

687 ACRES ON I-65

TANNER, ALABAMA

For Sale!!!





## ***Chapman Commercial Realty, LLC.***

*2310 Whitesburg Drive, Suite 6*

*Huntsville, AL 35801*

*Office: (256) 715-8064*

*<http://www.chapmancommercialrealty.com>*

PROPERTY: 687 ACRES I-65

TANNER, ALABAMA 35671

Chapman Commercial Realty is focused on providing expert services across Office, Industrial, Retail and Land properties located throughout North Alabama. We are committed to enhancing value and building long-term relationships by delivering exceptional service while employing ethical and honest business practices. We are all about providing full service real estate solutions to our clients with the best possible results. Our commercial brokerage team offers knowledge and depth drawn from our many years of experience in the local market.

We are pleased to offer these six hundred and eighty seven (687) acres on the prime location of I-65 and Martin Line Road. This is the perfect location for multi-use development! This property location has easy access to surrounding cities, in all directions! Incredible growth potential from surrounding businesses and industries. Zoned County/No zoning.

This property is offered for sale at \$12,500,000.

**William "Bill" Chapman**

Broker/Owner

Chapman Commercial Realty

This property has already set in motion the ability to be a future location of a major industry leader! In its past, economic development officials, along with city and county officials, decided to develop the site because, at the time, Kia and Volkswagen were scouring the South looking for sites for plants. As a result, this property was an integral part of a larger megasite, was developed and certified by McCallum & Sweeney Consultants, and became Alabama's first megasite. However, Kia ended up choosing a site in West Point, Ga., and Volkswagen selected a site in Chattanooga, Tenn. Because it takes three to four years to develop such a site, a prospective future developer/purchaser will appreciate this location with all relevant features to support immediate infrastructure, already installed.

### **ENVIRONMENTAL AND ENGINEERING REPORT:**

Phase I Engineering and Environmental Study completed. (Cost \$50,000). Can be provided upon request.

### **UTILITIES:**

#### Water & Sewer:

More than 13,000 linear feet of 16-inch water pipe and the same amount of linear feet 14-inch sewer pipe was installed. (Although there was already a waterline across the property, it had to be increased in size.) Provider: Limestone Co. Water Authority. (See Page 10)

#### Natural Gas:

A natural gas substation and more than a mile of natural gas pipeline were also installed.

Provider: Athens Utilities. (See Page 10)

#### Electricity:

Tennessee Valley Authority (TVA) have installed 500V and 160V transmission lines. Provider: Athens Utilities. (See Page 10)

### **TOPOGRAPHY:**

Level and cleared, ready for development (See Pages 8, 11 & 12).

### **INTERSTATE/HIGHWAY:**

Interstate: I-65 (0 Miles)

Interstate I565 (7 Miles)

# REPRESENTATION

**THIS PROPERTY IS REPRESENTED BY:**



**LEADING EDGE REAL ESTATE GROUP**

**Laura Sanderson**

**Realtor**

436 Gunter Ave

Guntersville, AL 35976

Cell: (256) 683-8986

Office: (256-683-8986

[myagentlaura@yahoo.com](mailto:myagentlaura@yahoo.com)

<https://http://www.leadingedgeal.com>



**CHAPMAN COMMERCIAL REALTY**

**William "Bill" Chapman**

**Broker/Owner**

2310 Whitesburg Drive, Suite 6

Huntsville, AL 35801

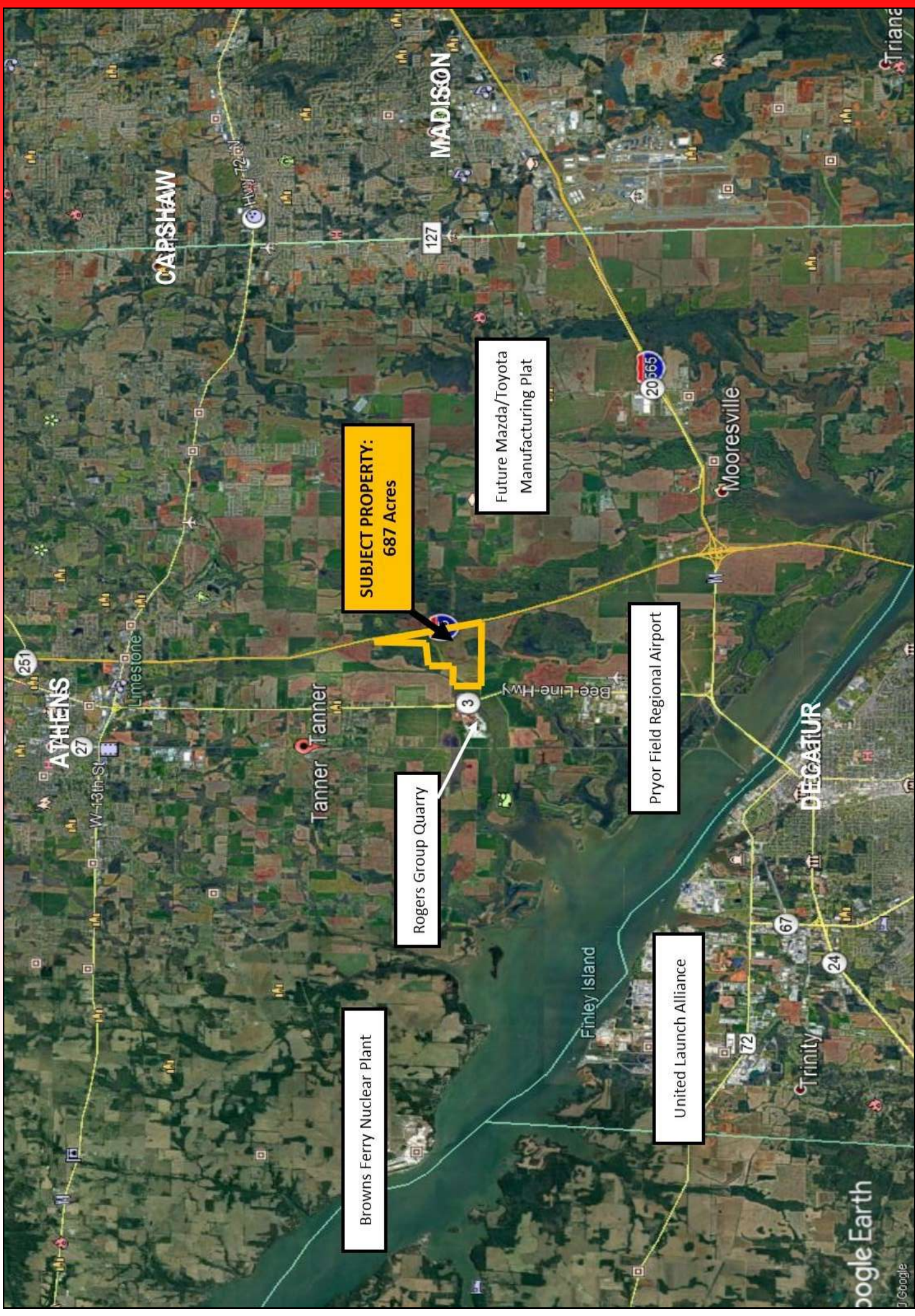
Cell: (256) 656-8413

Office: (256) 715-8064

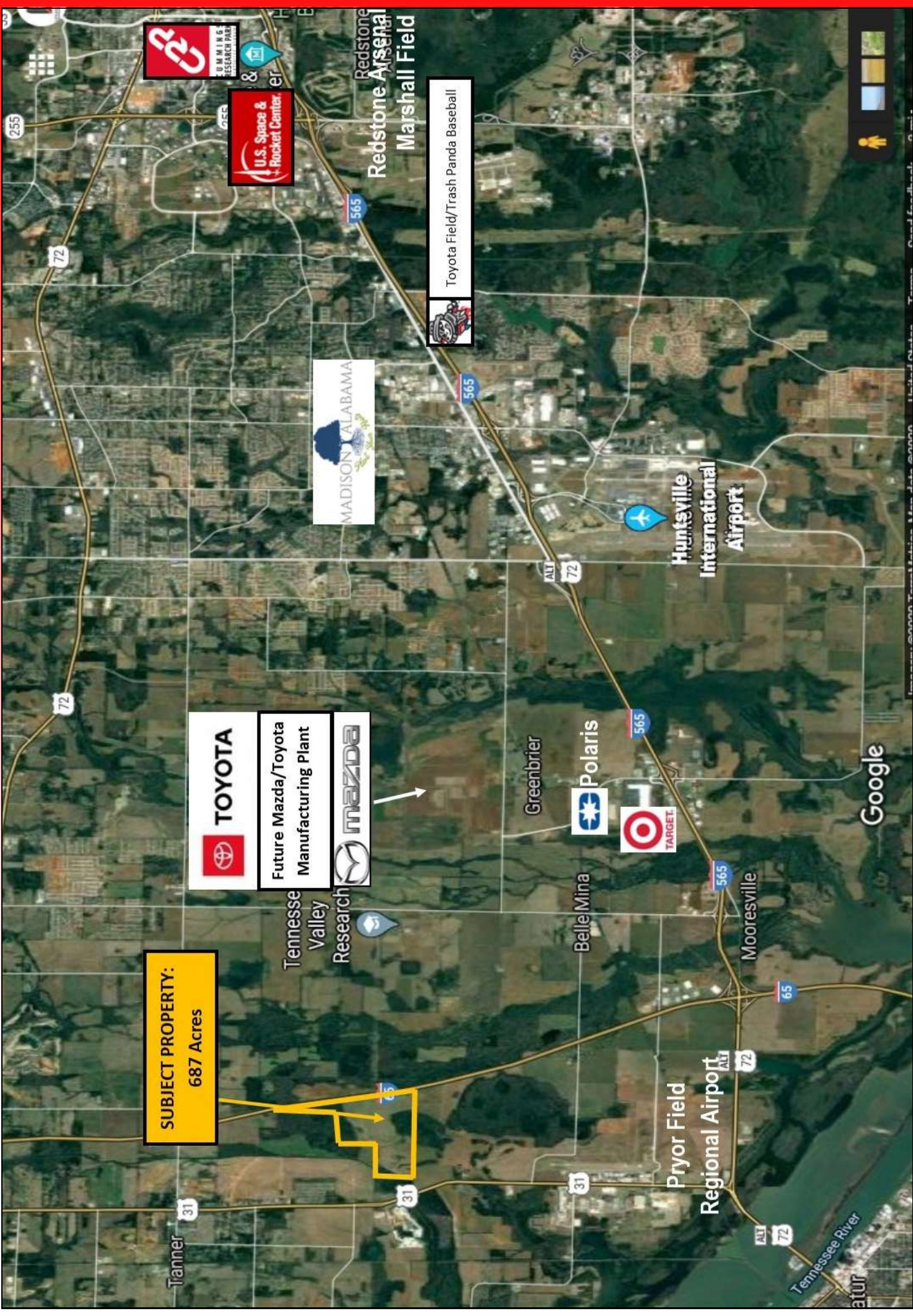
[bill@huntsvillecommercialbrokerage.com](mailto:bill@huntsvillecommercialbrokerage.com)

<https://www.chapmancommercialrealty.com>

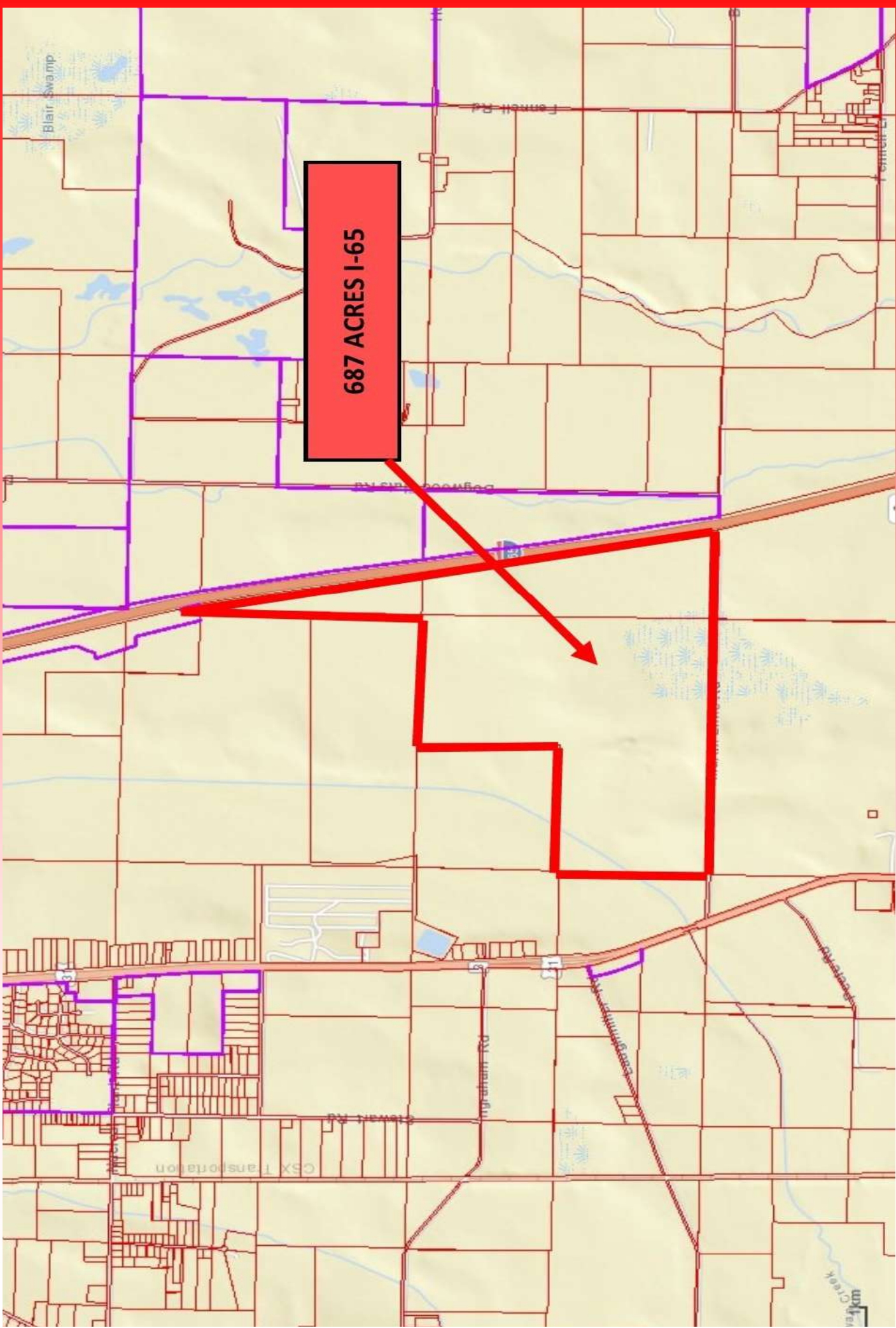
# PROPERTY LOCATION



# PROPERTY LOCATION



# PLAT MAP



# PROPERTY DETAILS





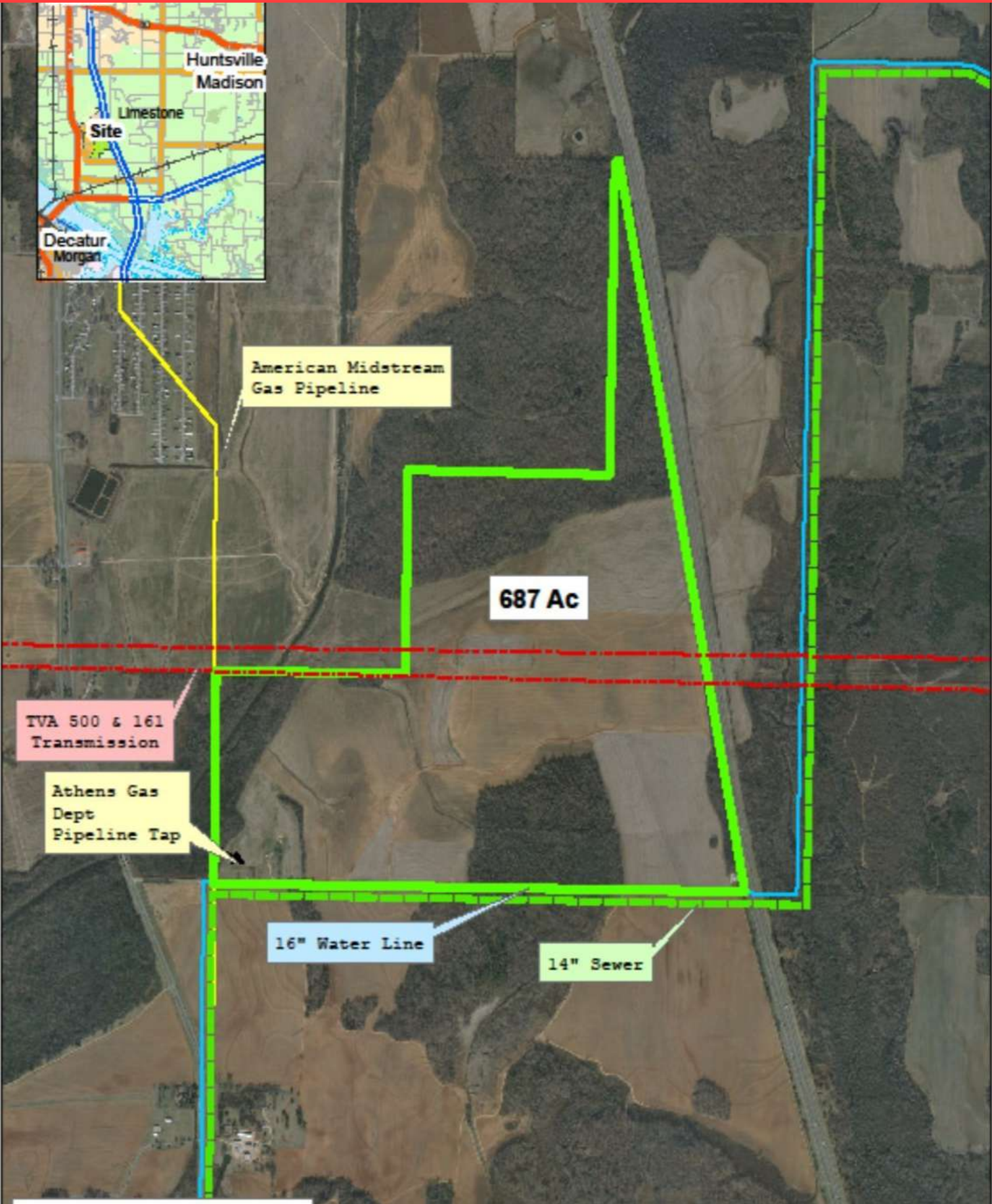
# ROAD FRONTAGE OF MAJOR THOROUGHFARES



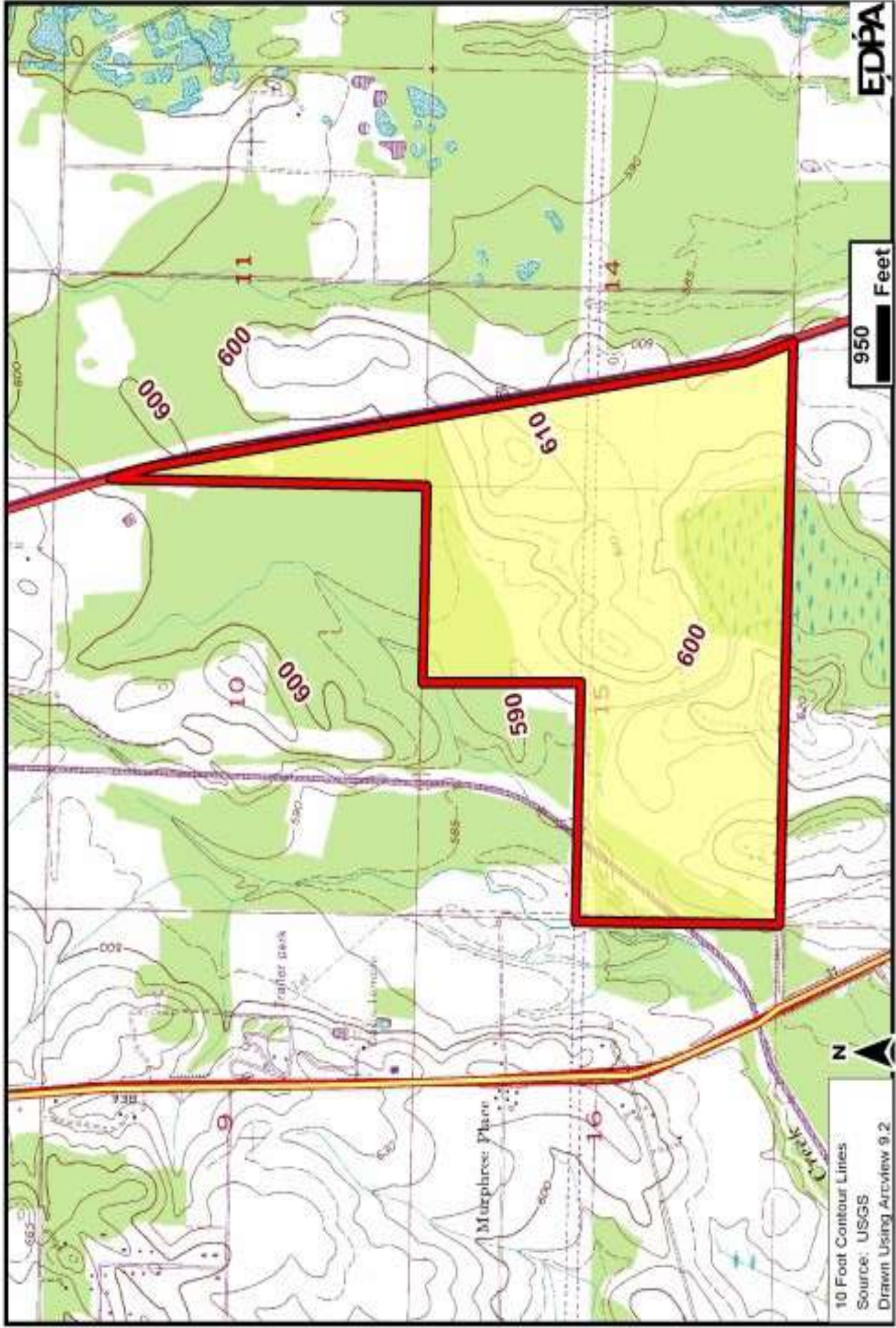
# PHOTOGRAPHS



# ONSITE UTILITIES

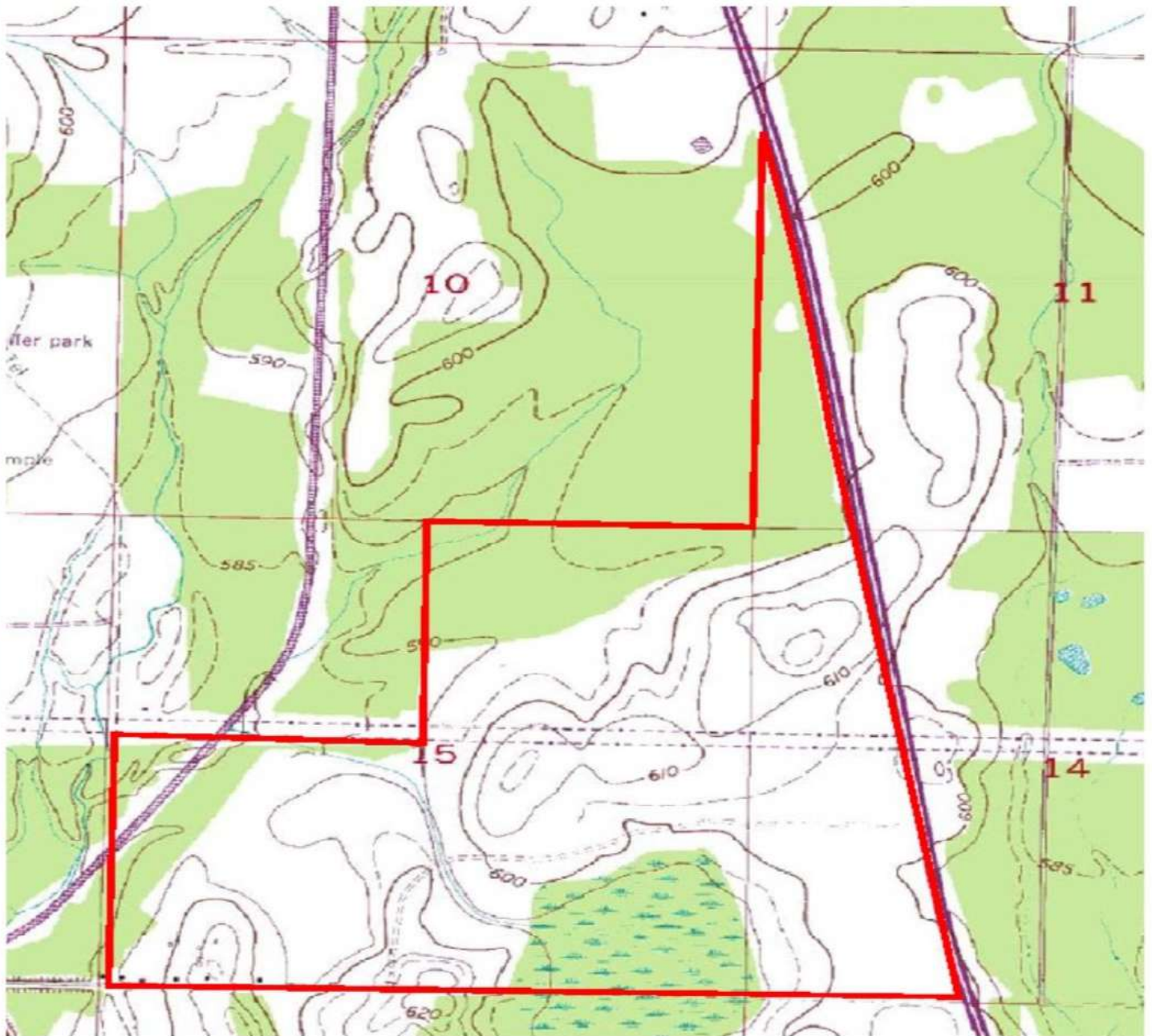


# ELEVATIONS OF SUBJECT PROPERTY



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## TOPOGRAPHIC MAP FOR PROJECT CROSSROADS



### LEGEND

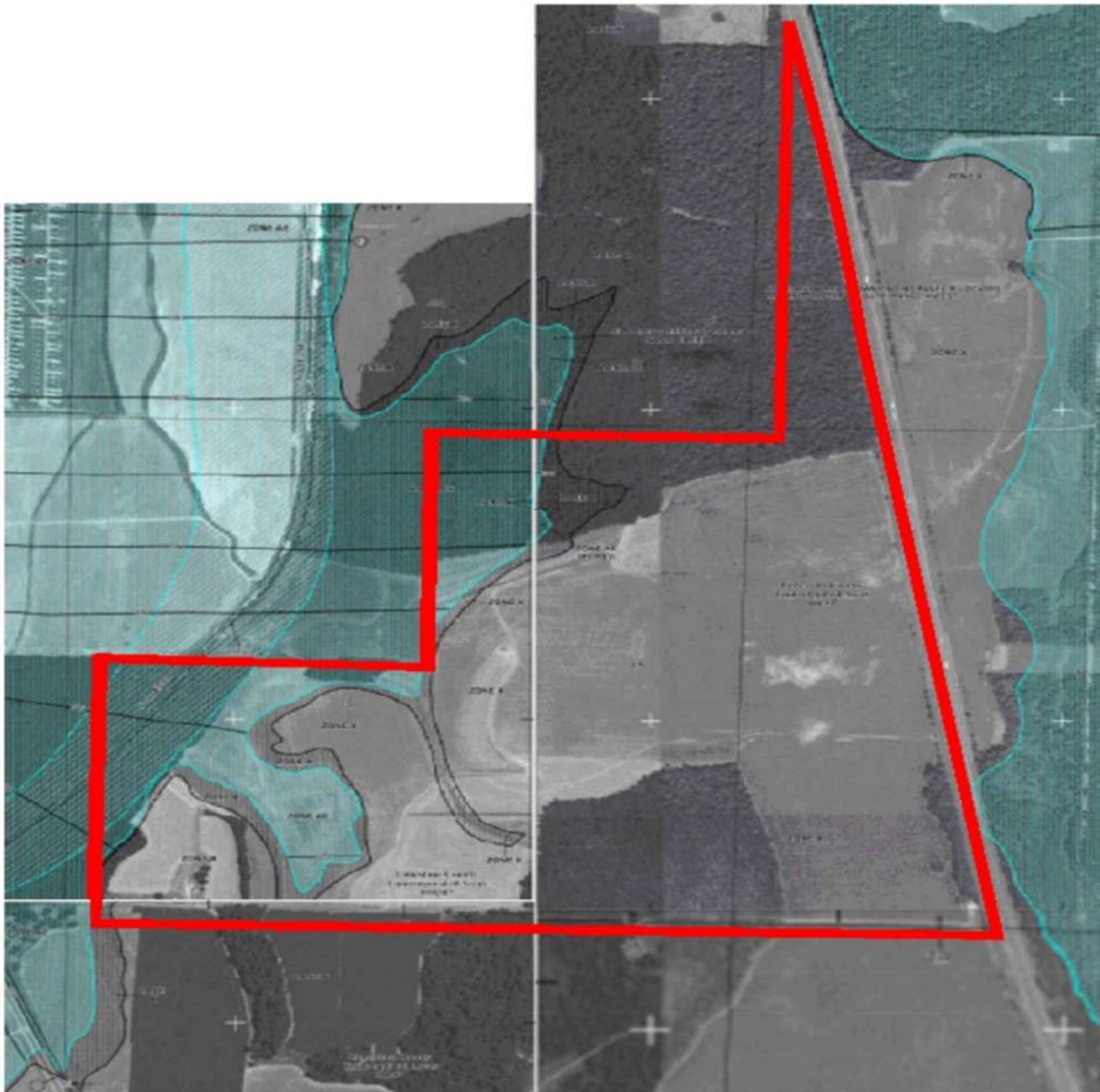
--- PROPERTY LINE



0 1000  
Graphic Scale

**BWSC** BARRY WASSERMAN  
SUSAN M. BANNER, INC.  
ENGINEERING SURVEYING PLANNING  
2000 2000 2000 2000  
Phone (303) 333-3344 Fax (303) 333-1791

## FEMA MAP FOR PROJECT CROSSROADS



### LEGEND

 ZONE A - AREAS OF 100-YEAR FLOOD;  
NO BASE FLOOD ELEVATION DETERMINED

 ZONE X - AREAS DETERMINED TO BE OUTSIDE  
THE 0.2% ANNUAL CHANCE FLOODPLAIN

 PROPERTY LINE



0 1000  
Graphic Scale

# ORIGINAL MEGASITE



**SANDERSON ENVIRONMENTAL**  
+/- 203 Ac

+/- 114 Ac  
North of  
TVA Easement

TVA EASEMENT (400')  
**SANDERSON DEVELOPABLE**  
+/- 426 Ac

+/- 280 Ac  
South of  
TVA Easement

**SANDERSON ENVIRONMENTAL**  
+/- 58 Ac

**PRYOR DEVELOPABLE**  
+/- 112 Ac

**PRYOR ENVIRONMENTAL**  
+/- 100 Ac

**PRYOR DEVELOPABLE**  
+/- 188 Ac

**PRYOR DEVELOPABLE**  
+/- 415 Ac

**PRYOR ENVIRONMENTAL**  
+/- 608 Ac

Sanderson Developable
+/- 426 Ac Total

Sanderson Environmental
+/- 203 Ac Total
+/- 58 Ac
+/- 261 Ac Total

+/- 687 Ac Sanderson Total
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Pryor Developable
+/- 415 Ac
+/- 188 Ac
+/- 112 Ac
+/- 715 Ac Total

Pryor Environmental
+/- 608 Ac
+/- 100 Ac
+/- 708 Ac Total

+/- 1423 Ac Pryor Total
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+/- 2110 Ac MEGASITE TOTAL
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# PROPERTY SUMMARY

**Six Hundred and Eighty Seven  
(687) Acres Available.**

## **Parcel No.'s:**

**16 06 14 0 000 004.000**

**16 05 15 0 000 001.000**

**16 01 11 0 000 002.000**

## **Zoning:**

**County/No Zoning**

**Traffic Count (Per Day):**

**32,494**

**I65:**

## **School District Info:**

**Elementary School: Brookhill Elementary**

**Middle School: Athens (6-8th)**

**High School: Athens (9-12th)**



# LIMESTONE COUNTY DEMOGRAPHICS

<b>Population</b>	
Population estimates, July 1, 2019	NA
Population estimates, July 1, 2018	96,174
Population, percent change - April 1, 2010 (estimates base) to July 1, 2019	NA
Population, percent change - April 1, 2010 (estimates base) to July 1, 2018	16.20%
<b>Race and Hispanic Origin</b>	
White alone, percent	81.20%
Black or African American alone, percent	13.80%
American Indian and Alaska Native alone, percent	0.80%
Asian alone, percent(a)	1.60%
Native Hawaiian and Other Pacific Islander alone, percent	0.20%
Two or More Races, percent	2.40%
Hispanic or Latino, percent	6.10%
White alone, not Hispanic or Latino, percent	76.10%
Veterans, 2014-2018	7,115
Foreign born persons, percent, 2014-2018	3.70%
Foreign born persons, percent, 2014-2018	3.70%
<b>Income</b>	
Median household income (in 2018 dollars), 2014-2018	\$56,460
Per capita income in past 12 months (in 2018 dollars), 2014-2018	\$27,699

# REAL ESTATE DISCLAIMER

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