

An aerial photograph of a suburban area, likely in the Atlanta region, showing a large commercial or institutional building complex. The image is darkened to serve as a background for white text. The text is centered and reads "BROOK CHURCH" in a large, bold, sans-serif font, with "ON HIGHWAY 72w" in a smaller font below it. Several roads are labeled in small white text: "Promenade Point Pkwy" on the left, "Lee Hwy" and "Gooch Ln" at the bottom, and "Balch Rd" on the right. Highway shields for "72" are visible on the main road.

BROOK CHURCH

ON HIGHWAY 72w

ABOUT THE PROPERTY

The Brook Church Land on Hwy 72 W is an exciting opportunity to develop a large parcel of land in one the fastest growing retail corridors in Alabama.

Perfectly situated to capture business from Highway 72 W, the Brook Church land is located on Hwy 72 W, just west of Balch Road and across the street from the vibrant Walmart anchored shopping center, Promenade Point.

Totaling a little over 18 acres alone, the Brook Church land is also adjacent to four other parcels of available land, which when combined, total approximately 40.89 Acres. Perfect for prospective multi-use developers looking for land to accommodate both retail, active living and multi-family.



THE LOCATION

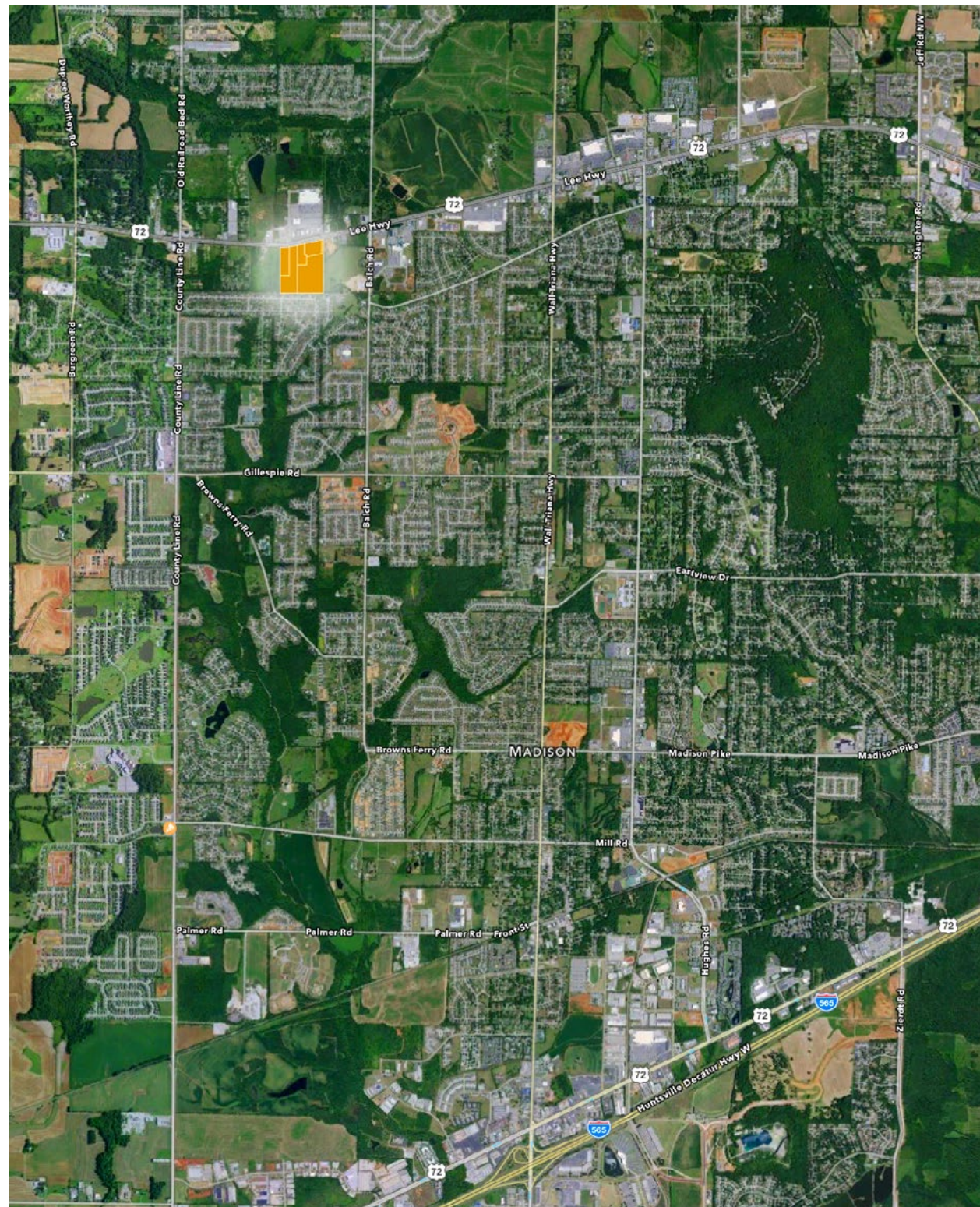
8573 US-72

Madison AL 35758

34.745273, -86.772643

ABOUT THE AREA

- Perfectly situated on the fastest growing retail corridor in all of Alabama.
- Located in Madison AL, a rapidly growing residential area, prime for further retail development with excellent demographics.
- Property features high traffic counts on Hwy 72 W.
- Existing retail tenants across the street currently includes: Walmart, Zaxby's IHop, Chili's Grill & Bar, Firestone Auto Care, Verizon, Burger King, Family Security Credit Union, Stevie B's Pizza, Workout Anytime, Country Financial, Sports Clips, Picture Perfect.
- Existing retail tenants nearby in the same retail corridor include: Target, Kroger, CVS, Dunkin Donuts, Panera, Firehouse Subs, Juice Bar, Mattress Firm, Rack Room Shoes, Ross, Petco, Which Wich, Dollar Tree, Windmill Beverages, Planet Fitness, Uncle Maddios & Salsaritas, just to name a few.





PROPERTY DETAILS

ZONING:

This property includes three different zonings currently. Two portions are zoned City of Madison: B3, AG The other portion of the land is zoned for the city of Huntsville: C4

FRONTAGE AREA:

Land on the south side of Highway 72 W has approximately 1260 feet± of frontage area

CURRENT 2016 DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
Population	19,035	86,561	197,487
Households	6,574	32,325	77,643
Avg Household Income	\$110,848	\$102,331	\$80,576
Avg Vehicles Per Day	27,964 ± On Hwy 72w		

PROJECTED 2021 DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
Population	20,529	92,726	210,958
Households	7,108	34,698	83,063
Avg Household Income	\$119,214	\$110,523	\$87,813

PROPERTY SITE MAP

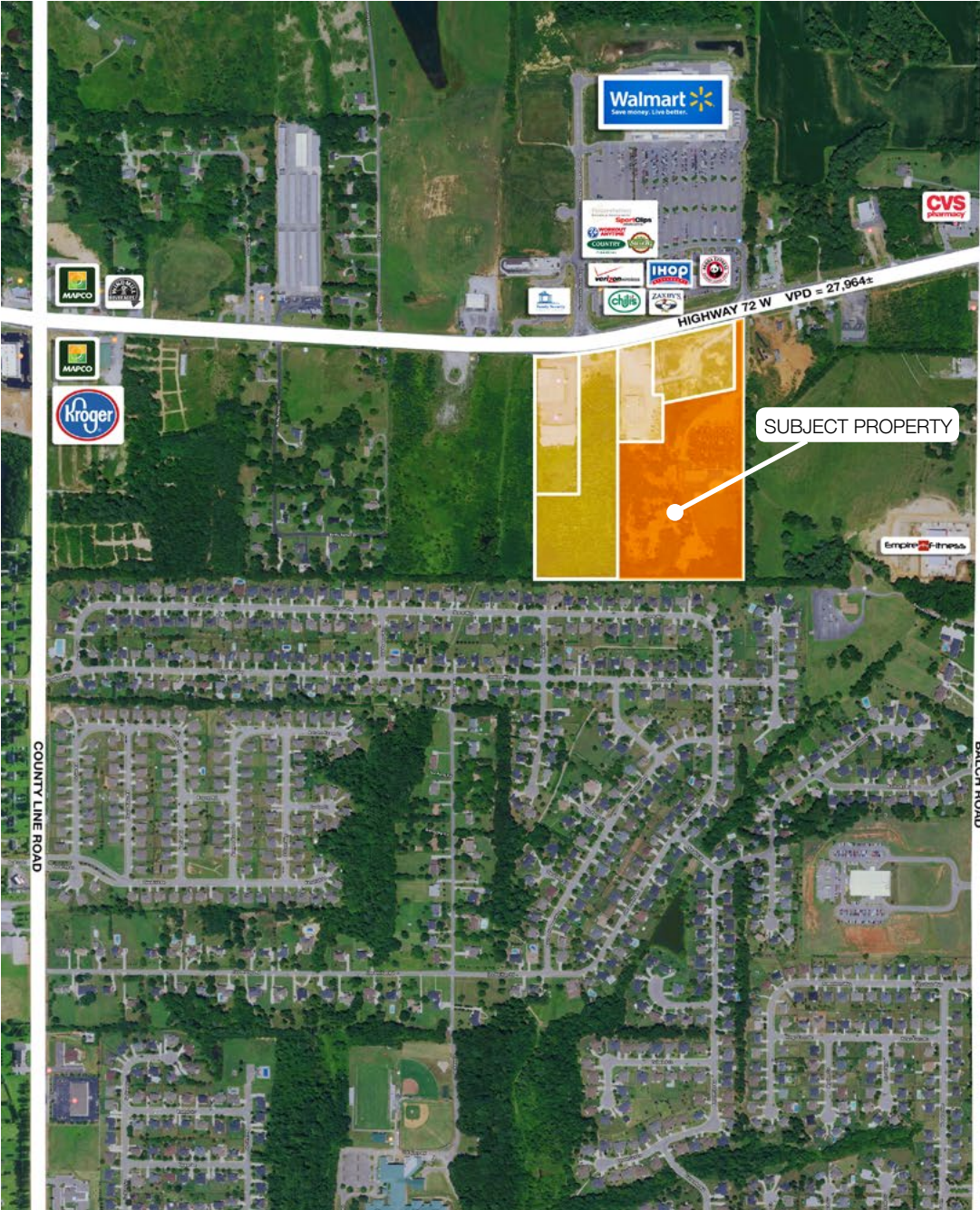


AVAILABLE LAND

TRACT A	18.15 AC	\$4,258,900
TRACT 1	5.34 AC	\$3,210,000
TRACT 2	3.28 AC	\$1,624,500
TRACT 3	10 AC	\$2,682,500
TRACT 4	4.12 AC	\$1,964,000



RETAIL MAP OF THE AREA



THE GREATER HUNTSVILLE TRADE AREA



HUNTSVILLE, ALABAMA

For more than 200 years, beautiful Huntsville, Alabama, nestled in the foothills of the Appalachian Mountains has attracted tourists, transfers, retirees and young professionals seeking opportunities of big city with small town hospitality. Home to NASA's Marshall Space Flight Center, state-of-the-art medical facilities and the second largest research park in the United States, Huntsville has been nicknamed "The Rocket City".

DEMOGRAPHICS

- Average household income: \$77,690 (15 mile radius)
- Population: 353,037 (15 mile radius)
- Households: 141,901 (15 mile radius)
- 4th highest average salary of any MSA in the Southeast
- Highest concentration of engineering degrees in the Nation
- MSA = Limestone & Madison Counties

COLLEGE & UNIVERSITIES

Home to the University of Alabama in Huntsville, Alabama A&M University & Calhoun Community College, Huntsville has a student population of over 18,000 students.

BUSINESS & INDUSTRY

- Huntsville is one of the Top 30 fastest growing major metro's in the country (US Census, March 2014)
- Huntsville is among the top 10 Most promising U.S. Tech Hubs to watch in 2014 (Techie.com, January 2014)
- Huntsville named one of the Best Places to Live (Livability, October 2013)
- Huntsville 4th for Growth Potential (Business Facilities, August 2013)
- CNN Money ranks Madison County No. 7 in the country of a great place to live and find a job (August 2013)
- Huntsville named one of Forbes Top 20 Leading Metros for Business (Forbes, July 2011)

REDSTONE ARSENAL

Redstone Arsenal and NASA have over 7 million SF of office and research facility with 32,000 daytime employees and a budget of over \$100 billion. Agencies include: U.S. Army Materiel Command, Aviation & Missile Command and Space & Missile Defense Command as well as NASA Marshall Space Flight Center. Through BRAC (Base Realignment and Closure) over 5,000 new jobs have moved to Huntsville.

CUMMINGS RESEARCH PARK

Encompassing 3,843 acres housing over 285 companies and more than 25,000 employees and a payroll of over \$1.4 billion per year, Cummings Research Park (CRP) is the 2nd largest research park in the U.S. and the 4th largest in the world.





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