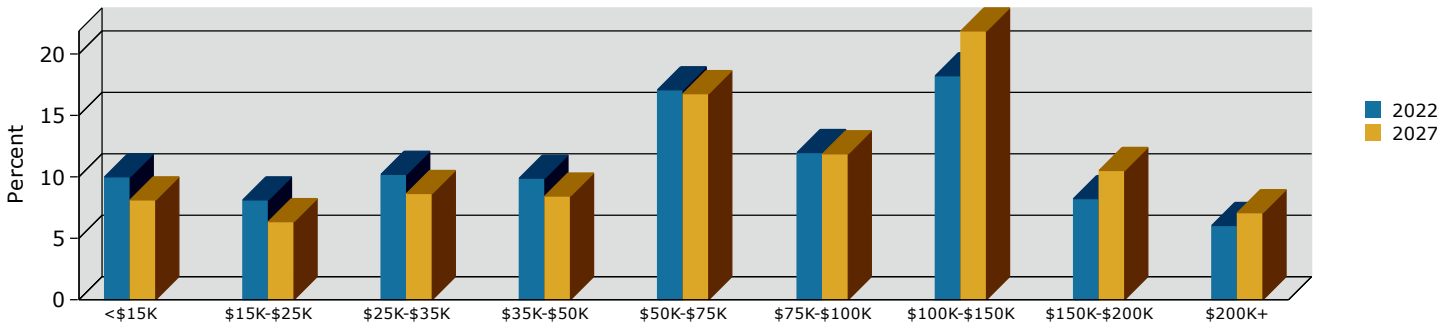
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



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



Executive Summary

18876-19340 Huntsville Brownsferry Rd, Athens, Alabama,
Rings: 12 mile radii

Prepared by Esri
Latitude: 34.73074
Longitude: -86.97920

12 miles

Population

2010 Population	120,281
2020 Population	141,945
2022 Population	146,970
2027 Population	153,841
2010-2020 Annual Rate	1.67%
2020-2022 Annual Rate	1.56%
2022-2027 Annual Rate	0.92%
2022 Male Population	49.8%
2022 Female Population	50.2%
2022 Median Age	39.2

In the identified area, the current year population is 146,970. In 2020, the Census count in the area was 141,945. The rate of change since 2020 was 1.56% annually. The five-year projection for the population in the area is 153,841 representing a change of 0.92% annually from 2022 to 2027. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 39.2, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	64.8%
2022 Black Alone	18.1%
2022 American Indian/Alaska Native Alone	0.7%
2022 Asian Alone	2.1%
2022 Pacific Islander Alone	0.1%
2022 Other Race	6.8%
2022 Two or More Races	7.4%
2022 Hispanic Origin (Any Race)	11.1%

Persons of Hispanic origin represent 11.1% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 62.8 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	84
2010 Households	45,882
2020 Households	54,237
2022 Households	56,275
2027 Households	59,017
2010-2020 Annual Rate	1.69%
2020-2022 Annual Rate	1.65%
2022-2027 Annual Rate	0.96%
2022 Average Household Size	2.53

The household count in this area has changed from 54,237 in 2020 to 56,275 in the current year, a change of 1.65% annually. The five-year projection of households is 59,017, a change of 0.96% annually from the current year total. Average household size is currently 2.53, compared to 2.53 in the year 2020. The number of families in the current year is 38,795 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

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



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Mortgage Income

2022 Percent of Income for Mortgage 16.8%

Median Household Income

2022 Median Household Income \$64,948

2027 Median Household Income \$77,455

2022-2027 Annual Rate 3.58%

Average Household Income

2022 Average Household Income \$90,623

2027 Average Household Income \$104,759

2022-2027 Annual Rate 2.94%

Per Capita Income

2022 Per Capita Income \$34,776

2027 Per Capita Income \$40,260

2022-2027 Annual Rate 2.97%

Households by Income

Current median household income is \$64,948 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$77,455 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$90,623 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$104,759 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$34,776 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$40,260 in five years, compared to \$47,064 for all U.S. households

Housing

2022 Housing Affordability Index 156

2010 Total Housing Units 50,172

2010 Owner Occupied Housing Units 32,316

2010 Renter Occupied Housing Units 13,566

2010 Vacant Housing Units 4,290

2020 Total Housing Units 58,403

2020 Vacant Housing Units 4,166

2022 Total Housing Units 60,731

2022 Owner Occupied Housing Units 41,707

2022 Renter Occupied Housing Units 14,569

2022 Vacant Housing Units 4,456

2027 Total Housing Units 63,726

2027 Owner Occupied Housing Units 44,265

2027 Renter Occupied Housing Units 14,751

2027 Vacant Housing Units 4,709

Currently, 68.7% of the 60,731 housing units in the area are owner occupied; 24.0%, renter occupied; and 7.3% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 58,403 housing units in the area and 7.1% vacant housing units. The annual rate of change in housing units since 2020 is 1.75%. Median home value in the area is \$206,625, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.01% annually to \$239,654.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

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