



LAND FOR SALE

SW CORNER OF WASHINGTON ST AT MAX LUTHER

Washington Street at Max Luther Drive, Huntsville, AL 35811



DEAN
Commercial Real Estate

2101 Clinton Avenue Suite 501
Huntsville, AL 35805
deancre.com

SW CORNER OF WASHINGTON ST AT MAX LUTHER



LAND FOR SALE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$180,000

Price / Acre: \$87,805

Lot Size: 2.05 Acres

Zoning: Currently O

Market: North Huntsville

PROPERTY OVERVIEW

This land is currently zoned for office but might be able to be rezoned for light industrial like the neighboring land. Would be perfect for a small warehouse.

LOCATION OVERVIEW

This land is located just off Memorial Parkway with frontage on Max Luther and Washington. It is convenient to shopping and restaurants, as well as Hwy 72 E and I-565.

Huntsville's workforce of highly-skilled, highly-educated people belongs to a diverse community of industries including aerospace & defense, information technology, advanced manufacturing, and bioscience. It is also an affordable culture. Madison County's good and services, such as transportation, food and medical care, is some of the most affordable in the state with low consumer index and cost of living percentages. "The Huntsville area leads the nation in new construction job growth." (The Associated General Contractors of America, February 2016)



PRESENTED BY:
TERRI DEAN, CCIM
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There is no warranty as to the accuracy or completeness of the information contained in this offering. You are encouraged to conduct your own review and analysis of the property.

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ADDITIONAL PHOTOS



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LOCATION MAPS



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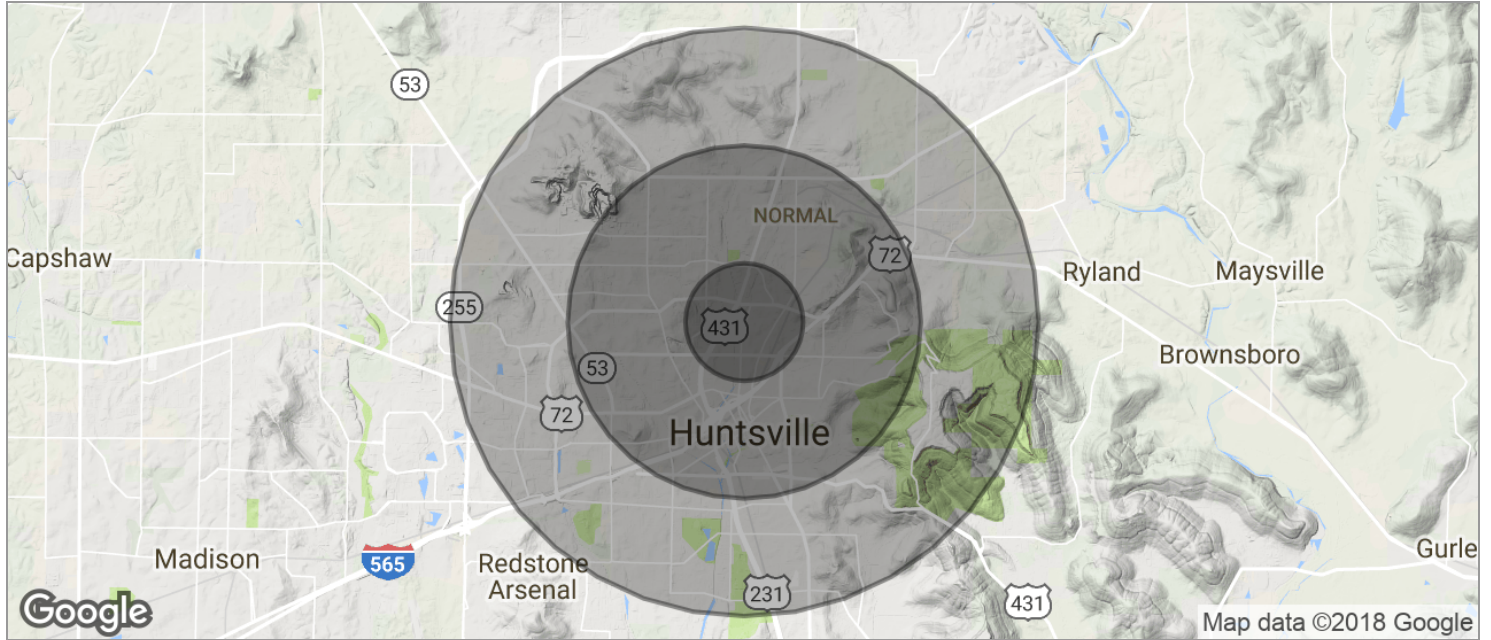
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,221	58,098	120,741
MEDIAN AGE	38.9	35.6	36.2
MEDIAN AGE (MALE)	35.8	32.5	34.7
MEDIAN AGE (FEMALE)	42.1	37.9	37.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,442	23,253	49,495
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$36,844	\$50,616	\$55,086
AVERAGE HOUSE VALUE	\$99,133	\$257,403	\$215,690

* Demographic data derived from 2010 US Census



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BIOGRAPHY 1

TERRI DEAN, CCIM

Broker/Owner



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AL #68080

PROFESSIONAL BACKGROUND

Terri Dean is the Broker/Owner of Dean Commercial Real Estate, specializing in the sale and leasing of office/medical office properties as well as retail properties. She also specializes in hospitality and senior living facilities as well.

Terri's 12 year real estate career started out owning a residential company with her father, progressed to being a Qualifying Broker and running a nine person office, to her current status of opening her own company.

The advantage of having been a licensed Administrator for Senior Living communities in Tennessee and Alabama gives her an extensive knowledge of this unique sector as well as a firm understanding of financial statements. Having grown up around the medical field where her father was a hospital administrator, Terri is comfortable with all aspects of the medical business world as well.

Dean Commercial Real Estate was founded on the principles of honesty and integrity as well as customer service. Terri believes in hard work and dedication to principles and is passionate about delivering top notch service.

Terri is actively involved in the Alabama CCIM Chapter as the Chair of Scholarships. She is also involved in the Huntsville/Madison County Chamber of Commerce.

EDUCATION

Terri earned her Bachelor of Arts degree in International Business from Maryville College in Maryville, Tennessee in 1996. To complete her studies, she finished her study abroad at Universite Catholique de L'Ouest in Angers, France.

MEMBERSHIPS & AFFILIATIONS

Alabama CCIM Chapter
Huntsville/Madison County Chamber of Commerce
International Council of Shopping Centers

National Society Daughters of the American Revolution
National Society United States Daughters of 1812



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