



LAND FOR SALE

HOBBS ISLAND ROAD LAND

146 Hobbs Island Rd, Huntsville, AL 35803



DEAN
Commercial Real Estate

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

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$850,000

Price / Acre: \$46,021

Lot Size: 18.47 Acres

Zoning: HI

Market: South Huntsville

PROPERTY OVERVIEW

This land has utilities available and is mostly flat. It is visible from Memorial Parkway and is approximately 200 feet off the Parkway.

LOCATION OVERVIEW

This property is located just off Memorial Parkway in South Huntsville. It is less than 5 miles from the new Hays Farm development and about 1 mile from Ditto Landing.

Local developers have released a plan to revitalize South Huntsville. The Hays Farm will be the site of the development and will bring over one thousand new housing units, an entertainment district, a nature preserve, retail and restaurant locations, a six-mile walking trail, townhouses, a dog park and more. The 850-acre development is estimated to provide more than \$450 million in economic value to the area.



PRESENTED BY:

TERRI DEAN, CCIM
256.975.4716
terri@deancre.com

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.

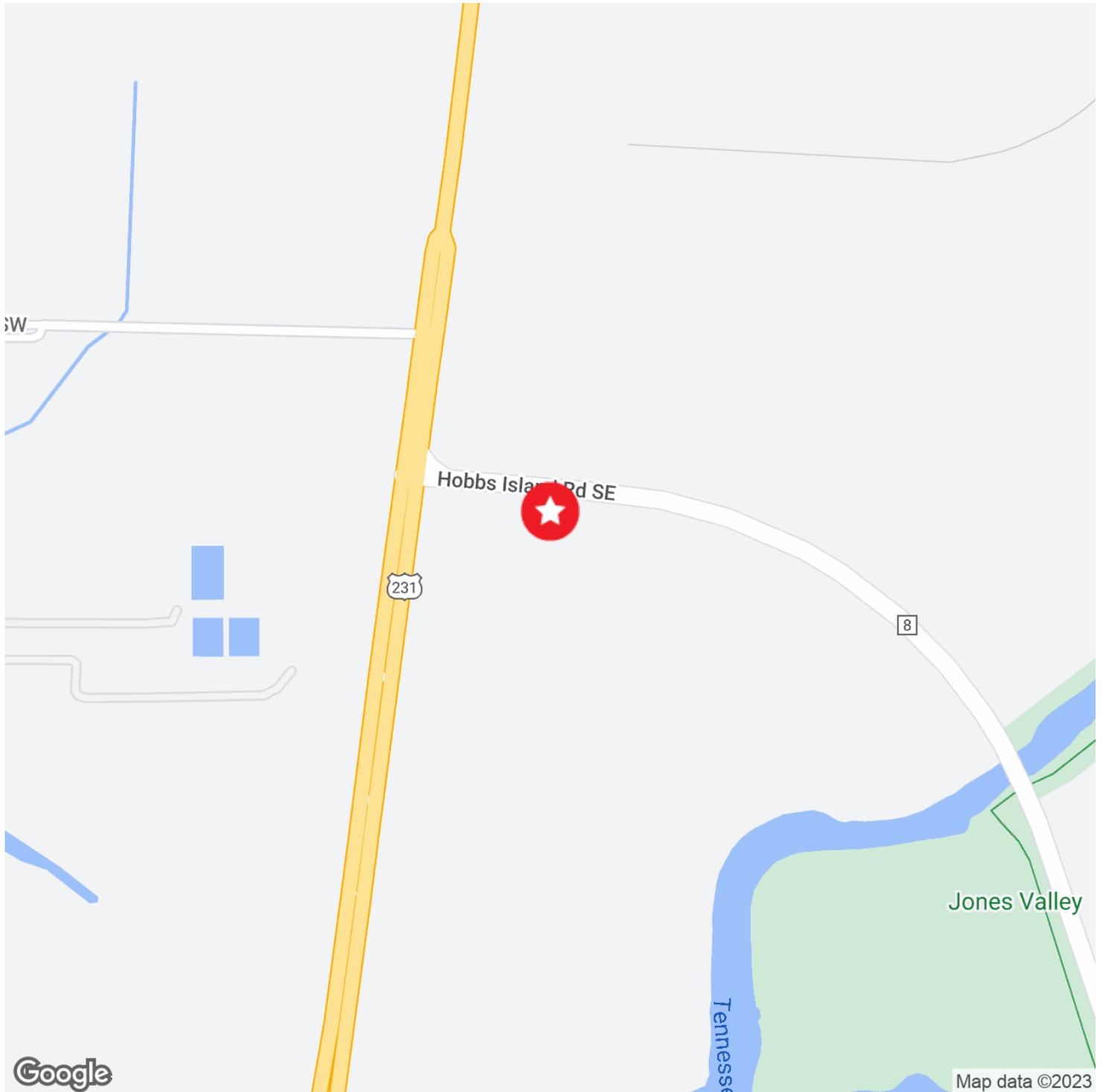
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LOCATION MAP



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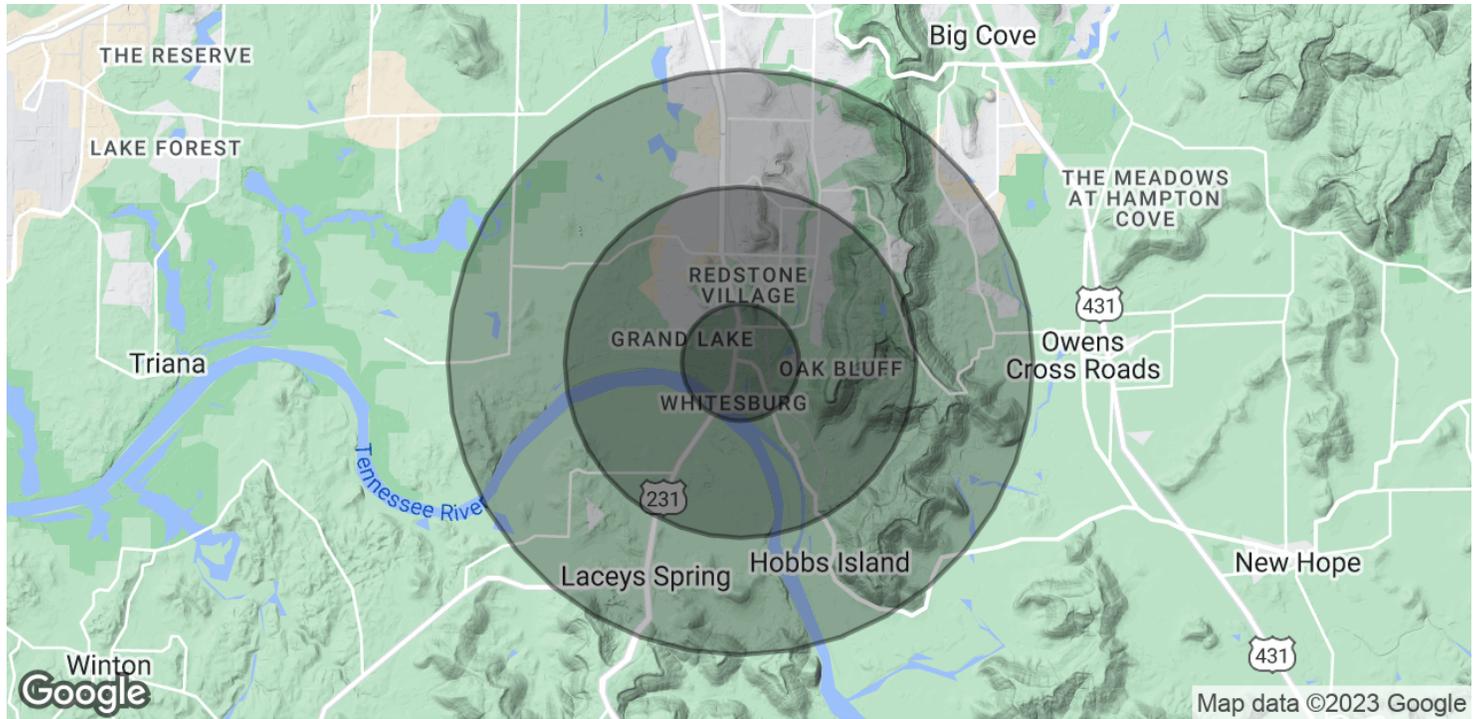
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DEMOGRAPHICS MAP & REPORT



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 3,380 | 18,237 | 39,022 |
| Average age | 38.9 | 40.0 | 42.7 |
| Average age (Male) | 37.7 | 38.9 | 40.8 |
| Average age (Female) | 39.9 | 41.0 | 43.9 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 1,452 | 7,641 | 16,256 |
| # of persons per HH | 2.3 | 2.4 | 2.4 |
| Average HH income | \$70,524 | \$75,719 | \$82,322 |
| Average house value | \$159,364 | \$172,382 | \$184,994 |

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



TERRI DEAN, CCIM

Broker/Owner

terri@deancre.com

Direct: 256.975.4716

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 17-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 owning 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.

EDUCATION

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

MEMBERSHIPS

Alabama CCIM Chapter
Enable Madison County - Immediate Past President of the Board of Directors
Better Business Bureau of North Alabama Board of Directors
Madison Chamber of Commerce
Huntsville/Madison County Chamber of Commerce

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



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