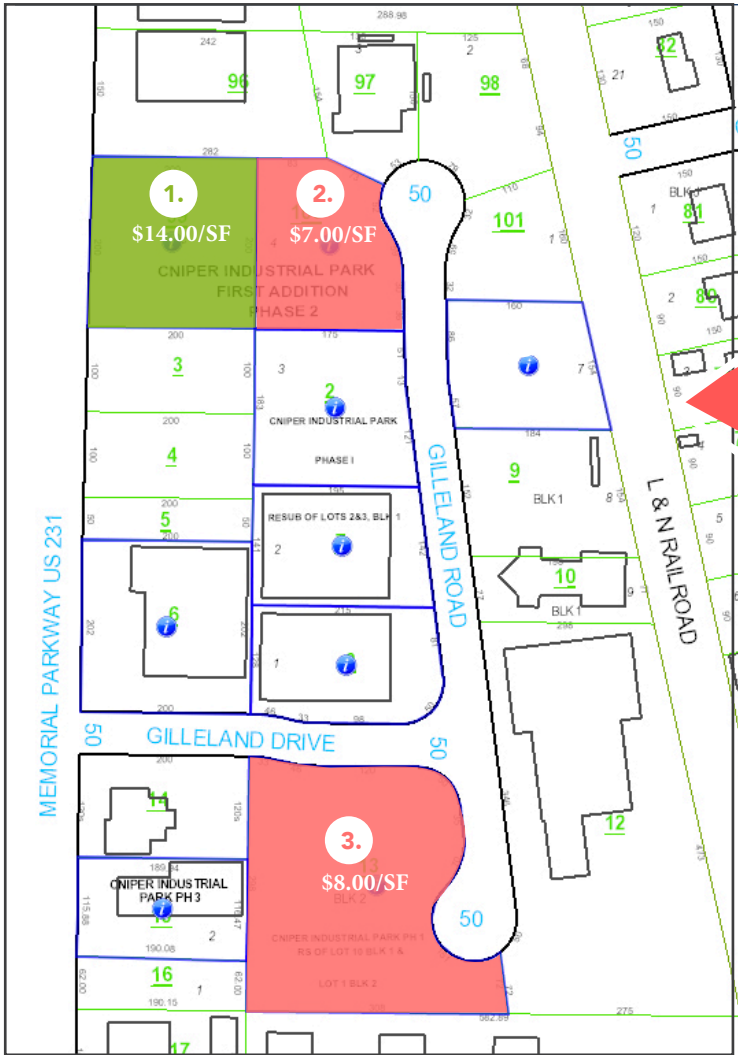


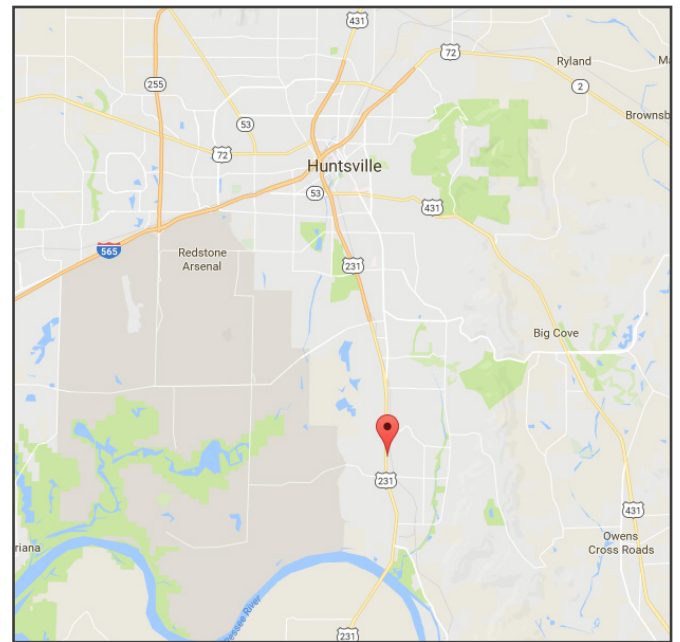


FOR SALE LIGHT INDUSTRIAL ZONED PARCELS IN SOUTH HUNTSVILLE



Excellent opportunity for development in South Huntsville on and near South Memorial Parkway, U.S. 231. They are each zoned Light Industrial.

- 1. 40,000 SF @ \$14.00/SF
- 2. 30,500 SF @ \$7.00/SF
- 3. 73,143 SF @ \$8.00/ SF

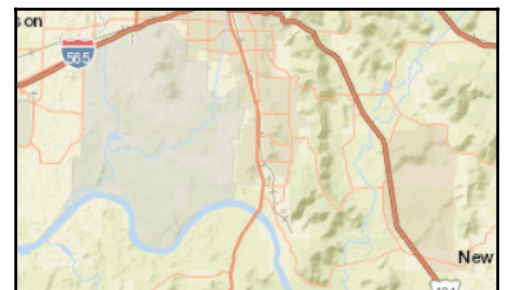
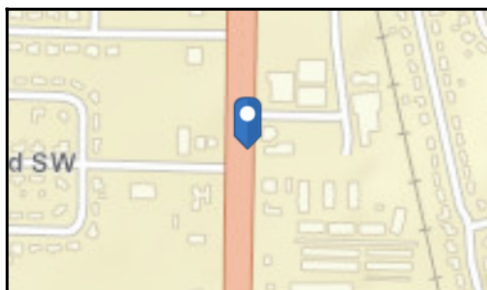
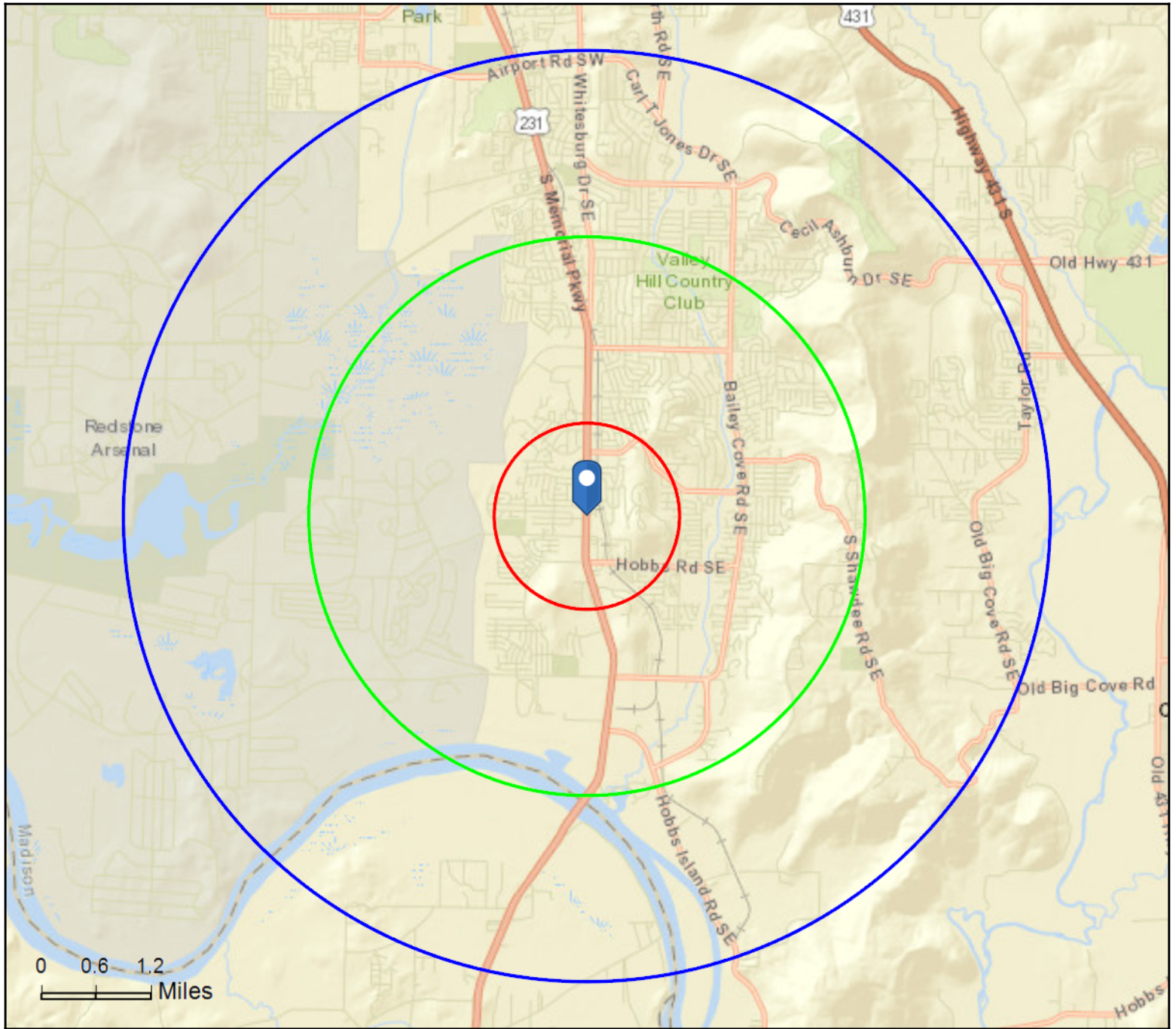


Stephens Real Estate Services
203 East Side Square, Huntsville 35801
www.stephensappraisalservices.com
Huntsville Office: 256-533-7878
Leigh Stephens - Broker

Site Map

11547 Memorial Pkwy SW, Huntsville, Alabama, 35803
Rings: 1, 3, 5 mile radii

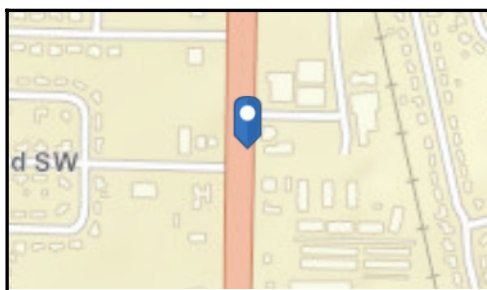
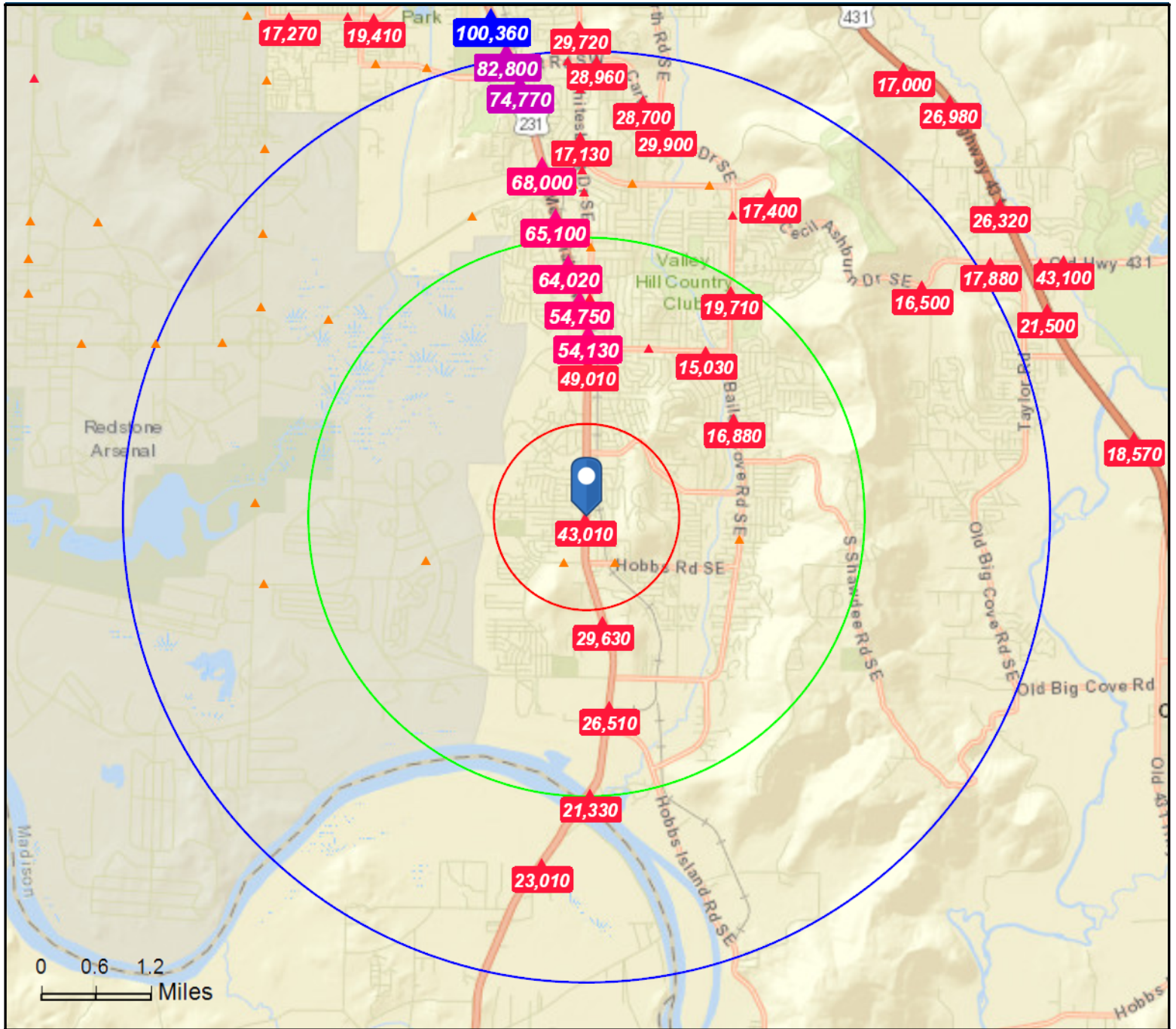
Prepared by Nick J DeMarte SEC
Latitude: 34.62029
Longitude: -86.56699



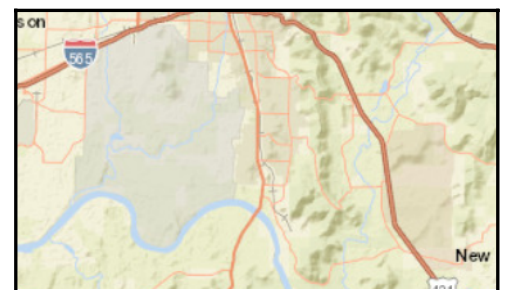
Traffic Count Map

11547 Memorial Pkwy SW, Huntsville, Alabama, 35803
 Rings: 1, 3, 5 mile radii

Prepared by Nick J DeMarte SEC
 Latitude: 34.62029
 Longitude: -86.56699



- 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: ©2019 Kalibrate Technologies (Q4 2018).

May 07, 2019



Traffic Count Profile

11547 Memorial Pkwy SW, Huntsville, Alabama, 35803
Rings: 1, 3, 5 mile radii

Prepared by Nick J DeMarte SEC
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Longitude: -86.56699

| Distance: | Street: | Closest Cross-street: | Year of Count: | Count: |
|-----------|-----------------------|------------------------------------|----------------|--------|
| 0.02 | Memorial Pkwy SW | Southpark Blvd SW (0.02 miles S) | 2015 | 43,010 |
| 0.38 | Redstone Rd SW | Temperance St SW (0.05 miles W) | 2016 | 4,700 |
| 0.55 | Hobbs Rd SE | Memorial Pkwy SW (0.23 miles E) | 2015 | 9,500 |
| 0.58 | Hobbs Rd SE | Wynterhall Rd SE (0.03 miles W) | 2015 | 8,440 |
| 0.70 | Mountain Gap Rd SE | Hillwood Dr SE (0.04 miles E) | 2015 | 7,530 |
| 0.75 | Hobbs Rd SE | Oxmoor Blvd SW (0.04 miles SE) | 2015 | 5,450 |
| 0.91 | Mountain Gap Rd SE | Brandywine Dr SE (0.09 miles NW) | 2015 | 7,150 |
| 1.00 | Hobbs Rd SE | Redstone Rd SW (0.11 miles W) | 2015 | 7,080 |
| 1.00 | Bell Rd SW | Slatemill Dr SW (0.12 miles N) | 2016 | 5,700 |
| 1.00 | Chaney Thompson Rd SE | Shirley Ct SE (0.03 miles N) | 2016 | 2,300 |
| 1.11 | Meadowbrook Dr SE | Memorial Pkwy SW (0.05 miles W) | 2015 | 2,200 |
| 1.13 | Memorial Pkwy SW | Veterans Dr SE (0.38 miles N) | 2015 | 29,630 |
| 1.18 | Mountain Gap Rd SE | Branscomb Rd SE (0.03 miles E) | 2015 | 6,210 |
| 1.22 | Meadowbrook Dr | Memorial Pkwy SW (0.19 miles SE) | 2015 | 1,840 |
| 1.32 | Chaney Thompson Rd SE | Chaney Place Dr SE (0.05 miles N) | 2015 | 3,600 |
| 1.47 | Mountain Gap Rd SE | Todd Mill Rd SE (0.07 miles W) | 2015 | 6,440 |
| 1.54 | Mariellen Rd | Clovis Rd SW (0.22 miles N) | 2015 | 790 |
| 1.56 | Hobbs Rd SE | Clovercrest Dr SE (0.1 miles E) | 2015 | 5,890 |
| 1.58 | Todd Mill Rd SE | Hobbs Pl SE (0.11 miles S) | 2015 | 1,120 |
| 1.64 | National Blvd SW | Haysland Rd SW (0.07 miles E) | 2015 | 2,450 |
| 1.65 | Todd Mill Rd SE | Torino Dr SE (0.03 miles N) | 2015 | 2,060 |
| 1.66 | Bailey Cove Rd SE | Lyngate Dr SE (0.06 miles N) | 2015 | 11,100 |
| 1.67 | Memorial Pkwy SW | Haysland Rd SW (0.16 miles N) | 2015 | 49,010 |
| 1.72 | Green Cove Rd SW | Armond Dr (0.44999999 miles W) | 2015 | 5,310 |
| 1.72 | Running Meade Trl SE | Runningmeade Trl SE (0.02 miles E) | 1999 | 2,000 |
| 1.77 | Bailey Cove Rd SE | Presidents Way SE (0.04 miles S) | 2016 | 6,000 |
| 1.79 | Redstone Rd SW | Line Rd (0.15000001 miles NE) | 2015 | 8,310 |
| 1.83 | Green Cove Rd SE | Bethel Rd SE (0.0 miles W) | 2015 | 5,200 |
| 1.83 | Todd Mill Rd SE | Nottingham Ln SE (0.03 miles SE) | 2016 | 2,100 |
| 1.84 | Weatherly Rd SE | Hogan Dr SE (0.02 miles E) | 2015 | 18,230 |

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2018 to 1963. Over 25% of the counts were taken between 2010 and 2018 and over 77% of the counts were taken between 2000 and 2018. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2019 Kalibrate Technologies (Q4 2018).



Executive Summary

11547 Memorial Pkwy SW, Huntsville, Alabama, 35803
Rings: 1, 3, 5 mile radii

Prepared by Nick J DeMarte SEC
Latitude: 34.62029
Longitude: -86.56699

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 5,941 | 31,303 | 46,453 |
| 2010 Population | 6,079 | 30,982 | 49,725 |
| 2018 Population | 6,618 | 32,702 | 54,598 |
| 2023 Population | 6,938 | 34,101 | 57,566 |
| 2000-2010 Annual Rate | 0.23% | -0.10% | 0.68% |
| 2010-2018 Annual Rate | 1.04% | 0.66% | 1.14% |
| 2018-2023 Annual Rate | 0.95% | 0.84% | 1.06% |
| 2018 Male Population | 48.7% | 48.5% | 48.6% |
| 2018 Female Population | 51.3% | 51.5% | 51.4% |
| 2018 Median Age | 45.8 | 46.2 | 45.1 |

In the identified area, the current year population is 54,598. In 2010, the Census count in the area was 49,725. The rate of change since 2010 was 1.14% annually. The five-year projection for the population in the area is 57,566 representing a change of 1.06% annually from 2018 to 2023. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 45.8, compared to U.S. median age of 38.3.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2018 White Alone | 85.3% | 87.3% | 85.0% |
| 2018 Black Alone | 5.2% | 4.0% | 6.4% |
| 2018 American Indian/Alaska Native Alone | 0.8% | 0.7% | 0.7% |
| 2018 Asian Alone | 4.5% | 4.3% | 3.8% |
| 2018 Pacific Islander Alone | 0.0% | 0.1% | 0.1% |
| 2018 Other Race | 1.1% | 0.8% | 1.3% |
| 2018 Two or More Races | 3.1% | 2.8% | 2.8% |
| 2018 Hispanic Origin (Any Race) | 3.4% | 3.3% | 3.9% |

Persons of Hispanic origin represent 3.9% of the population in the identified area compared to 18.3% 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 32.7 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|--------|--------|
| 2000 Households | 2,450 | 12,552 | 19,437 |
| 2010 Households | 2,709 | 13,117 | 21,474 |
| 2018 Total Households | 2,972 | 13,957 | 23,715 |
| 2023 Total Households | 3,130 | 14,583 | 25,066 |
| 2000-2010 Annual Rate | 1.01% | 0.44% | 1.00% |
| 2010-2018 Annual Rate | 1.13% | 0.76% | 1.21% |
| 2018-2023 Annual Rate | 1.04% | 0.88% | 1.11% |
| 2018 Average Household Size | 2.22 | 2.34 | 2.30 |

The household count in this area has changed from 21,474 in 2010 to 23,715 in the current year, a change of 1.21% annually. The five-year projection of households is 25,066, a change of 1.11% annually from the current year total. Average household size is currently 2.30, compared to 2.31 in the year 2010. The number of families in the current year is 15,486 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Executive Summary

11547 Memorial Pkwy SW, Huntsville, Alabama, 35803
Rings: 1, 3, 5 mile radii

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Latitude: 34.62029
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| | 1 mile | 3 miles | 5 miles |
|---------------------------------|----------|-----------|-----------|
| Median Household Income | | | |
| 2018 Median Household Income | \$70,076 | \$75,870 | \$75,085 |
| 2023 Median Household Income | \$77,915 | \$82,302 | \$81,234 |
| 2018-2023 Annual Rate | 2.14% | 1.64% | 1.59% |
| Average Household Income | | | |
| 2018 Average Household Income | \$90,412 | \$93,769 | \$95,426 |
| 2023 Average Household Income | \$99,952 | \$103,151 | \$104,345 |
| 2018-2023 Annual Rate | 2.03% | 1.93% | 1.80% |
| Per Capita Income | | | |
| 2018 Per Capita Income | \$40,064 | \$39,881 | \$41,532 |
| 2023 Per Capita Income | \$44,503 | \$43,962 | \$45,516 |
| 2018-2023 Annual Rate | 2.12% | 1.97% | 1.85% |

Current median household income is \$75,085 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$81,234 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$95,426 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$104,345 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$41,532 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$45,516 in five years, compared to \$36,530 for all U.S. households

| Housing | | | |
|------------------------------------|-------|--------|--------|
| 2000 Total Housing Units | 2,582 | 13,139 | 20,681 |
| 2000 Owner Occupied Housing Units | 1,914 | 10,091 | 14,328 |
| 2000 Renter Occupied Housing Units | 536 | 2,462 | 5,109 |
| 2000 Vacant Housing Units | 132 | 586 | 1,244 |
| 2010 Total Housing Units | 2,871 | 13,873 | 23,105 |
| 2010 Owner Occupied Housing Units | 2,041 | 10,393 | 15,641 |
| 2010 Renter Occupied Housing Units | 668 | 2,724 | 5,833 |
| 2010 Vacant Housing Units | 162 | 756 | 1,631 |
| 2018 Total Housing Units | 3,168 | 14,948 | 25,703 |
| 2018 Owner Occupied Housing Units | 2,138 | 10,755 | 16,646 |
| 2018 Renter Occupied Housing Units | 834 | 3,202 | 7,069 |
| 2018 Vacant Housing Units | 196 | 991 | 1,988 |
| 2023 Total Housing Units | 3,353 | 15,713 | 27,304 |
| 2023 Owner Occupied Housing Units | 2,300 | 11,437 | 17,898 |
| 2023 Renter Occupied Housing Units | 829 | 3,146 | 7,168 |
| 2023 Vacant Housing Units | 223 | 1,130 | 2,238 |

Currently, 64.8% of the 25,703 housing units in the area are owner occupied; 27.5%, renter occupied; and 7.7% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 23,105 housing units in the area - 67.7% owner occupied, 25.2% renter occupied, and 7.1% vacant. The annual rate of change in housing units since 2010 is 4.85%. Median home value in the area is \$196,984, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.70% annually to \$214,266.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.