



LAND FOR SALE

2.9 ACRES OFF RESEARCH PARK BLVD

Research Park Blvd, Huntsville, AL 35806



DEAN
Commercial Real Estate

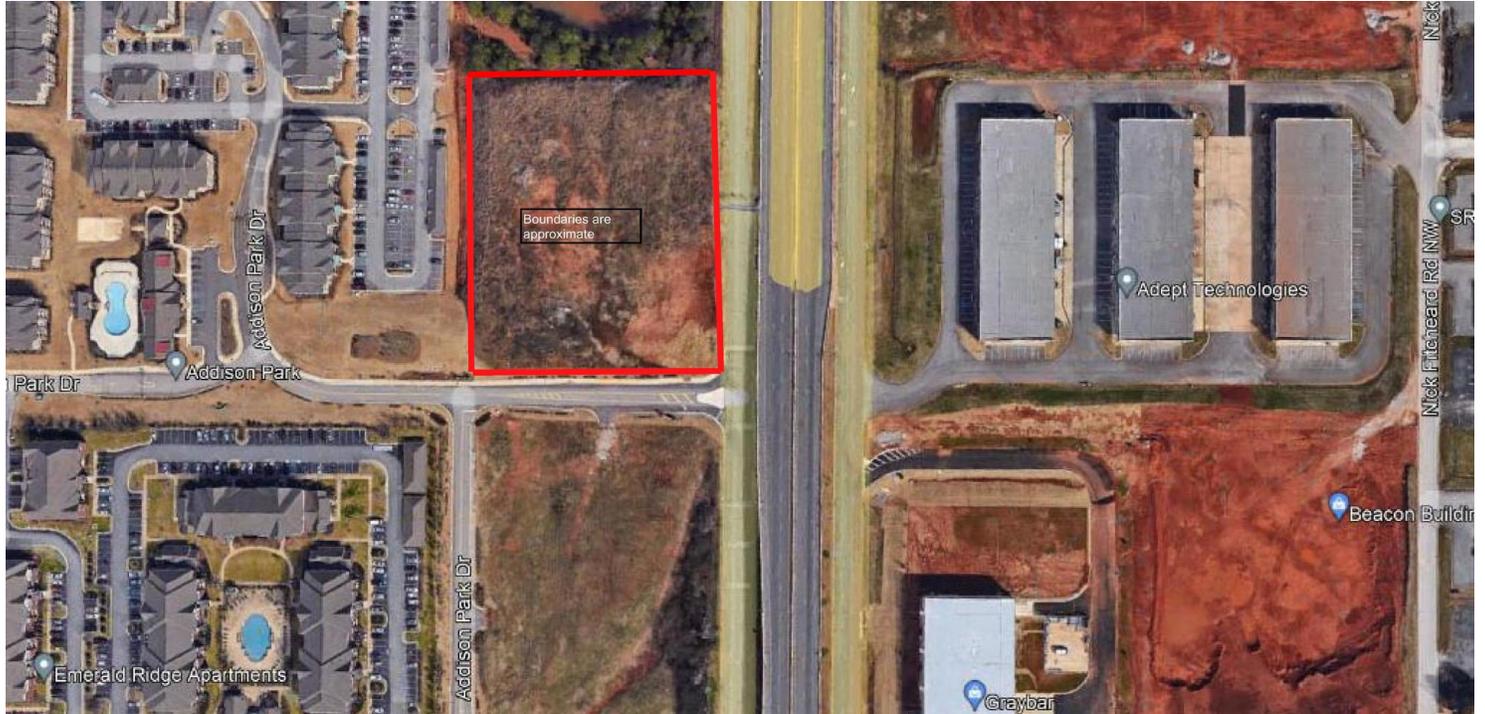
2101 Clinton Avenue Suite 501
Huntsville, AL 35805
deancre.com

2.9 ACRES OFF RESEARCH PARK BLVD



LAND FOR SALE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$757,944

Price / SF: \$6.00

Lot Size: 2.9 Acres

Zoning: County

Market: Huntsville
Research Park

PROPERTY OVERVIEW

County zoning makes this property versatile for many different uses. Qualified HUB Zone and Opportunity Zone.

LOCATION OVERVIEW

Dean Commercial Real Estate is pleased to present this land located just off Research Park Blvd. at Addison Park. Conveniently located near apartments; both Blake Bottom Industrial Park and Spacegate Industrial Park; University Dr (Highway 72); and Oakwood University, this property is close to development



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.

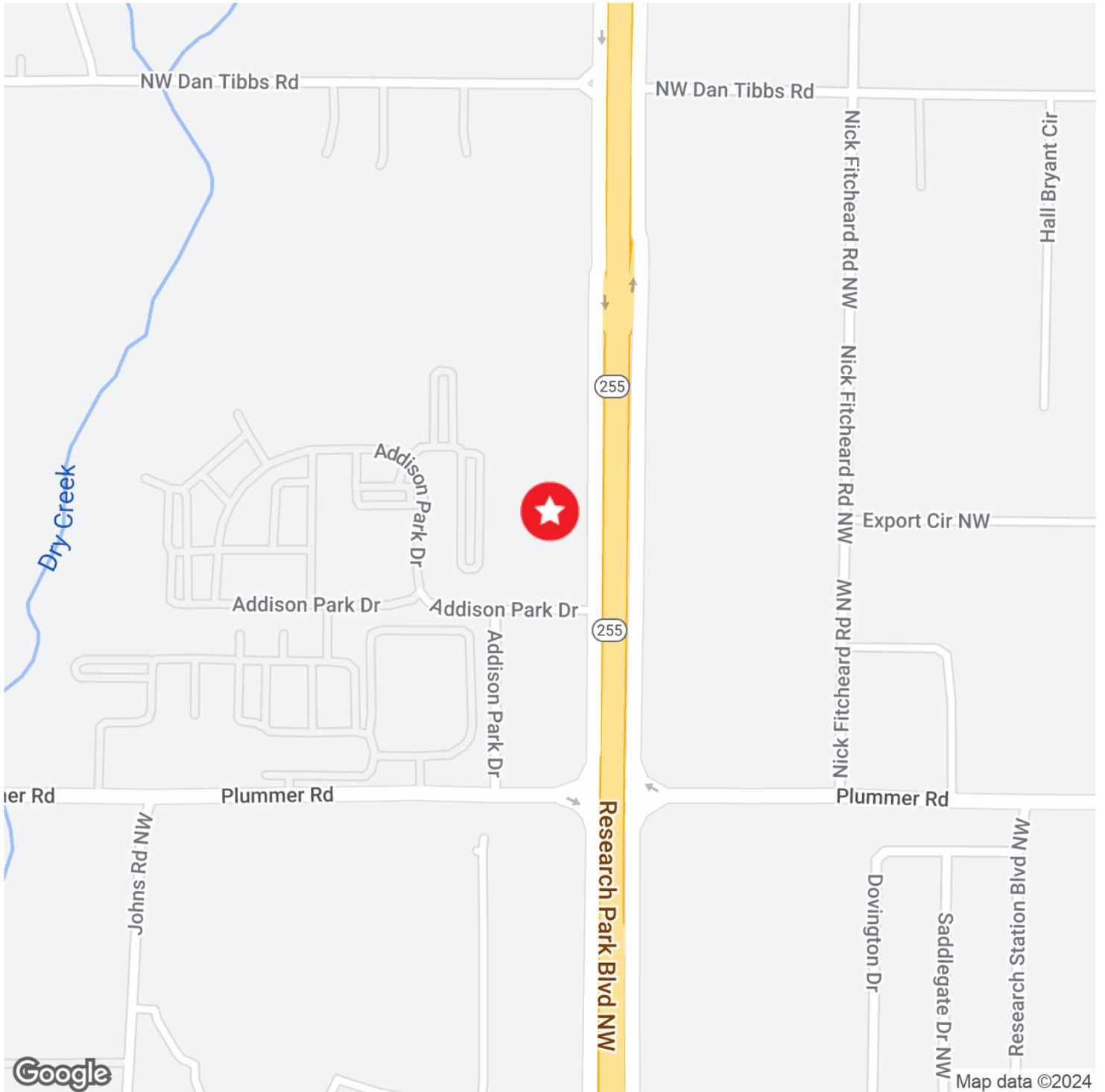
RESEARCH PARK BLVD, HUNTSVILLE, AL 35806

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LOCATION MAP



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Community Profile

4552-4998 Research Park Blvd NW, Huntsville, Alabama,
Rings: 1, 5 mile radii

Terri Dean, CCIM
Latitude: 34.76698
Longitude: -86.67219

	1 mile	5 miles
Population Summary		
2010 Total Population	1,824	92,256
2020 Total Population	3,095	102,578
2020 Group Quarters	255	4,150
2022 Total Population	3,089	105,385
2022 Group Quarters	251	4,139
2027 Total Population	3,468	110,557
2022-2027 Annual Rate	2.34%	0.96%
2022 Total Daytime Population	3,076	117,288
Workers	1,456	62,218
Residents	1,620	55,070
Household Summary		
2010 Households	864	37,357
2010 Average Household Size	1.79	2.38
2020 Total Households	1,711	42,722
2020 Average Household Size	1.66	2.30
2022 Households	1,756	44,386
2022 Average Household Size	1.62	2.28
2027 Households	1,954	46,935
2027 Average Household Size	1.65	2.27
2022-2027 Annual Rate	2.16%	1.12%
2010 Families	522	22,952
2010 Average Family Size	2.28	3.04
2022 Families	1,014	26,256
2022 Average Family Size	2.07	2.94
2027 Families	1,122	27,592
2027 Average Family Size	2.11	2.93
2022-2027 Annual Rate	2.04%	1.00%
Housing Unit Summary		
2000 Housing Units	632	33,119
Owner Occupied Housing Units	56.6%	55.7%
Renter Occupied Housing Units	31.6%	34.9%
Vacant Housing Units	11.7%	9.4%
2010 Housing Units	957	40,748
Owner Occupied Housing Units	54.8%	52.5%
Renter Occupied Housing Units	35.5%	39.2%
Vacant Housing Units	9.7%	8.3%
2020 Housing Units	1,828	46,529
Vacant Housing Units	6.4%	8.2%
2022 Housing Units	1,886	48,633
Owner Occupied Housing Units	48.1%	49.8%
Renter Occupied Housing Units	45.0%	41.4%
Vacant Housing Units	6.9%	8.7%
2027 Housing Units	2,102	51,625
Owner Occupied Housing Units	44.3%	49.1%
Renter Occupied Housing Units	48.7%	41.8%
Vacant Housing Units	7.0%	9.1%
Median Household Income		
2022	\$81,440	\$60,536
2027	\$88,684	\$75,831
Median Home Value		
2022	\$211,474	\$199,362
2027	\$221,299	\$246,469
Per Capita Income		
2022	\$43,835	\$37,425
2027	\$49,102	\$43,652
Median Age		
2010	33.9	34.4
2022	40.5	36.5
2027	41.7	37.9

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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	1 mile	5 miles
2022 Households by Income		
Household Income Base	1,756	44,386
<\$15,000	10.0%	12.2%
\$15,000 - \$24,999	8.5%	10.4%
\$25,000 - \$34,999	5.2%	9.5%
\$35,000 - \$49,999	8.3%	10.6%
\$50,000 - \$74,999	12.9%	14.2%
\$75,000 - \$99,999	15.6%	11.8%
\$100,000 - \$149,999	36.0%	15.8%
\$150,000 - \$199,999	1.1%	9.3%
\$200,000+	2.3%	6.1%
Average Household Income	\$84,656	\$88,175
2027 Households by Income		
Household Income Base	1,954	46,935
<\$15,000	7.1%	10.2%
\$15,000 - \$24,999	5.7%	8.8%
\$25,000 - \$34,999	3.4%	8.2%
\$35,000 - \$49,999	6.3%	8.8%
\$50,000 - \$74,999	15.0%	13.4%
\$75,000 - \$99,999	19.8%	12.7%
\$100,000 - \$149,999	38.6%	19.1%
\$150,000 - \$199,999	1.2%	11.6%
\$200,000+	2.8%	7.1%
Average Household Income	\$96,105	\$102,109
2022 Owner Occupied Housing Units by Value		
Total	907	24,236
<\$50,000	0.3%	4.5%
\$50,000 - \$99,999	0.9%	14.8%
\$100,000 - \$149,999	6.3%	11.2%
\$150,000 - \$199,999	35.7%	19.7%
\$200,000 - \$249,999	29.5%	11.4%
\$250,000 - \$299,999	16.6%	13.7%
\$300,000 - \$399,999	5.4%	13.8%
\$400,000 - \$499,999	0.3%	4.5%
\$500,000 - \$749,999	0.0%	4.0%
\$750,000 - \$999,999	0.0%	1.1%
\$1,000,000 - \$1,499,999	0.0%	0.3%
\$1,500,000 - \$1,999,999	0.0%	0.0%
\$2,000,000 +	4.9%	1.0%
Average Home Value	\$312,927	\$252,680
2027 Owner Occupied Housing Units by Value		
Total	931	25,344
<\$50,000	0.1%	3.1%
\$50,000 - \$99,999	0.3%	8.7%
\$100,000 - \$149,999	4.0%	9.2%
\$150,000 - \$199,999	31.7%	18.5%
\$200,000 - \$249,999	32.7%	11.3%
\$250,000 - \$299,999	19.9%	14.6%
\$300,000 - \$399,999	7.2%	16.3%
\$400,000 - \$499,999	0.5%	6.7%
\$500,000 - \$749,999	0.0%	7.3%
\$750,000 - \$999,999	0.0%	2.8%
\$1,000,000 - \$1,499,999	0.0%	0.5%
\$1,500,000 - \$1,999,999	0.0%	0.0%
\$2,000,000 +	3.7%	1.1%
Average Home Value	\$298,577	\$303,620

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

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2010 Population by Age		
Total	1,825	92,260
0 - 4	5.4%	6.3%
5 - 9	4.4%	6.2%
10 - 14	3.8%	6.5%
15 - 24	24.2%	17.9%
25 - 34	13.5%	13.8%
35 - 44	10.8%	12.3%
45 - 54	15.1%	15.3%
55 - 64	11.8%	10.9%
65 - 74	6.4%	6.1%
75 - 84	3.5%	3.5%
85 +	1.2%	1.2%
18 +	83.5%	76.6%
2022 Population by Age		
Total	3,089	105,384
0 - 4	4.6%	5.4%
5 - 9	4.9%	5.6%
10 - 14	5.3%	5.9%
15 - 24	16.1%	15.2%
25 - 34	12.0%	16.0%
35 - 44	12.9%	12.3%
45 - 54	10.7%	11.4%
55 - 64	14.2%	12.9%
65 - 74	11.8%	9.2%
75 - 84	5.7%	4.6%
85 +	2.0%	1.6%
18 +	81.7%	79.4%
2027 Population by Age		
Total	3,468	110,558
0 - 4	4.7%	5.5%
5 - 9	4.9%	5.4%
10 - 14	4.8%	5.6%
15 - 24	15.9%	14.6%
25 - 34	11.0%	14.7%
35 - 44	13.0%	13.7%
45 - 54	11.4%	11.0%
55 - 64	11.9%	11.7%
65 - 74	12.5%	10.3%
75 - 84	7.6%	5.7%
85 +	2.2%	1.8%
18 +	81.9%	80.0%
2010 Population by Sex		
Males	904	44,761
Females	921	47,495
2022 Population by Sex		
Males	1,500	50,993
Females	1,588	54,392
2027 Population by Sex		
Males	1,683	53,425
Females	1,785	57,131

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 13, 2022



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2010 Population by Race/Ethnicity		
Total	1,825	92,256
White Alone	46.1%	47.6%
Black Alone	47.3%	44.1%
American Indian Alone	0.3%	0.5%
Asian Alone	3.3%	2.7%
Pacific Islander Alone	0.1%	0.1%
Some Other Race Alone	0.8%	2.4%
Two or More Races	2.0%	2.6%
Hispanic Origin	2.6%	4.9%
Diversity Index	58.4	61.6
2020 Population by Race/Ethnicity		
Total	3,095	102,578
White Alone	48.1%	44.6%
Black Alone	40.2%	41.6%
American Indian Alone	0.5%	0.6%
Asian Alone	3.8%	2.8%
Pacific Islander Alone	0.0%	0.2%
Some Other Race Alone	2.2%	3.3%
Two or More Races	5.1%	6.8%
Hispanic Origin	5.7%	7.0%
Diversity Index	64.5	67.1
2022 Population by Race/Ethnicity		
Total	3,089	105,384
White Alone	47.3%	44.3%
Black Alone	40.9%	41.6%
American Indian Alone	0.6%	0.6%
Asian Alone	3.8%	2.9%
Pacific Islander Alone	0.0%	0.2%
Some Other Race Alone	2.2%	3.4%
Two or More Races	5.3%	7.1%
Hispanic Origin	5.8%	7.1%
Diversity Index	64.7	67.3
2027 Population by Race/Ethnicity		
Total	3,469	110,557
White Alone	46.9%	43.6%
Black Alone	40.4%	41.5%
American Indian Alone	0.6%	0.6%
Asian Alone	3.8%	3.0%
Pacific Islander Alone	0.0%	0.2%
Some Other Race Alone	2.4%	3.5%
Two or More Races	5.9%	7.7%
Hispanic Origin	5.9%	7.2%
Diversity Index	65.4	68.0
2010 Population by Relationship and Household Type		
Total	1,824	92,256
In Households	84.9%	96.5%
In Family Households	66.6%	77.4%
Householder	23.7%	25.0%
Spouse	17.1%	16.4%
Child	21.5%	30.3%
Other relative	3.0%	3.9%
Nonrelative	1.3%	1.8%
In Nonfamily Households	18.3%	19.1%
In Group Quarters	15.1%	3.5%
Institutionalized Population	0.6%	0.6%
Noninstitutionalized Population	14.6%	2.9%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2022 Population 25+ by Educational Attainment		
Total	2,136	71,589
Less than 9th Grade	1.4%	2.4%
9th - 12th Grade, No Diploma	3.6%	6.5%
High School Graduate	9.8%	16.8%
GED/Alternative Credential	3.4%	4.0%
Some College, No Degree	11.6%	16.6%
Associate Degree	6.8%	9.5%
Bachelor's Degree	41.2%	27.3%
Graduate/Professional Degree	22.3%	16.9%
2022 Population 15+ by Marital Status		
Total	2,633	87,560
Never Married	38.1%	39.5%
Married	45.5%	44.7%
Widowed	3.3%	5.0%
Divorced	13.0%	10.8%
2022 Civilian Population 16+ in Labor Force		
Civilian Population 16+	1,580	53,238
Population 16+ Employed	93.7%	95.3%
Population 16+ Unemployment rate	6.3%	4.7%
Population 16-24 Employed	20.7%	17.0%
Population 16-24 Unemployment rate	4.7%	8.3%
Population 25-54 Employed	57.8%	62.5%
Population 25-54 Unemployment rate	7.1%	4.4%
Population 55-64 Employed	15.5%	16.7%
Population 55-64 Unemployment rate	7.7%	1.9%
Population 65+ Employed	5.9%	3.8%
Population 65+ Unemployment rate	0.0%	6.4%
2022 Employed Population 16+ by Industry		
Total	1,480	50,710
Agriculture/Mining	0.1%	0.2%
Construction	5.1%	3.6%
Manufacturing	13.7%	11.8%
Wholesale Trade	0.6%	1.3%
Retail Trade	8.8%	10.7%
Transportation/Utilities	3.4%	4.3%
Information	5.4%	2.5%
Finance/Insurance/Real Estate	1.4%	3.6%
Services	55.3%	53.7%
Public Administration	6.1%	8.2%
2022 Employed Population 16+ by Occupation		
Total	1,481	50,711
White Collar	79.4%	67.7%
Management/Business/Financial	28.9%	16.7%
Professional	38.4%	31.7%
Sales	5.5%	8.4%
Administrative Support	6.7%	10.9%
Services	12.9%	14.9%
Blue Collar	7.8%	17.4%
Farming/Forestry/Fishing	0.0%	0.1%
Construction/Extraction	0.4%	2.5%
Installation/Maintenance/Repair	1.7%	2.2%
Production	0.9%	5.4%
Transportation/Material Moving	4.7%	7.1%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

November 13, 2022



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2010 Households by Type		
Total	863	37,356
Households with 1 Person	33.5%	32.2%
Households with 2+ People	66.5%	67.8%
Family Households	60.5%	61.4%
Husband-wife Families	41.5%	40.3%
With Related Children	13.6%	17.8%
Other Family (No Spouse Present)	19.0%	21.2%
Other Family with Male Householder	3.6%	4.6%
With Related Children	2.0%	2.3%
Other Family with Female Householder	15.4%	16.6%
With Related Children	9.8%	11.1%
Nonfamily Households	6.0%	6.3%
All Households with Children	25.5%	31.5%
Multigenerational Households	2.8%	3.9%
Unmarried Partner Households	3.9%	4.5%
Male-female	3.7%	4.1%
Same-sex	0.2%	0.4%
2010 Households by Size		
Total	862	37,357
1 Person Household	33.5%	32.2%
2 Person Household	38.3%	31.6%
3 Person Household	13.8%	16.2%
4 Person Household	8.8%	11.9%
5 Person Household	3.9%	5.1%
6 Person Household	1.3%	1.9%
7 + Person Household	0.3%	1.1%
2010 Households by Tenure and Mortgage Status		
Total	864	37,354
Owner Occupied	60.6%	57.3%
Owned with a Mortgage/Loan	46.5%	43.3%
Owned Free and Clear	14.1%	14.0%
Renter Occupied	39.4%	42.7%
2022 Affordability, Mortgage and Wealth		
Housing Affordability Index	190	148
Percent of Income for Mortgage	13.7%	17.4%
Wealth Index	56	80
2010 Housing Units By Urban/ Rural Status		
Total Housing Units	957	40,748
Housing Units Inside Urbanized Area	97.3%	97.9%
Housing Units Inside Urbanized Cluster	0.0%	0.0%
Rural Housing Units	2.7%	2.1%
2010 Population By Urban/ Rural Status		
Total Population	1,824	92,256
Population Inside Urbanized Area	97.9%	97.7%
Population Inside Urbanized Cluster	0.0%	0.0%
Rural Population	2.1%	2.3%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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Top 3 Tapestry Segments		
1.	In Style (5B)	Family Foundations (12A)
2.	Old and Newcomers (8F)	Young and Restless (11B)
3.	Professional Pride (1B)	Savvy Suburbanites (1D)
2022 Consumer Spending		
Apparel & Services: Total \$	\$3,387,833	\$92,424,580
Average Spent	\$1,929.29	\$2,082.29
Spending Potential Index	80	86
Education: Total \$	\$2,760,166	\$73,492,358
Average Spent	\$1,571.85	\$1,655.76
Spending Potential Index	80	84
Entertainment/Recreation: Total \$	\$5,235,900	\$135,910,746
Average Spent	\$2,981.72	\$3,062.02
Spending Potential Index	81	83
Food at Home: Total \$	\$8,503,739	\$232,275,526
Average Spent	\$4,842.68	\$5,233.08
Spending Potential Index	78	85
Food Away from Home: Total \$	\$5,964,500	\$163,698,438
Average Spent	\$3,396.64	\$3,688.06
Spending Potential Index	79	86
Health Care: Total \$	\$10,131,361	\$263,419,490
Average Spent	\$5,769.57	\$5,934.74
Spending Potential Index	81	84
HH Furnishings & Equipment: Total \$	\$3,686,470	\$96,016,099
Average Spent	\$2,099.36	\$2,163.21
Spending Potential Index	82	84
Personal Care Products & Services: Total \$	\$1,456,229	\$38,735,052
Average Spent	\$829.29	\$872.69
Spending Potential Index	81	86
Shelter: Total \$	\$32,045,991	\$854,420,933
Average Spent	\$18,249.43	\$19,249.78
Spending Potential Index	80	84
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$4,149,896	\$98,329,174
Average Spent	\$2,363.27	\$2,215.32
Spending Potential Index	87	82
Travel: Total \$	\$4,191,024	\$105,256,401
Average Spent	\$2,386.69	\$2,371.39
Spending Potential Index	83	83
Vehicle Maintenance & Repairs: Total \$	\$1,802,260	\$47,821,543
Average Spent	\$1,026.34	\$1,077.40
Spending Potential Index	82	86

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

2.9 ACRES OFF RESEARCH PARK BLVD



LAND FOR SALE

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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