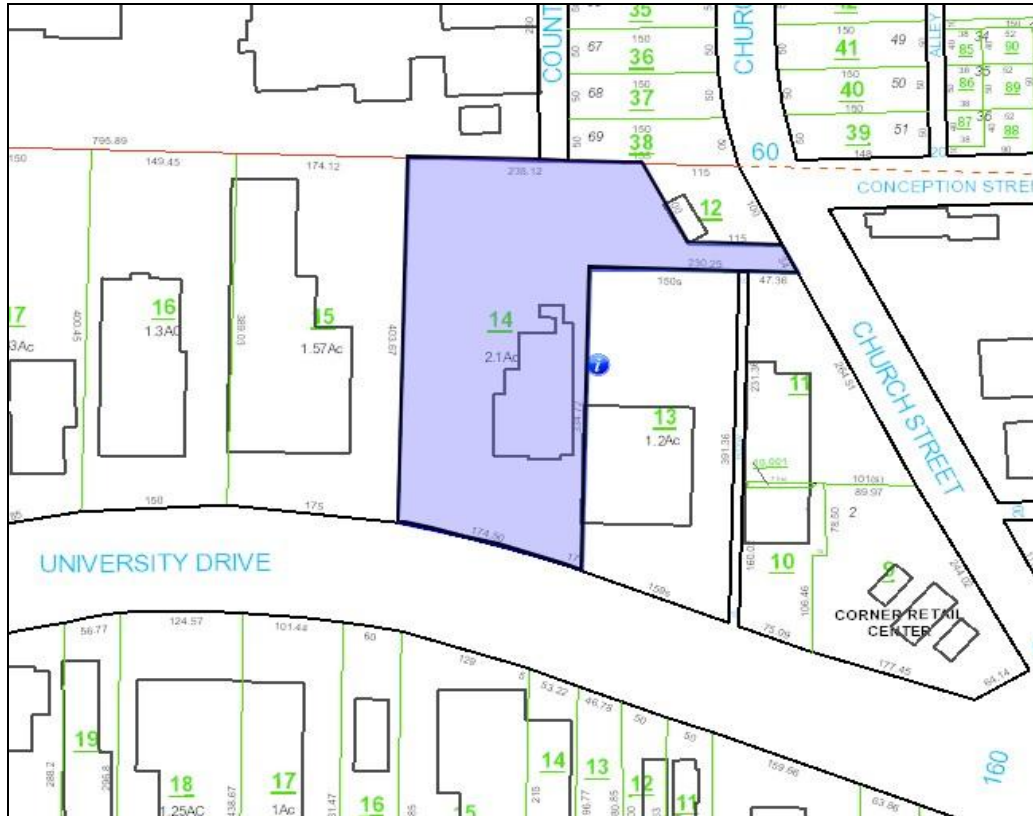


SRS

STEPHENS REAL ESTATE SERVICES



2.11 ACRES VACANT LAND--\$1,080,000

1808 University Drive
Huntsville, Alabama 35801

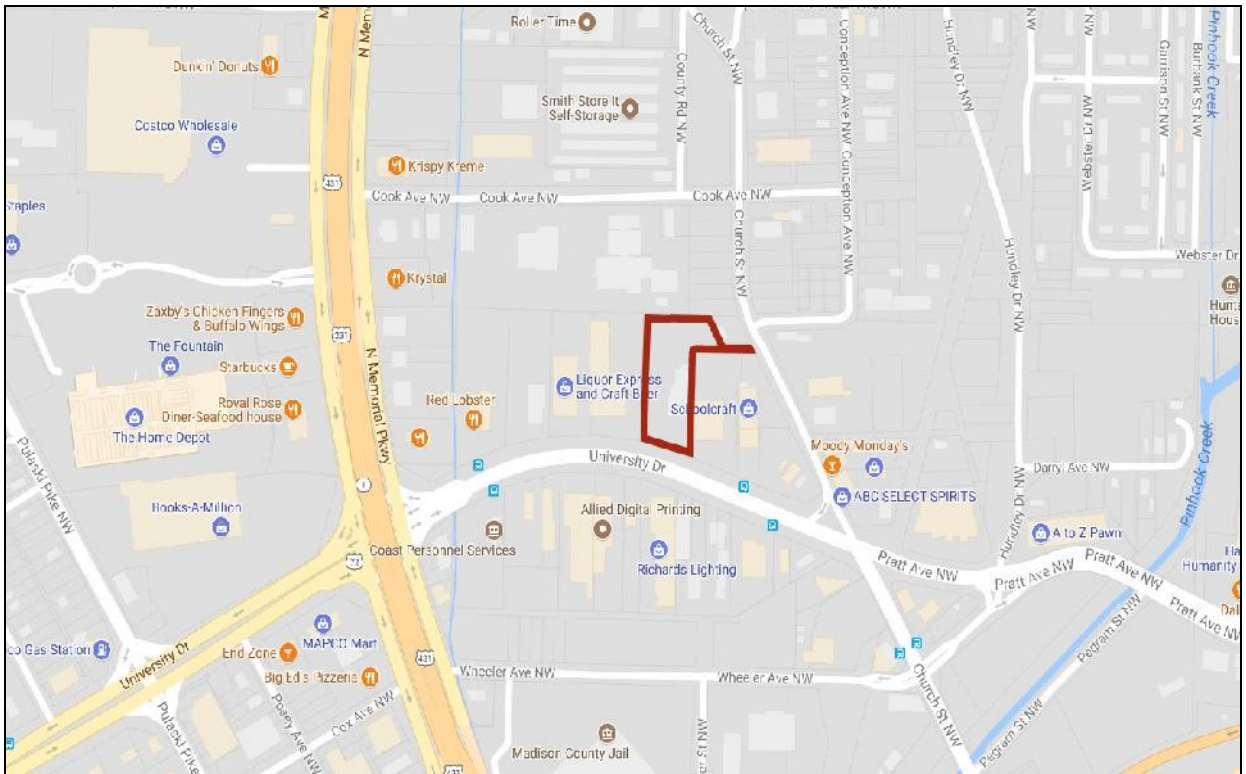
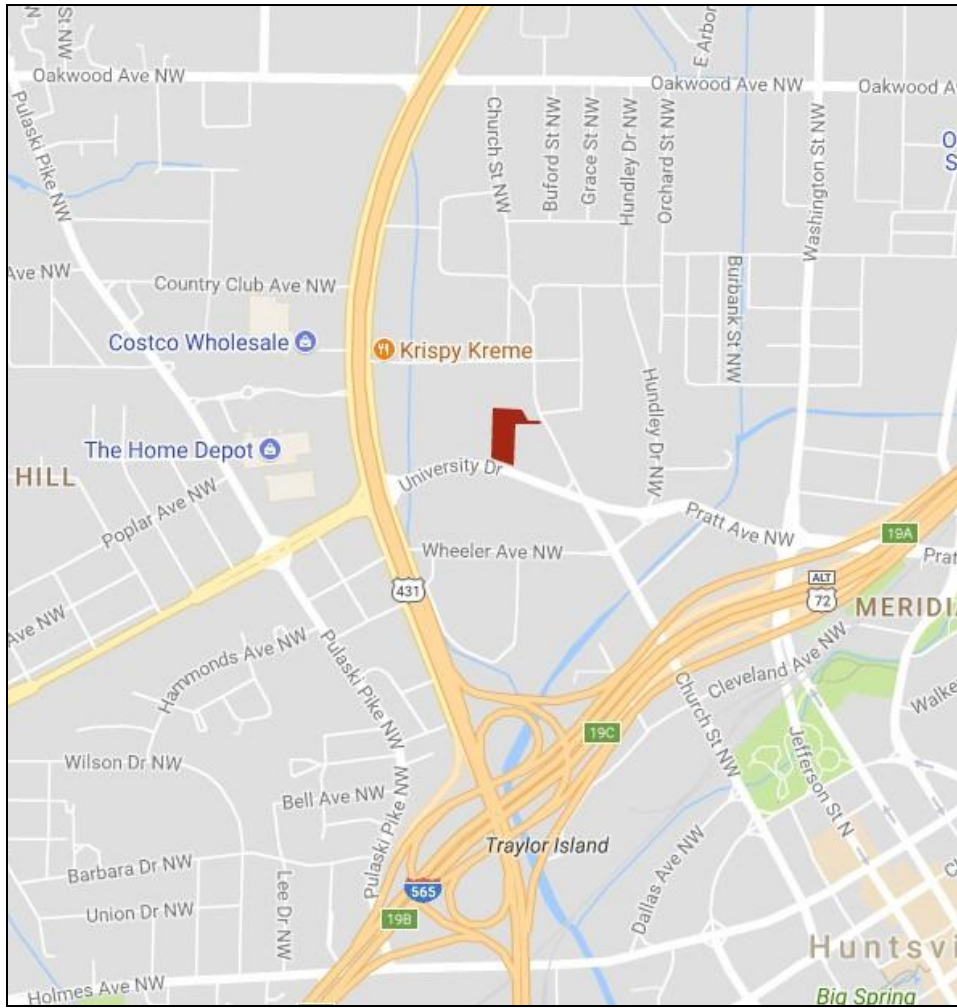
-) Access to University Drive and Church Street
-) Zoned Heavy Industry
-) Existing lighted signage—building has been removed
-) 175 feet of frontage, 400 feet depth
-) No flood hazards

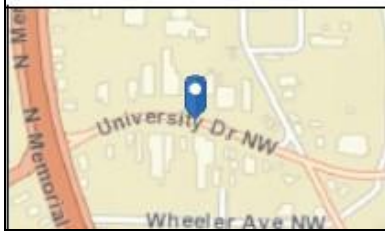
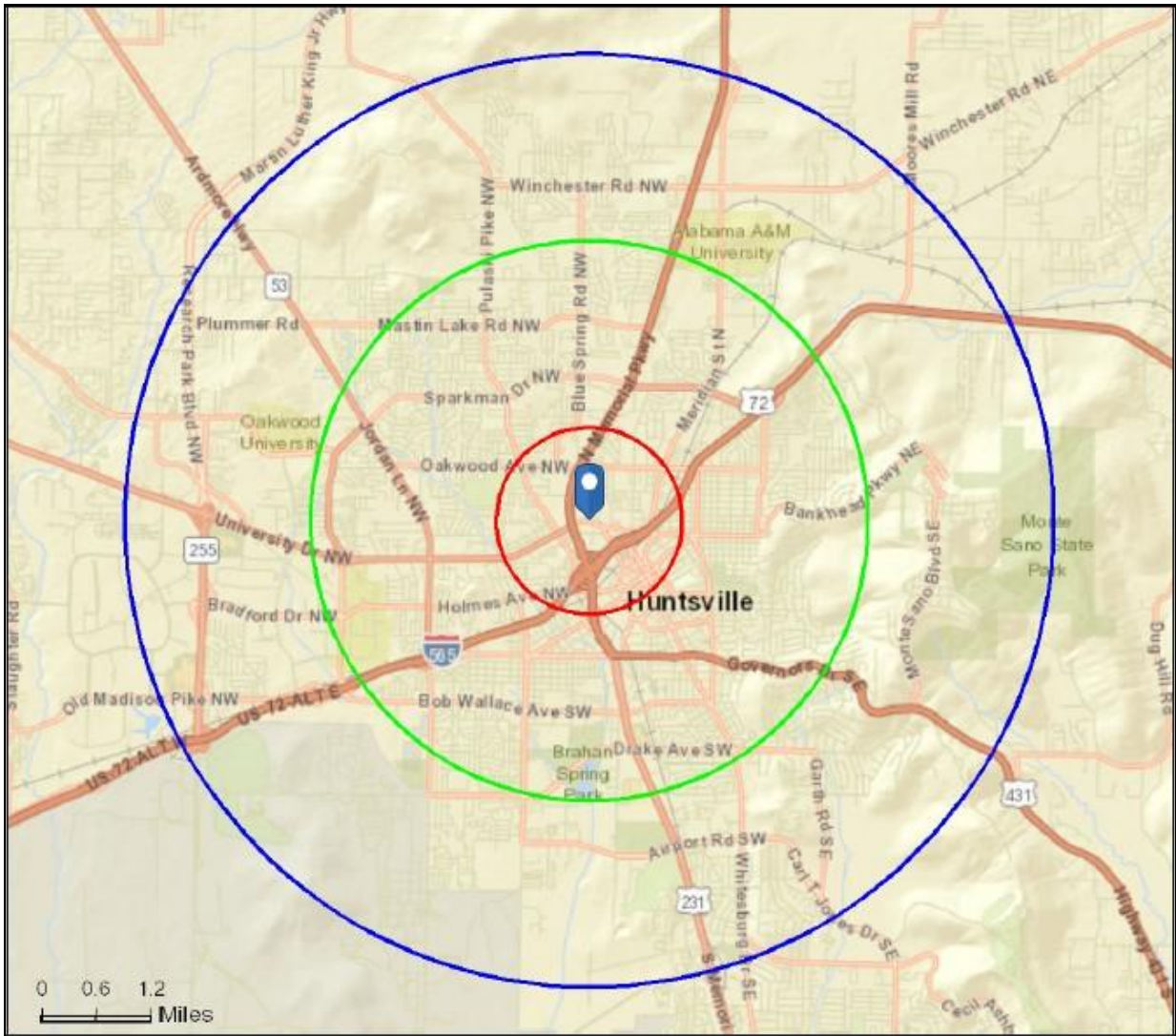
Leigh Stephens

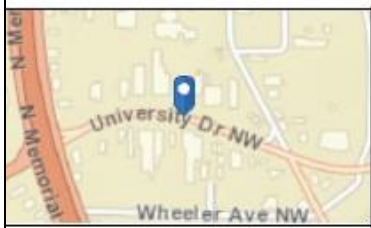
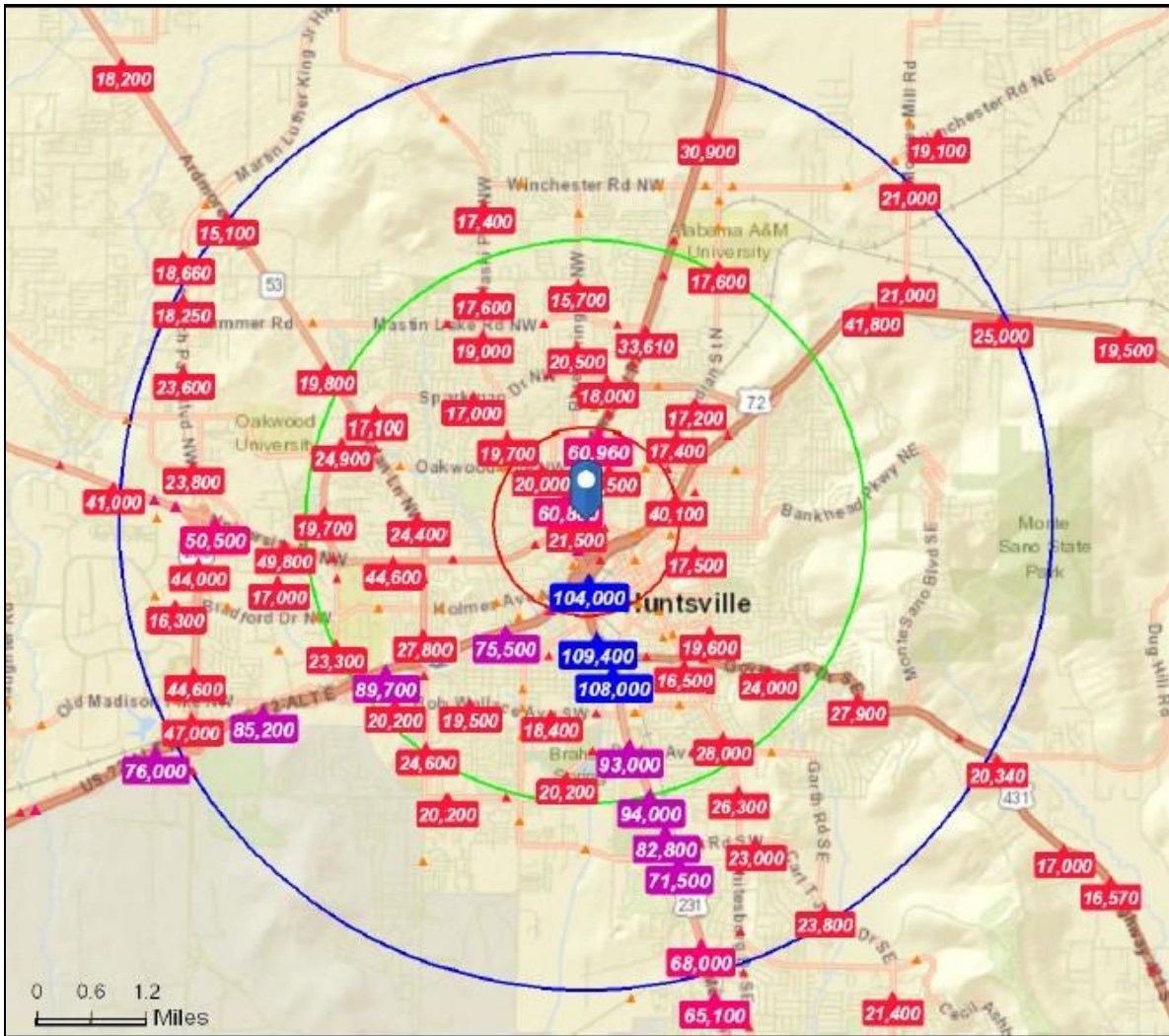
203 Eastside Square, Suite 2
Huntsville, Alabama 35801
Telephone: (256) 533-7878



Aerial View



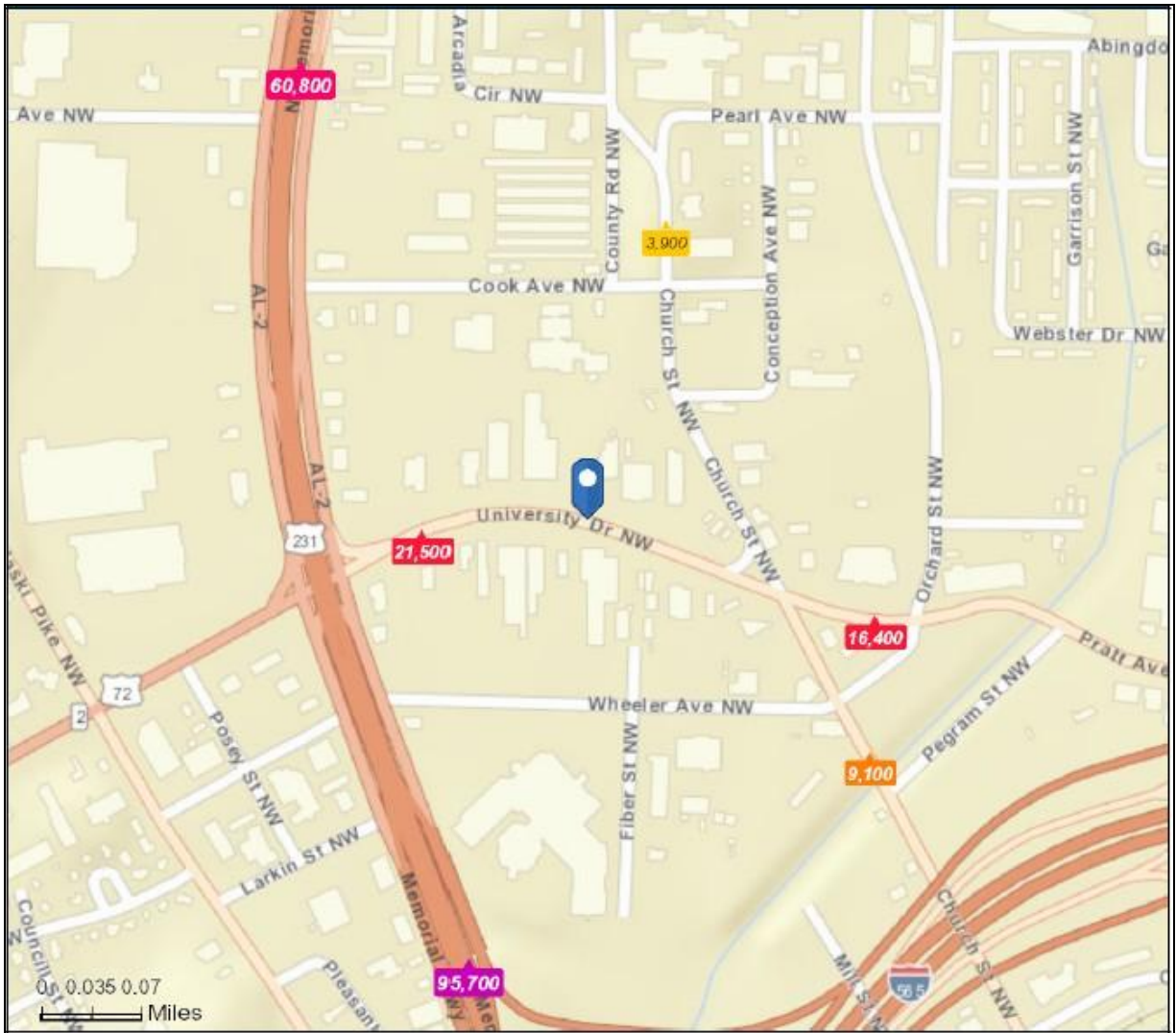




- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2017 Kallbrate Technologies



Average Daily Traffic Volume

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- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
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- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



	1 mile	3 miles	5 miles
Population			
2000 Population	6,398	67,307	110,237
2010 Population	7,025	67,073	114,180
2017 Population	7,122	69,689	120,010
2022 Population	7,275	72,010	124,505
2000-2010 Annual Rate	0.94%	-0.03%	0.35%
2010-2017 Annual Rate	0.19%	0.53%	0.69%
2017-2022 Annual Rate	0.43%	0.66%	0.74%
2017 Male Population	49.3%	48.8%	49.0%
2017 Female Population	50.7%	51.2%	51.0%
2017 Median Age	36.5	36.9	36.0

In the identified area, the current year population is 120,010. In 2010, the Census count in the area was 114,180. The rate of change since 2010 was 0.69% annually. The five-year projection for the population in the area is 124,505 representing a change of 0.74% annually from 2017 to 2022. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 36.9, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	36.2%	47.7%	47.6%
2017 Black Alone	57.5%	44.0%	43.0%
2017 American Indian/Alaska Native Alone	0.7%	0.6%	0.6%
2017 Asian Alone	0.8%	1.3%	1.7%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	1.6%	3.5%	4.2%
2017 Two or More Races	3.1%	2.8%	2.9%
2017 Hispanic Origin (Any Race)	3.8%	6.6%	7.9%

Persons of Hispanic origin represent 7.9% of the population in the identified area compared to 18.1% 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 64.8 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	2,880	29,428	46,623
2010 Households	2,879	29,327	48,119
2017 Total Households	2,948	30,634	50,834
2022 Total Households	3,025	31,738	52,866
2000-2010 Annual Rate	0.00%	-0.03%	0.32%
2010-2017 Annual Rate	0.33%	0.60%	0.76%
2017-2022 Annual Rate	0.52%	0.71%	0.79%
2017 Average Household Size	2.06	2.14	2.22

The household count in this area has changed from 48,119 in 2010 to 50,834 in the current year, a change of 0.76% annually. The five-year projection of households is 52,866, a change of 0.79% annually from the current year total. Average household size is currently 2.22, compared to 2.22 in the year 2010. The number of families in the current year is 27,514 in the specified area.

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$21,818	\$35,445	\$38,031
2022 Median Household Income	\$22,450	\$37,326	\$40,937
2017-2022 Annual Rate	0.57%	1.04%	1.48%
Average Household Income			
2017 Average Household Income	\$35,948	\$54,489	\$60,542
2022 Average Household Income	\$40,459	\$60,855	\$67,527
2017-2022 Annual Rate	2.39%	2.23%	2.21%
Per Capita Income			
2017 Per Capita Income	\$16,289	\$24,414	\$26,464
2022 Per Capita Income	\$18,036	\$27,219	\$29,470
2017-2022 Annual Rate	2.06%	2.20%	2.18%

Households by Income

Current median household income is \$38,031 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$40,937 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$60,542 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$67,527 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$26,464 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$29,470 in five years, compared to \$34,828 for all U.S. households

Housing

2000 Total Housing Units	3,217	32,896	52,555
2000 Owner Occupied Housing Units	1,008	16,272	25,728
2000 Renter Occupied Housing Units	1,873	13,156	20,895
2000 Vacant Housing Units	336	3,468	5,932
2010 Total Housing Units	3,179	32,865	53,859
2010 Owner Occupied Housing Units	824	14,864	24,433
2010 Renter Occupied Housing Units	2,055	14,463	23,686
2010 Vacant Housing Units	300	3,538	5,740
2017 Total Housing Units	3,271	34,692	57,367
2017 Owner Occupied Housing Units	751	14,521	24,192
2017 Renter Occupied Housing Units	2,197	16,113	26,642
2017 Vacant Housing Units	323	4,058	6,533
2022 Total Housing Units	3,362	36,114	59,928
2022 Owner Occupied Housing Units	779	15,025	25,163
2022 Renter Occupied Housing Units	2,247	16,713	27,703
2022 Vacant Housing Units	337	4,376	7,062

Currently, 42.2% of the 57,367 housing units in the area are owner occupied; 46.4%, renter occupied; and 11.4% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 53,859 housing units in the area - 45.4% owner occupied, 44.0% renter occupied, and 10.7% vacant. The annual rate of change in housing units since 2010 is 2.84%. Median home value in the area is \$124,124, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.12% annually to \$137,834.