



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

WASHINGTON STREET AT MAX LUTHER DRIVE, HUNTSVILLE, AL 35811

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

Opportunity zone land. This land is currently zoned for office but the city is willing to look at a variance for other potential uses. 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

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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ADDITIONAL PHOTOS



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LOCATION MAPS



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Community Profile

Washington St and Max Luther
601-699 Max Luther Dr NW, Huntsville, Alabama, 35811
Rings: 3, 5 mile radii

Terri Dean, CCIM
Latitude: 34.75766
Longitude: -86.58771

	3 miles	5 miles
Population Summary		
2000 Total Population	57,409	100,912
2010 Total Population	57,503	103,990
2019 Total Population	59,754	109,665
2019 Group Quarters	3,936	6,831
2024 Total Population	61,384	113,067
2019-2024 Annual Rate	0.54%	0.61%
2019 Total Daytime Population	74,015	145,550
Workers	40,130	85,247
Residents	33,885	60,303
Household Summary		
2000 Households	23,518	42,233
2000 Average Household Size	2.32	2.26
2010 Households	23,673	43,464
2010 Average Household Size	2.26	2.24
2019 Households	24,877	46,079
2019 Average Household Size	2.24	2.23
2024 Households	25,652	47,655
2024 Average Household Size	2.24	2.23
2019-2024 Annual Rate	0.62%	0.67%
2010 Families	13,565	24,430
2010 Average Family Size	2.97	2.94
2019 Families	13,883	25,267
2019 Average Family Size	2.97	2.95
2024 Families	14,180	25,908
2024 Average Family Size	2.98	2.96
2019-2024 Annual Rate	0.42%	0.50%
Housing Unit Summary		
2000 Housing Units	26,046	47,274
Owner Occupied Housing Units	54.8%	51.5%
Renter Occupied Housing Units	35.5%	37.9%
Vacant Housing Units	9.7%	10.7%
2010 Housing Units	26,316	48,417
Owner Occupied Housing Units	50.2%	47.4%
Renter Occupied Housing Units	39.7%	42.4%
Vacant Housing Units	10.0%	10.2%
2019 Housing Units	28,069	52,137
Owner Occupied Housing Units	42.4%	40.4%
Renter Occupied Housing Units	46.2%	48.0%
Vacant Housing Units	11.4%	11.6%
2024 Housing Units	29,069	54,134
Owner Occupied Housing Units	42.2%	40.1%
Renter Occupied Housing Units	46.1%	47.9%
Vacant Housing Units	11.8%	12.0%
Median Household Income		
2019	\$36,455	\$37,542
2024	\$41,346	\$43,354
Median Home Value		
2019	\$108,559	\$134,668
2024	\$119,700	\$145,751
Per Capita Income		
2019	\$23,410	\$25,828
2024	\$26,890	\$29,481
Median Age		
2010	35.8	34.7
2019	38.2	37.0
2024	39.6	38.3

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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2019 Households by Income		
Household Income Base	24,877	46,079
<\$15,000	20.7%	19.8%
\$15,000 - \$24,999	14.8%	14.9%
\$25,000 - \$34,999	12.7%	12.6%
\$35,000 - \$49,999	13.3%	12.5%
\$50,000 - \$74,999	15.8%	14.9%
\$75,000 - \$99,999	8.1%	8.3%
\$100,000 - \$149,999	10.0%	10.5%
\$150,000 - \$199,999	1.9%	2.9%
\$200,000+	2.7%	3.7%
Average Household Income	\$55,769	\$60,882
2024 Households by Income		
Household Income Base	25,652	47,655
<\$15,000	17.6%	16.6%
\$15,000 - \$24,999	13.7%	13.7%
\$25,000 - \$34,999	12.2%	12.0%
\$35,000 - \$49,999	13.1%	12.3%
\$50,000 - \$74,999	16.6%	15.7%
\$75,000 - \$99,999	8.9%	9.1%
\$100,000 - \$149,999	12.4%	12.9%
\$150,000 - \$199,999	2.3%	3.6%
\$200,000+	3.2%	4.1%
Average Household Income	\$63,869	\$69,338
2019 Owner Occupied Housing Units by Value		
Total	11,895	21,039
<\$50,000	7.6%	6.9%
\$50,000 - \$99,999	39.1%	30.9%
\$100,000 - \$149,999	19.2%	17.6%
\$150,000 - \$199,999	11.0%	11.7%
\$200,000 - \$249,999	4.9%	6.9%
\$250,000 - \$299,999	3.5%	5.6%
\$300,000 - \$399,999	6.7%	9.4%
\$400,000 - \$499,999	2.7%	3.7%
\$500,000 - \$749,999	3.3%	4.8%
\$750,000 - \$999,999	0.9%	1.0%
\$1,000,000 - \$1,499,999	0.5%	0.9%
\$1,500,000 - \$1,999,999	0.2%	0.2%
\$2,000,000 +	0.5%	0.5%
Average Home Value	\$179,544	\$211,979
2024 Owner Occupied Housing Units by Value		
Total	12,256	21,702
<\$50,000	6.1%	5.4%
\$50,000 - \$99,999	36.0%	28.2%
\$100,000 - \$149,999	20.0%	17.9%
\$150,000 - \$199,999	11.5%	11.8%
\$200,000 - \$249,999	5.0%	7.0%
\$250,000 - \$299,999	3.8%	6.0%
\$300,000 - \$399,999	7.9%	10.9%
\$400,000 - \$499,999	3.1%	4.2%
\$500,000 - \$749,999	3.8%	5.3%
\$750,000 - \$999,999	1.1%	1.2%
\$1,000,000 - \$1,499,999	0.6%	1.2%
\$1,500,000 - \$1,999,999	0.2%	0.2%
\$2,000,000 +	0.8%	0.7%
Average Home Value	\$199,633	\$233,622

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	57,503	103,988
0 - 4	6.3%	6.4%
5 - 9	5.6%	5.5%
10 - 14	5.8%	5.5%
15 - 24	17.7%	18.7%
25 - 34	13.7%	14.3%
35 - 44	11.7%	11.4%
45 - 54	13.5%	13.3%
55 - 64	11.2%	10.7%
65 - 74	7.7%	7.4%
75 - 84	4.9%	4.9%
85 +	2.0%	2.0%
18 +	78.5%	79.0%
2019 Population by Age		
Total	59,754	109,664
0 - 4	5.6%	5.7%
5 - 9	5.6%	5.6%
10 - 14	5.7%	5.6%
15 - 24	15.3%	15.7%
25 - 34	13.8%	14.8%
35 - 44	11.9%	11.9%
45 - 54	11.7%	11.3%
55 - 64	12.4%	12.0%
65 - 74	9.9%	9.5%
75 - 84	5.7%	5.4%
85 +	2.4%	2.4%
18 +	80.0%	80.0%
2024 Population by Age		
Total	61,384	113,069
0 - 4	5.6%	5.7%
5 - 9	5.4%	5.4%
10 - 14	5.6%	5.5%
15 - 24	15.1%	15.6%
25 - 34	12.4%	13.4%
35 - 44	12.7%	12.7%
45 - 54	11.4%	11.0%
55 - 64	11.9%	11.5%
65 - 74	10.8%	10.4%
75 - 84	6.5%	6.2%
85 +	2.5%	2.5%
18 +	80.1%	80.1%
2010 Population by Sex		
Males	27,497	50,434
Females	30,006	53,556
2019 Population by Sex		
Males	28,591	53,318
Females	31,164	56,347
2024 Population by Sex		
Males	29,447	55,017
Females	31,937	58,050

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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2010 Population by Race/Ethnicity		
Total	57,502	103,990
White Alone	40.1%	47.1%
Black Alone	54.0%	44.7%
American Indian Alone	0.6%	0.6%
Asian Alone	0.7%	1.4%
Pacific Islander Alone	0.1%	0.1%
Some Other Race Alone	2.2%	3.7%
Two or More Races	2.3%	2.4%
Hispanic Origin	4.3%	7.0%
Diversity Index	58.5	63.4
2019 Population by Race/Ethnicity		
Total	59,754	109,666
White Alone	39.6%	46.0%
Black Alone	53.9%	44.9%
American Indian Alone	0.5%	0.6%
Asian Alone	0.8%	1.5%
Pacific Islander Alone	0.1%	0.1%
Some Other Race Alone	2.4%	4.1%
Two or More Races	2.7%	2.8%
Hispanic Origin	4.6%	7.6%
Diversity Index	59.2	64.4
2024 Population by Race/Ethnicity		
Total	61,384	113,067
White Alone	38.9%	45.2%
Black Alone	54.2%	45.3%
American Indian Alone	0.5%	0.5%
Asian Alone	0.8%	1.6%
Pacific Islander Alone	0.1%	0.1%
Some Other Race Alone	2.5%	4.2%
Two or More Races	2.9%	3.1%
Hispanic Origin	5.0%	8.1%
Diversity Index	59.7	65.1
2010 Population by Relationship and Household Type		
Total	57,503	103,990
In Households	93.2%	93.5%
In Family Households	72.2%	71.3%
Householder	23.7%	23.5%
Spouse	12.8%	13.7%
Child	29.2%	27.5%
Other relative	4.3%	4.3%
Nonrelative	2.1%	2.2%
In Nonfamily Households	21.1%	22.2%
In Group Quarters	6.8%	6.5%
Institutionalized Population	2.4%	1.8%
Noninstitutionalized Population	4.4%	4.7%

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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2019 Population 25+ by Educational Attainment		
Total	40,533	73,891
Less than 9th Grade	4.6%	4.2%
9th - 12th Grade, No Diploma	10.5%	8.9%
High School Graduate	20.7%	18.9%
GED/Alternative Credential	6.4%	5.8%
Some College, No Degree	23.3%	22.5%
Associate Degree	8.3%	8.5%
Bachelor's Degree	16.6%	19.3%
Graduate/Professional Degree	9.7%	11.8%
2019 Population 15+ by Marital Status		
Total	49,646	91,092
Never Married	44.1%	43.3%
Married	34.5%	36.6%
Widowed	6.9%	6.3%
Divorced	14.5%	13.8%
2019 Civilian Population 16+ in Labor Force		
Civilian Employed	92.0%	93.0%
Civilian Unemployed (Unemployment Rate)	8.0%	7.0%
2019 Employed Population 16+ by Industry		
Total	25,580	49,178
Agriculture/Mining	0.3%	0.3%
Construction	5.4%	5.2%
Manufacturing	13.7%	11.8%
Wholesale Trade	1.5%	1.6%
Retail Trade	13.0%	12.7%
Transportation/Utilities	4.4%	4.0%
Information	1.9%	2.0%
Finance/Insurance/Real Estate	3.8%	3.8%
Services	51.4%	53.3%
Public Administration	4.5%	5.2%
2019 Employed Population 16+ by Occupation		
Total	25,580	49,177
White Collar	55.9%	57.9%
Management/Business/Financial	9.5%	10.6%
Professional	21.3%	22.5%
Sales	11.4%	11.5%
Administrative Support	13.7%	13.3%
Services	22.0%	22.9%
Blue Collar	22.1%	19.2%
Farming/Forestry/Fishing	0.3%	0.3%
Construction/Extraction	4.6%	4.2%
Installation/Maintenance/Repair	2.9%	2.6%
Production	8.4%	6.5%
Transportation/Material Moving	6.0%	5.6%
2010 Population By Urban/ Rural Status		
Total Population	57,503	103,990
Population Inside Urbanized Area	99.0%	97.6%
Population Inside Urbanized Cluster	0.0%	0.0%
Rural Population	1.0%	2.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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2010 Households by Type		
Total	23,674	43,464
Households with 1 Person	36.0%	36.6%
Households with 2+ People	64.0%	63.4%
Family Households	57.3%	56.2%
Husband-wife Families	31.1%	32.8%
With Related Children	11.3%	12.3%
Other Family (No Spouse Present)	26.2%	23.4%
Other Family with Male Householder	5.2%	5.2%
With Related Children	2.5%	2.6%
Other Family with Female Householder	21.0%	18.2%
With Related Children	14.0%	12.2%
Nonfamily Households	6.7%	7.2%
All Households with Children	28.2%	27.5%
Multigenerational Households	4.5%	3.8%
Unmarried Partner Households	5.7%	5.6%
Male-female	4.9%	5.0%
Same-sex	0.7%	0.7%
2010 Households by Size		
Total	23,673	43,463
1 Person Household	36.0%	36.6%
2 Person Household	32.0%	31.9%
3 Person Household	15.2%	14.6%
4 Person Household	9.4%	9.7%
5 Person Household	4.5%	4.4%
6 Person Household	1.9%	1.7%
7 + Person Household	1.2%	1.1%
2010 Households by Tenure and Mortgage Status		
Total	23,673	43,464
Owner Occupied	55.9%	52.8%
Owned with a Mortgage/Loan	38.0%	35.2%
Owned Free and Clear	17.8%	17.7%
Renter Occupied	44.1%	47.2%
2010 Housing Units By Urban/ Rural Status		
Total Housing Units	26,316	48,417
Housing Units Inside Urbanized Area	99.0%	97.7%
Housing Units Inside Urbanized Cluster	0.0%	0.0%
Rural Housing Units	1.0%	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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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Top 3 Tapestry Segments		
1.	Family Foundations (12A)	Family Foundations (12A)
2.	Set to Impress (11D)	Set to Impress (11D)
3.	City Commons (11E)	Exurbanites (1E)
2019 Consumer Spending		
Apparel & Services: Total \$	\$34,589,463	\$70,641,111
Average Spent	\$1,390.42	\$1,533.04
Spending Potential Index	65	72
Education: Total \$	\$24,332,224	\$49,602,079
Average Spent	\$978.10	\$1,076.46
Spending Potential Index	61	68
Entertainment/Recreation: Total \$	\$52,186,790	\$104,841,850
Average Spent	\$2,097.79	\$2,275.26
Spending Potential Index	64	70
Food at Home: Total \$	\$85,088,954	\$171,994,771
Average Spent	\$3,420.39	\$3,732.61
Spending Potential Index	66	72
Food Away from Home: Total \$	\$59,263,654	\$121,191,281
Average Spent	\$2,382.27	\$2,630.08
Spending Potential Index	65	72
Health Care: Total \$	\$97,893,042	\$193,951,235
Average Spent	\$3,935.08	\$4,209.10
Spending Potential Index	66	71
HH Furnishings & Equipment: Total \$	\$33,989,425	\$69,046,301
Average Spent	\$1,366.30	\$1,498.43
Spending Potential Index	64	70
Personal Care Products & Services: Total \$	\$14,418,653	\$29,300,251
Average Spent	\$579.60	\$635.87
Spending Potential Index	65	72
Shelter: Total \$	\$297,062,443	\$605,260,530
Average Spent	\$11,941.25	\$13,135.28
Spending Potential Index	65	71
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$40,169,872	\$80,357,879
Average Spent	\$1,614.74	\$1,743.92
Spending Potential Index	65	70
Travel: Total \$	\$34,124,102	\$69,203,787
Average Spent	\$1,371.71	\$1,501.85
Spending Potential Index	61	67
Vehicle Maintenance & Repairs: Total \$	\$18,996,373	\$38,784,712
Average Spent	\$763.61	\$841.70
Spending Potential Index	67	74

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 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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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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