

16.91 ACRES FOR SALE

Epworth Drive, Huntsville, Alabama 35811

Edos
DYNETICS



CHASE
INDUSTRIAL
PARK

KÖMMERLING



SUBJECT



COMMERCIAL REAL ESTATE

Russ Russell, CCIM, ALC, CEA

Russ Russell Commercial Real Estate

256-527-7777

russ@russrussell.com

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Resume/Bio

16.91 ACRES
FOR SALE

SUBJECT
PROPERTY
16.91 ACRES+/-

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16.91 ACRES FOR SALE

SUBJECT PROPERTY
16.91 ACRES+/-

PROPERTY INFORMATION

PURCHASE PRICE
\$650,000.00

PROPERTY ADDRESS
Epworth Drive
Huntsville, Alabama 35811

LAND SIZE
16.91 Acres

Epworth Drive
Huntsville, Alabama
35811

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



PROPERTY OVERVIEW

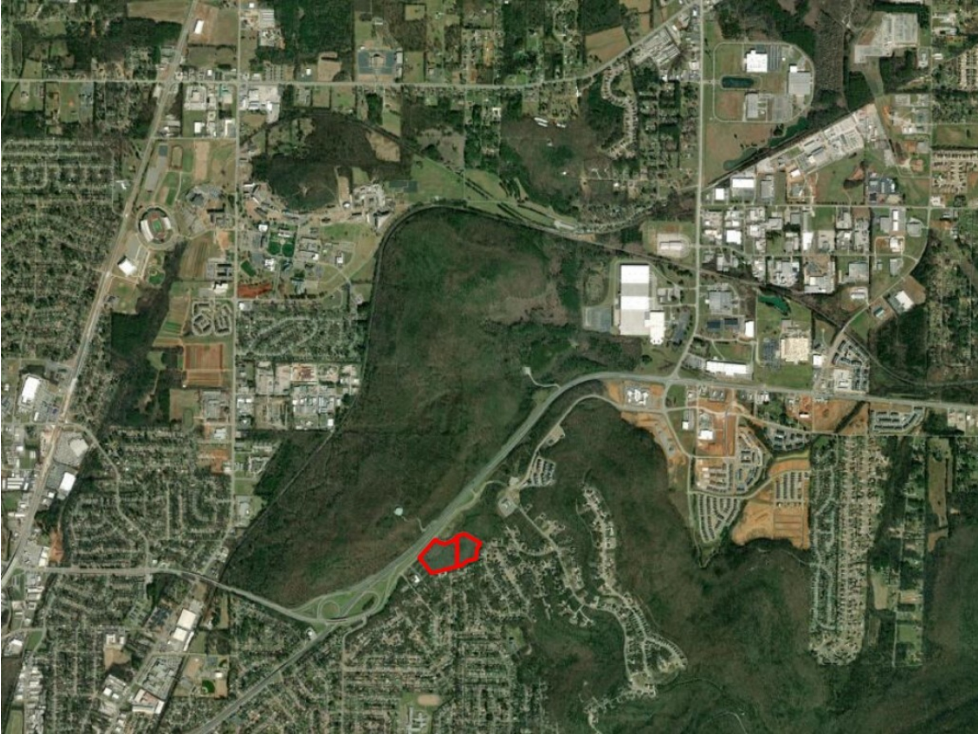
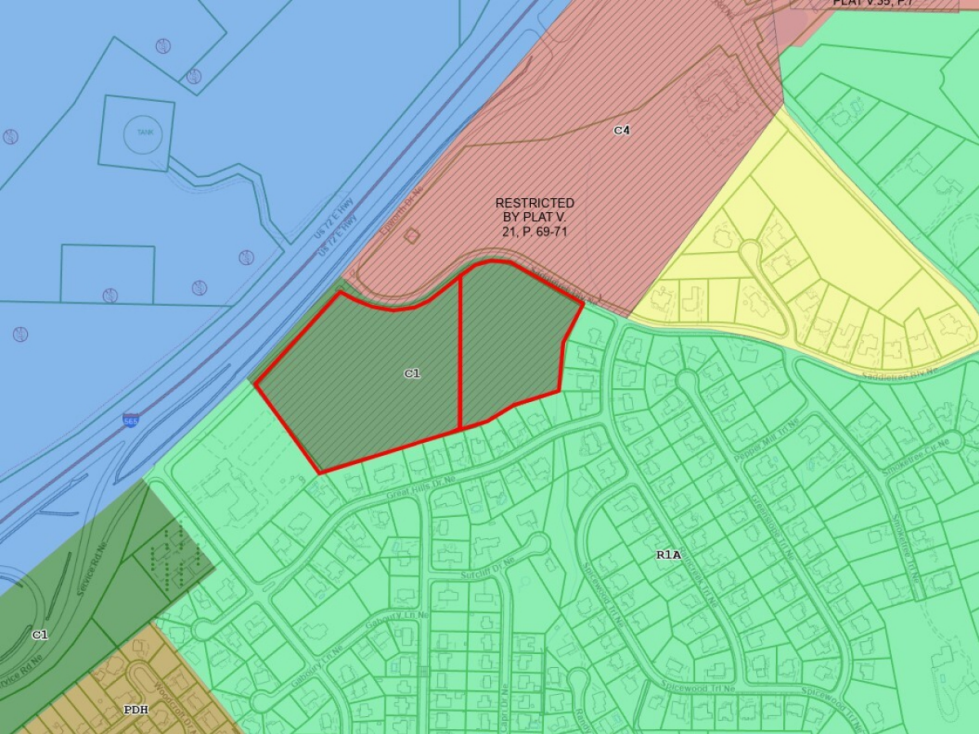
16.91 acres for sale on Epworth Drive in Huntsville facing Hwy 72 E/I-565 and high visibility with a traffic Count of 64,467 vehicles per day. Zoned C-1 Commercial and located near expanding NE Huntsville and Chase Industrial Park, downtown Huntsville and just 10 minutes to Research Park, this part of Huntsville is seeing a growth explosion in retail and residential properties and the potential for continued growth is unlimited in this part of Huntsville. Don't miss out on this opportunity.



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PROPERTY PHOTOS

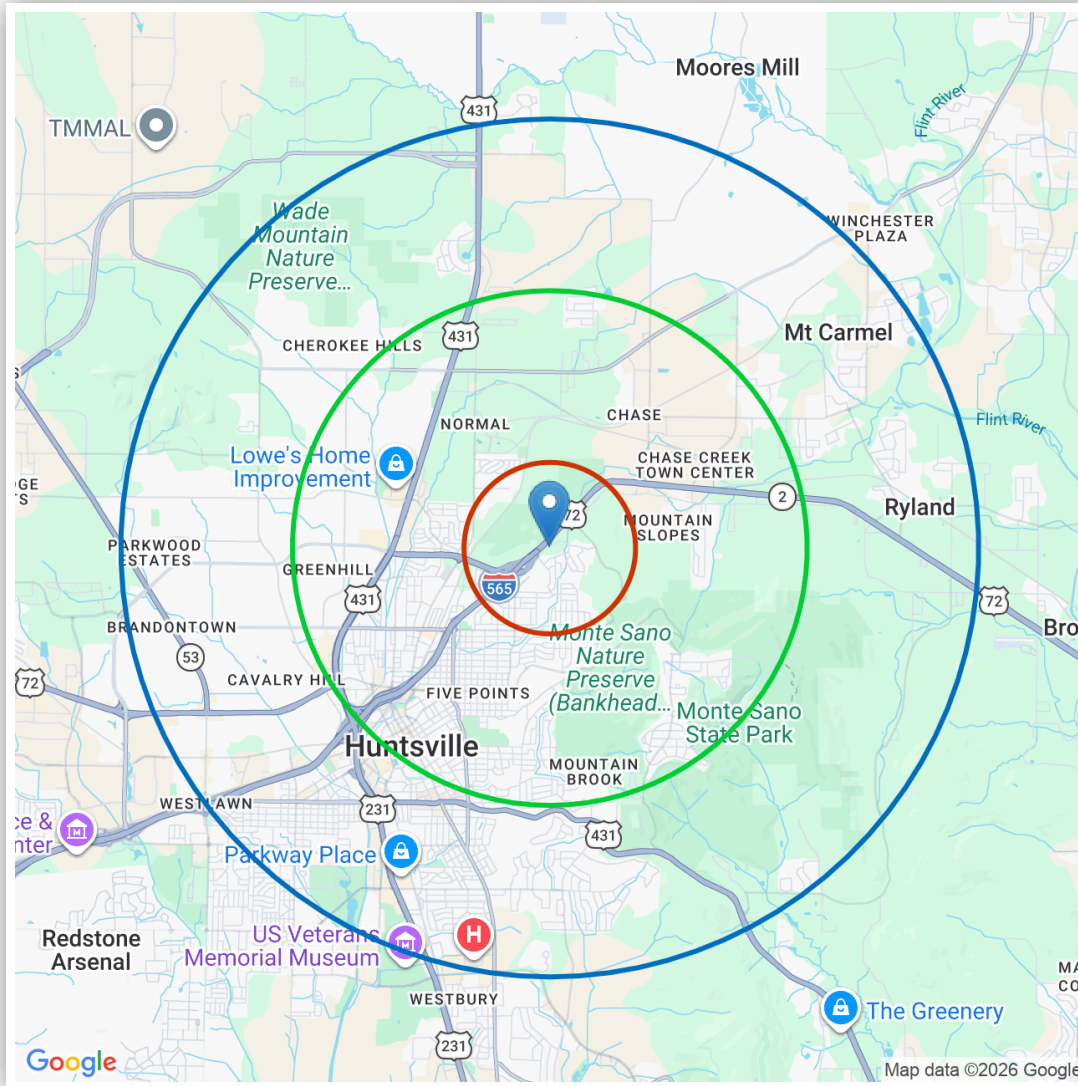


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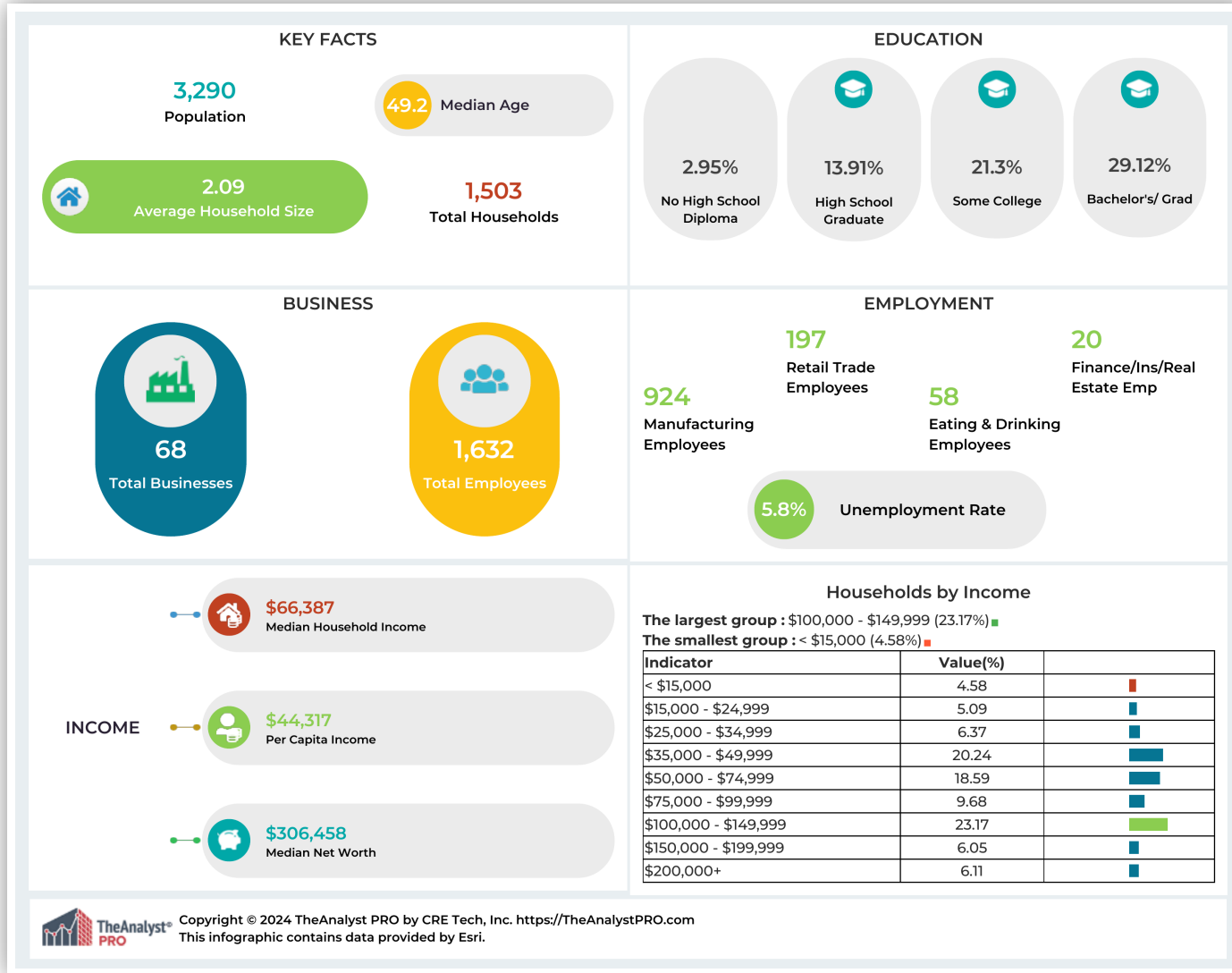


LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



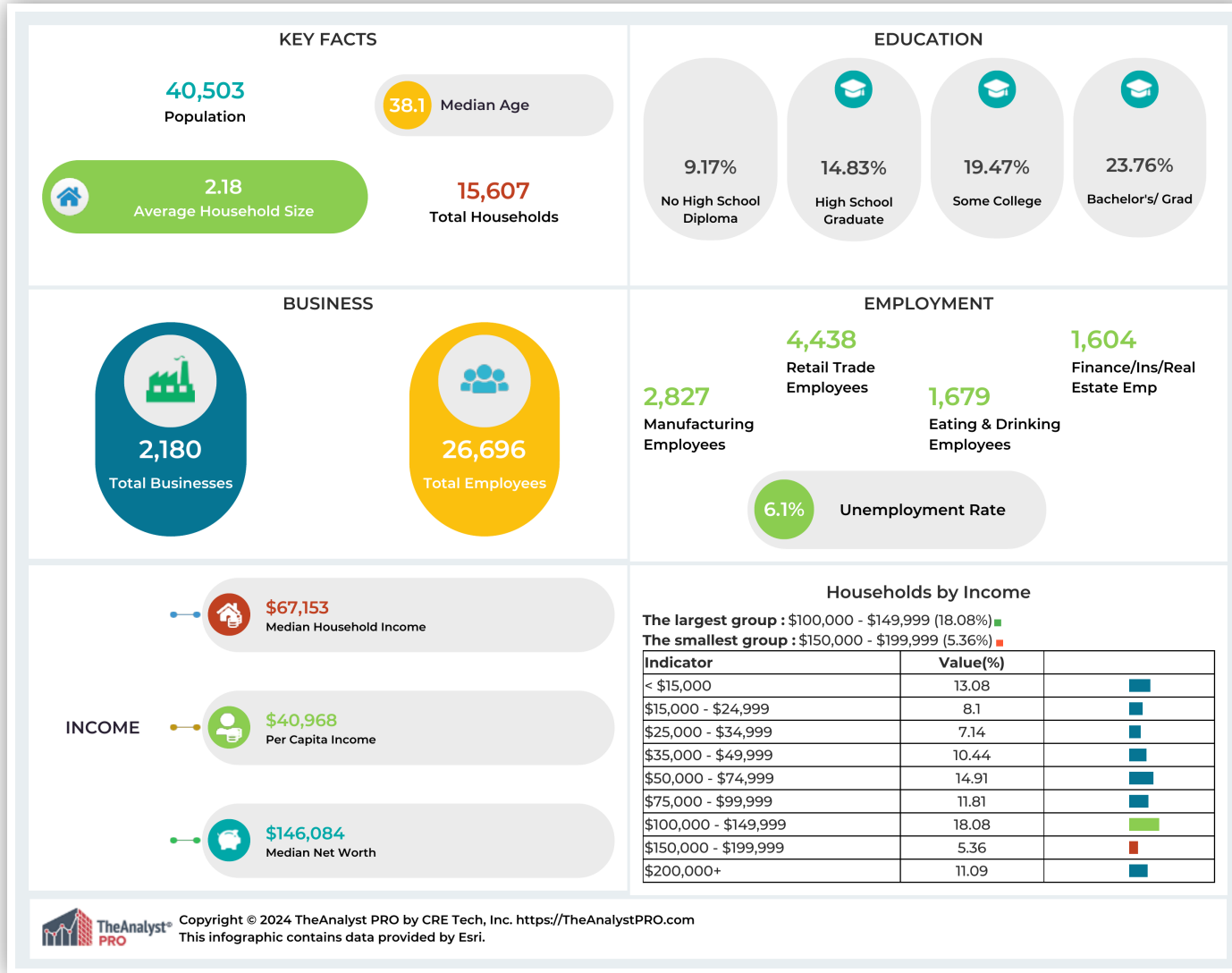
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Epworth Drive, Huntsville, Alabama, 35811

INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



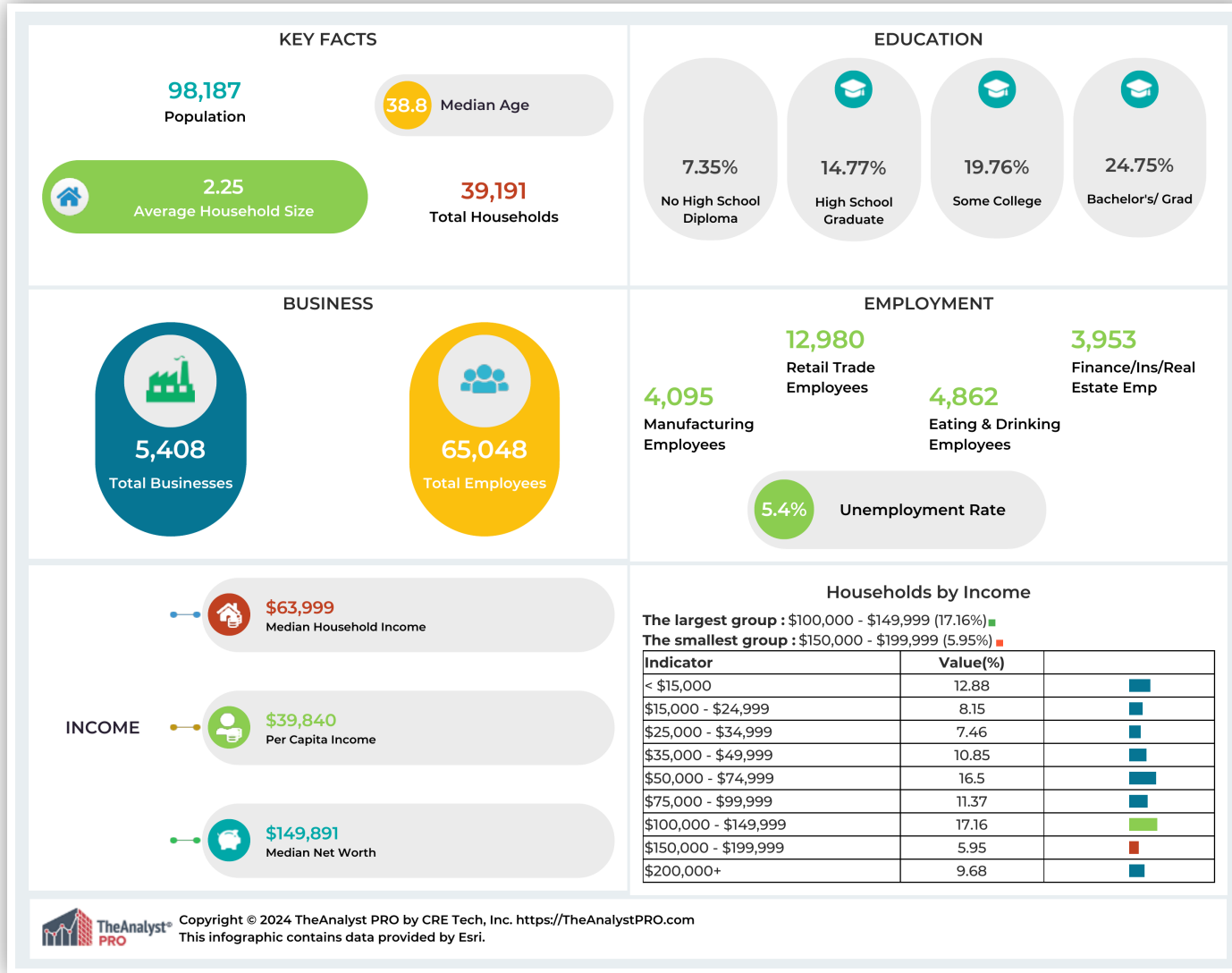
16.91 ACRES FOR SALE
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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



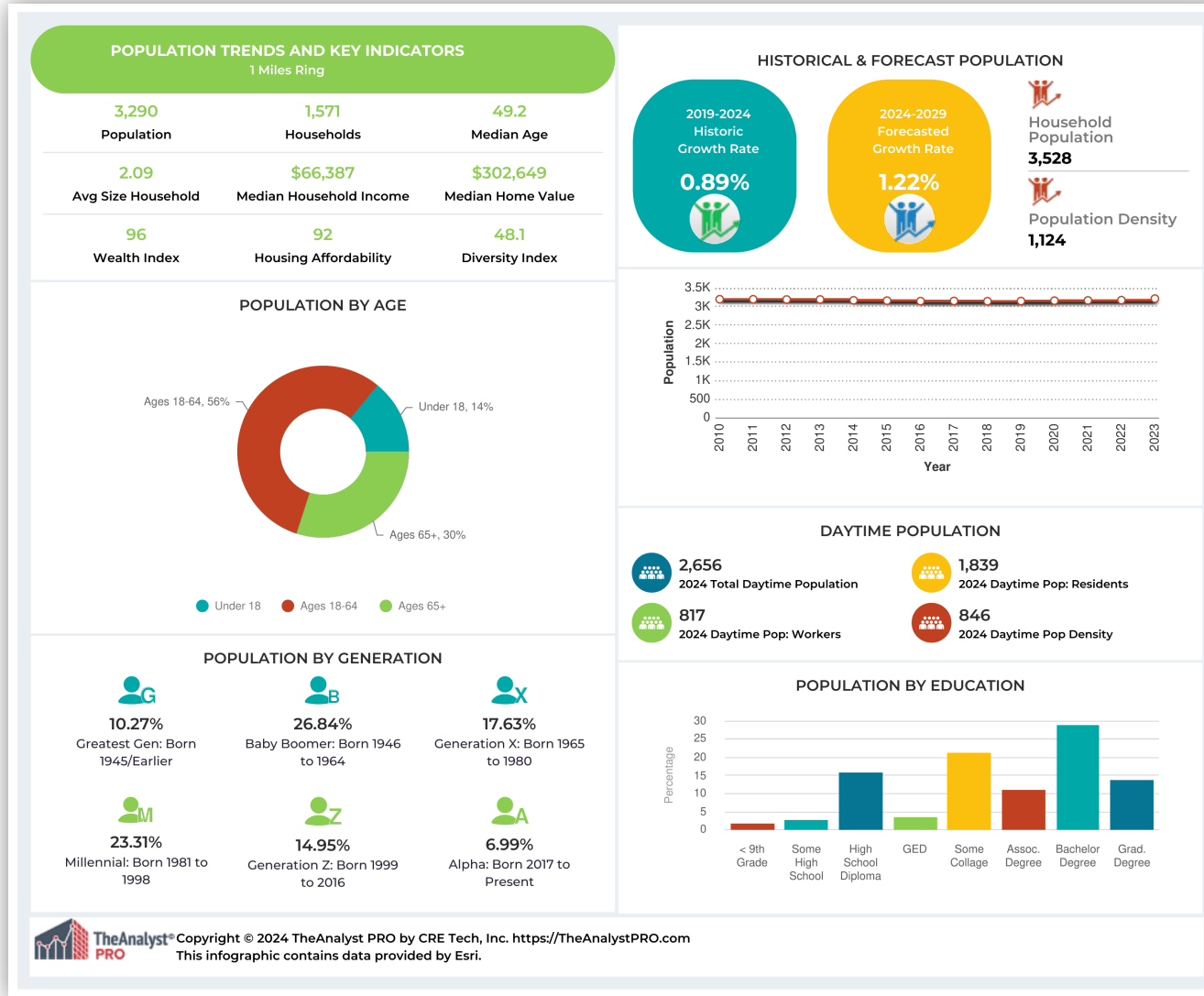
16.91 ACRES FOR SALE
 Epworth Drive, Huntsville, Alabama, 35811

INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



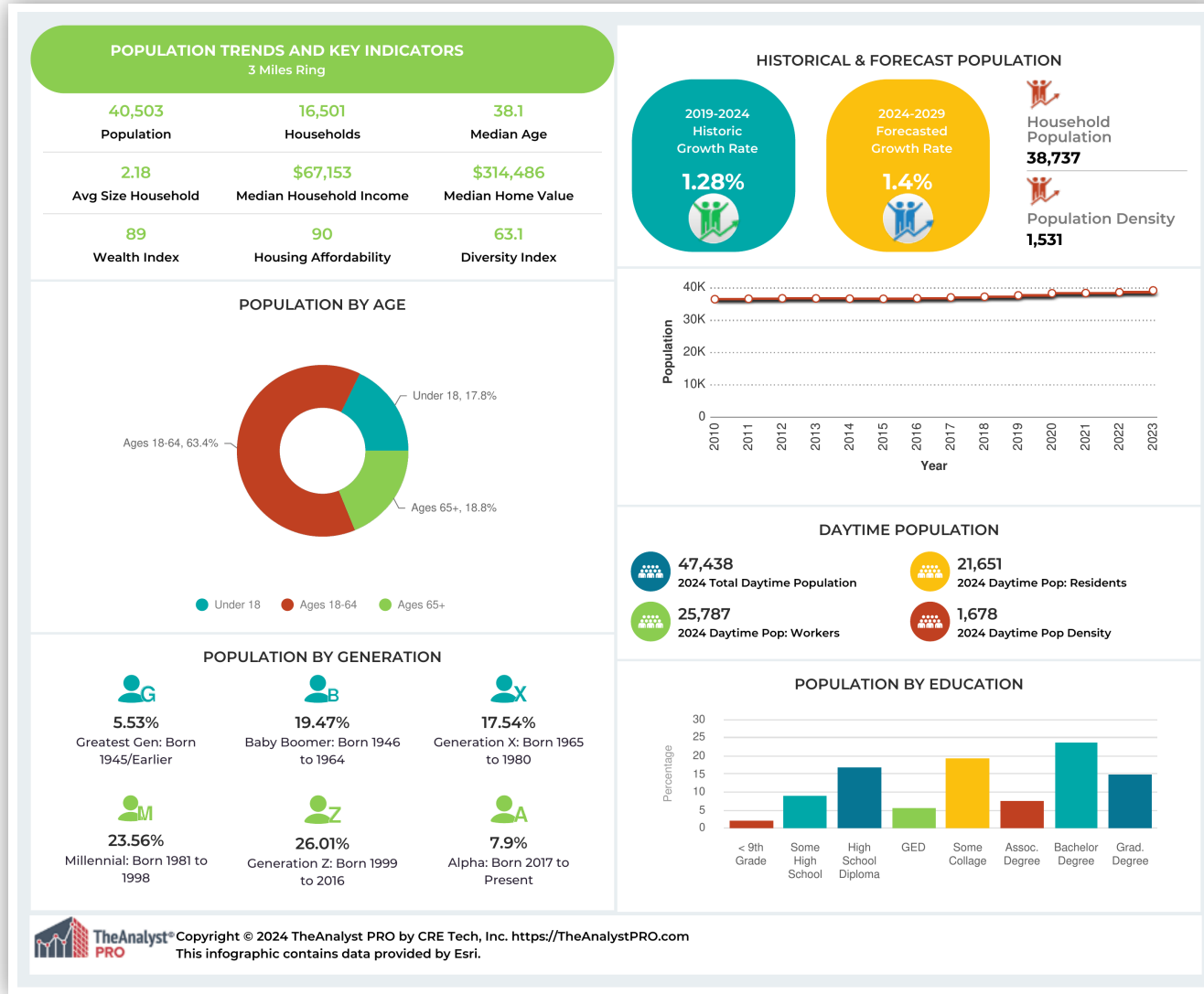
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INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)



16.91 ACRES FOR SALE
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INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)



DAYTIME POPULATION

47,438 2024 Total Daytime Population	21,651 2024 Daytime Pop: Residents
25,787 2024 Daytime Pop: Workers	1,678 2024 Daytime Pop Density

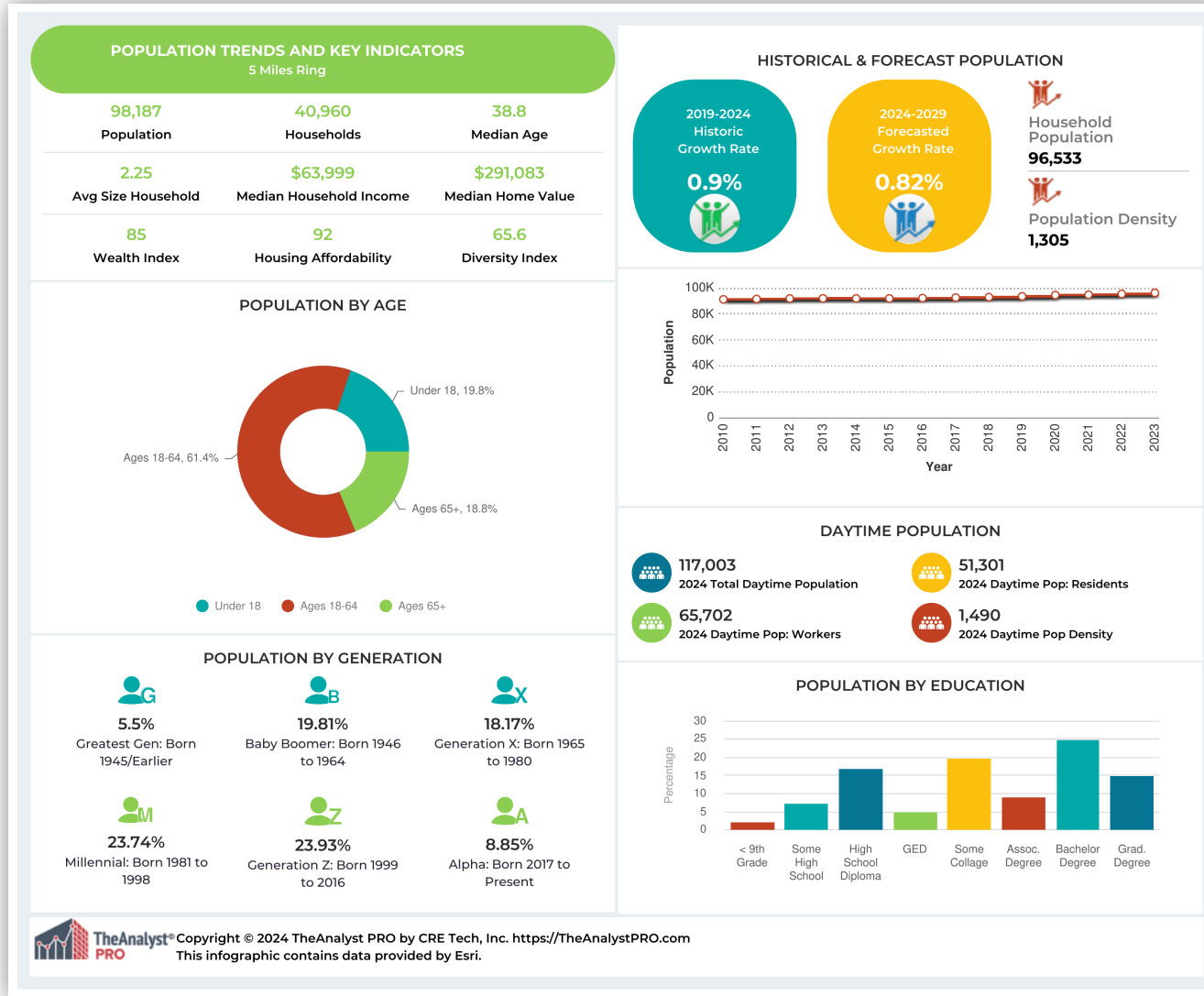
HISTORICAL & FORECAST POPULATION

Year	Population
2010	~35K
2011	~35K
2012	~35K
2013	~35K
2014	~35K
2015	~35K
2016	~35K
2017	~35K
2018	~35K
2019	~35K
2020	~35K
2021	~35K
2022	~35K
2023	~35K
2024-2029	Forecasted

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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



DAYTIME POPULATION

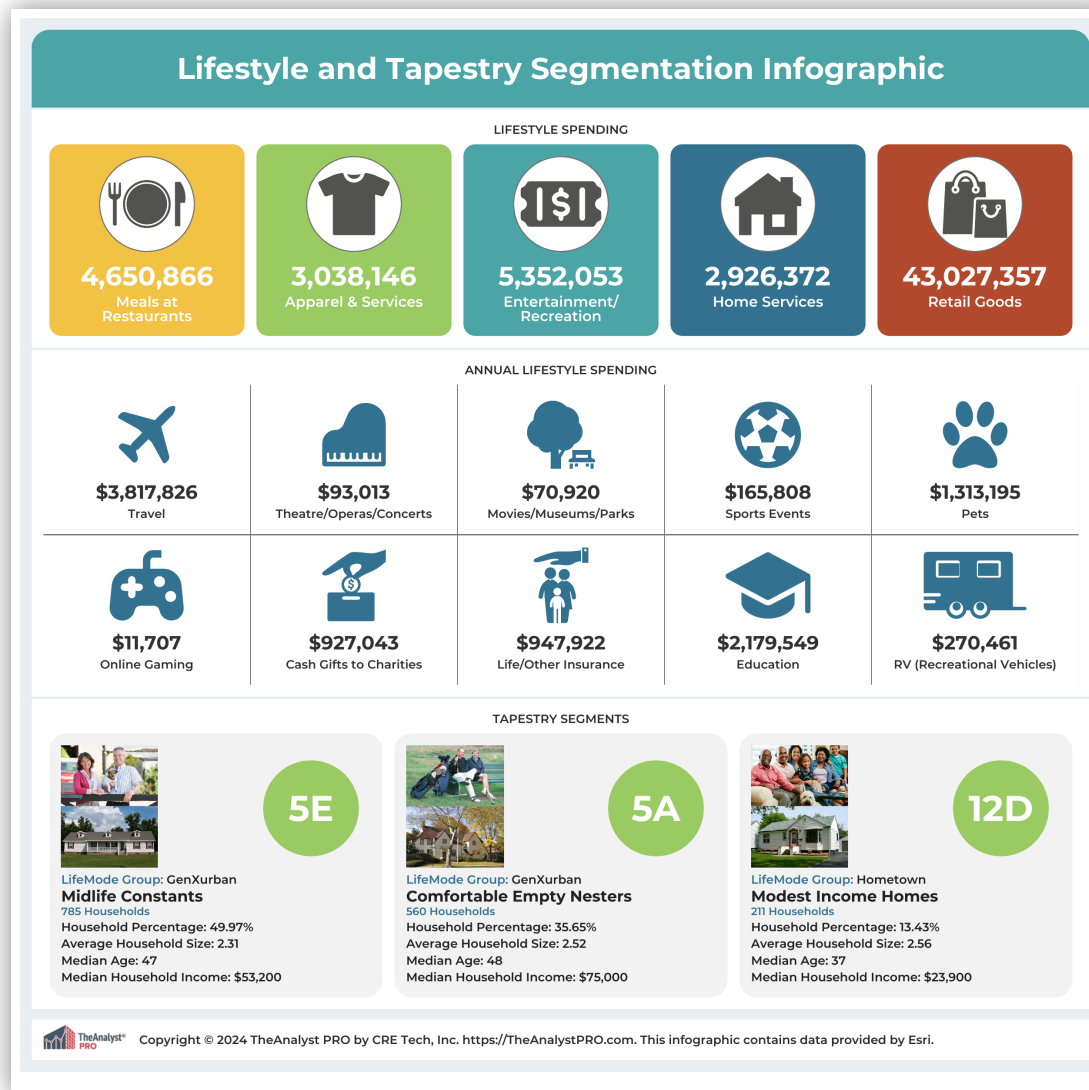
117,003 2024 Total Daytime Population	51,301 2024 Daytime Pop: Residents
65,702 2024 Daytime Pop: Workers	1,490 2024 Daytime Pop Density

HISTORICAL POPULATION GROWTH

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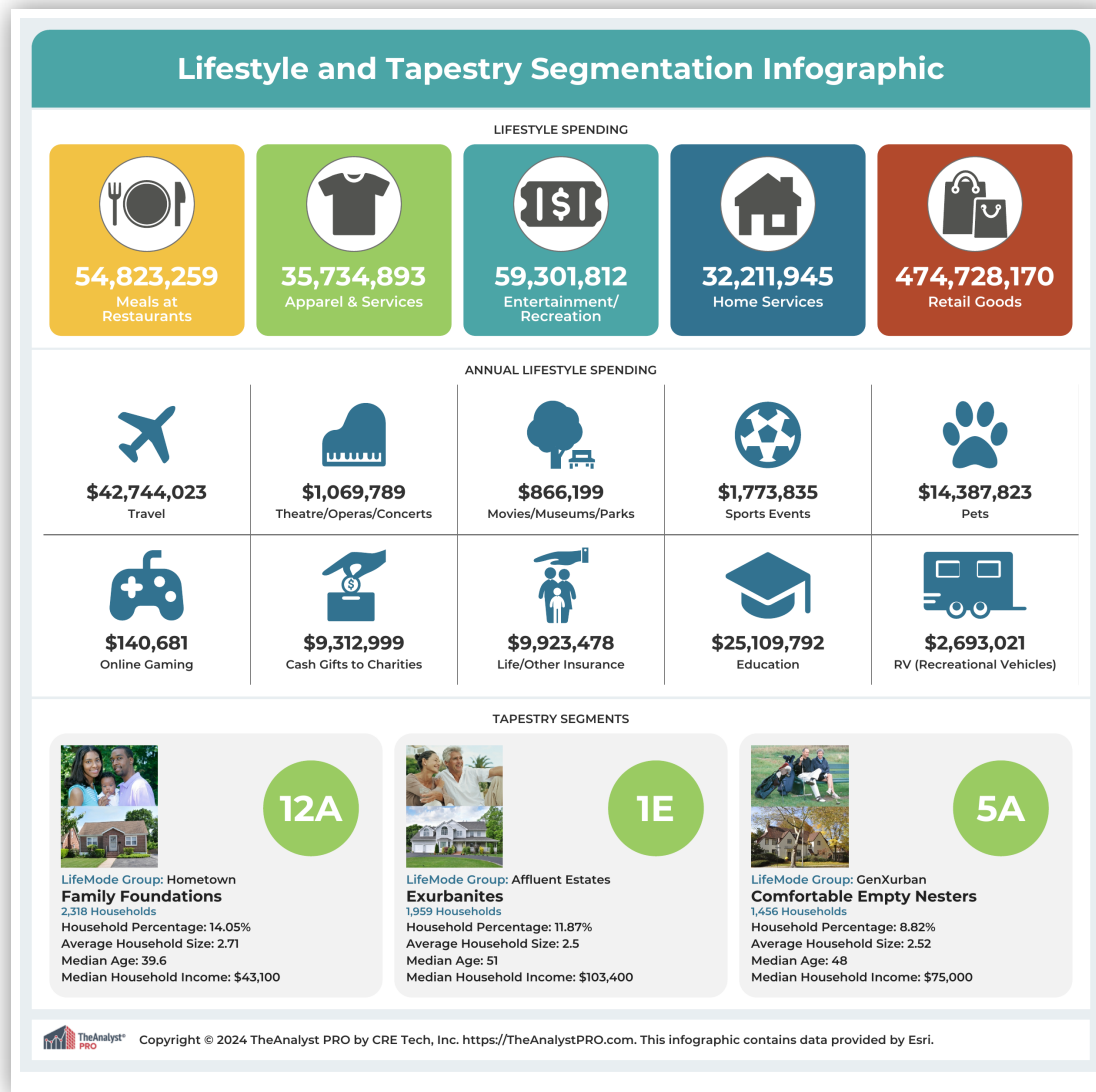
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INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)



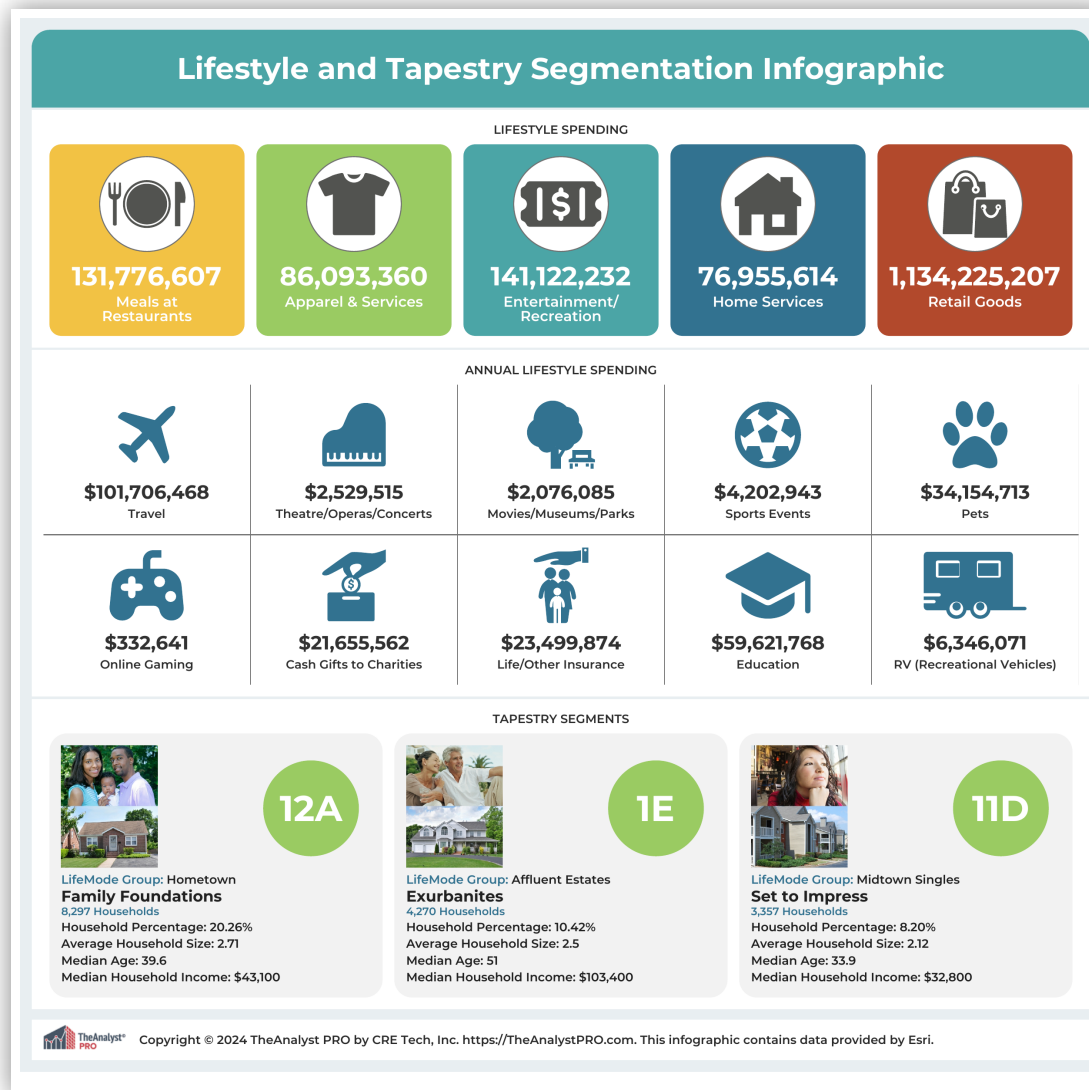
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INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)



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INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)

Segment 1B (Professional Pride)

Segment 1C (Boomburbs)

Segment 1D (Savvy Suburbanites)

Segment 1E (Exurbanites)

Segment 2A (Urban Chic)

Segment 2B (Pleasantville)

Segment 2C (Pacific Heights)

Segment 2D (Enterprising Professionals)

Segment 3A (Laptops and Lattes)

Segment 3B (Metro Renters)

Segment 3C (Trendsetters)

Segment 4A (Soccer Moms)

Segment 4B (Home Improvement)

Segment 4C (Middleburg)

Segment 5A (Comfortable Empty Nesters)

Segment 5B (In Style)

Segment 5C (Parks and Rec)

Segment 5D (Rustbelt Traditions)

Segment 5E (Midlife Constants)

Segment 6A (Green Acres)

Segment 6B (Salt of the Earth)

Segment 6C (The Great Outdoors)

Segment 6D (Prairie Living)

Segment 6E (Rural Resort Dwellers)

Segment 6F (Heartland Communities)

Segment 7A (Up and Coming Families)

Segment 7B (Urban Villages)

Segment 7C (American Dreamers)

Segment 7D (Barrios Urbanos)

Segment 7E (Valley Growers)

Segment 7F (Southwestern Families)

Segment 8A (City Lights)

Segment 8B (Emerald City)

Segment 8C (Bright Young Professionals)

Segment 8D (Downtown Melting Pot)

Segment 8E (Front Porches)

Segment 8F (Old and Newcomers)

Segment 8G (Hardscrabble Road)

Segment 9A (Silver & Gold)

Segment 9B (Golden Years)

Segment 9C (The Elders)

Segment 9D (Senior Escapes)

Segment 9E (Retirement Communities)

Segment 9F (Social Security Set)

Segment 10A (Southern Satellites)

Segment 10B (Rooted Rural)

Segment 10C (Diners & Miners)

Segment 10D (Down the Road)

Segment 10E (Rural Bypasses)

Segment 11A (City Strivers)

Segment 11B (Young and Restless)

Segment 11C (Metro Fusion)

Segment 11D (Set to Impress)

Segment 11E (City Commons)

Segment 12A (Family Foundations)

Segment 12B (Traditional Living)

Segment 12C (Small Town Simplicity)

Segment 12D (Modest Income Homes)

Segment 13A (International Marketplace)

Segment 13B (Las Casas)

Segment 13C (NeWest Residents)

Segment 13D (Fresh Ambitions)

Segment 13E (High Rise Renters)

Segment 14A (Military Proximity)

Segment 14B (College Towns)

Segment 14C (Dorms to Diplomas)

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LOCATION RISK ANALYSIS

AI Location Risk Summary

Flood Risk Analysis

Risk Assessment: NA

Recommendation: NA

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LOCATION RISK ANALYSIS

AI Location Risk Summary

Environmental Risk Analysis

Database Overview: No High or Moderate Risk Interest Types identified within 0.50 miles.

Proximity Analysis: No High or Moderate Risk Interest Types within 0.50 miles.

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LOCATION RISK ANALYSIS

High Risk Contamination Facilities within 0.25 miles (0 facilities)

Facility Name	Address	Risk Type
---------------	---------	-----------

No high risk facilities found

Moderate Risk Contamination Facilities within 0.25 miles (0 facilities)

Facility Name	Address	Risk Type
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No moderate risk facilities found

NA

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LOCATION RISK ANALYSIS

Environmental Recommendation: NA

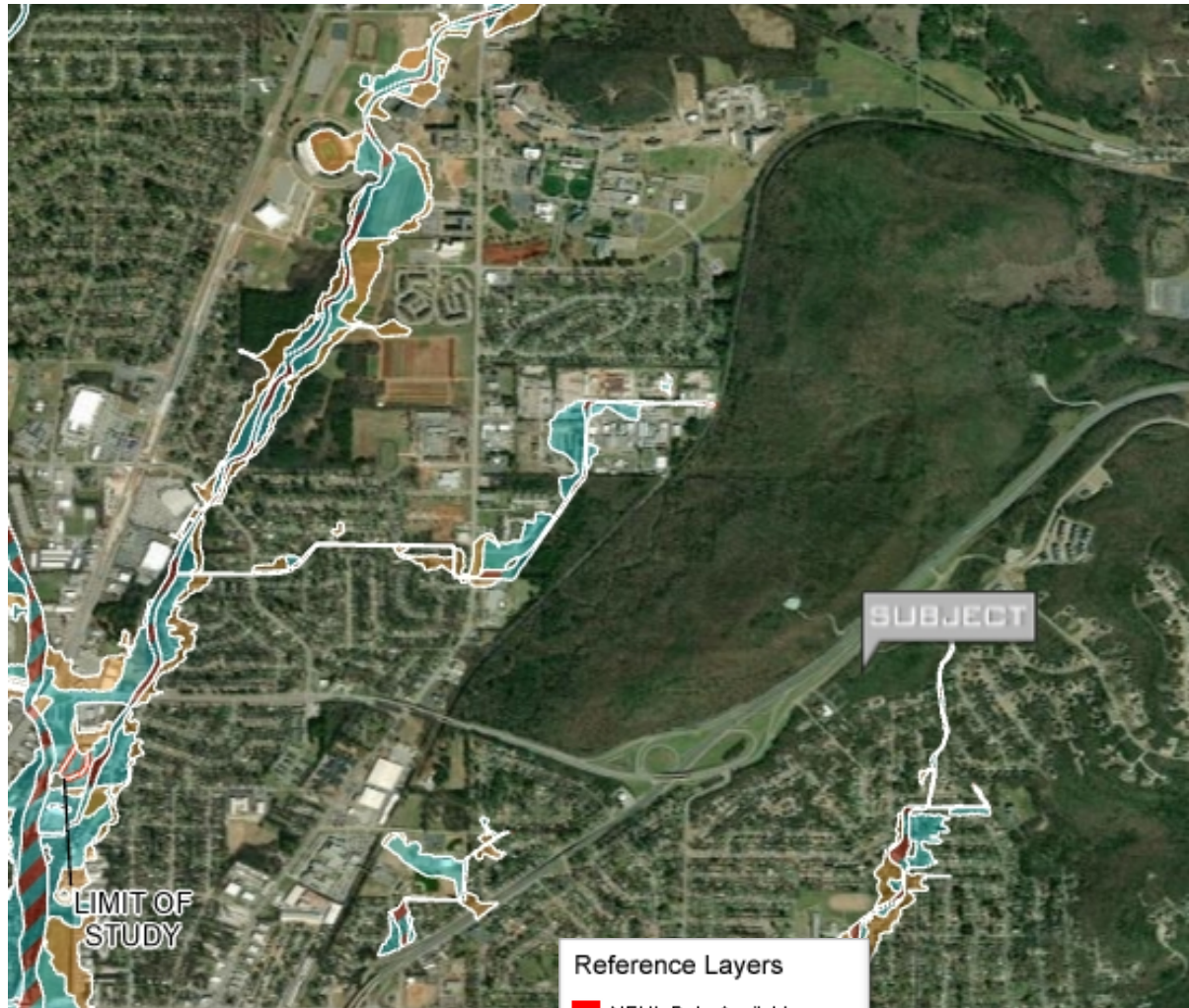
Final Risk Assessment Summary

Executive Summary:

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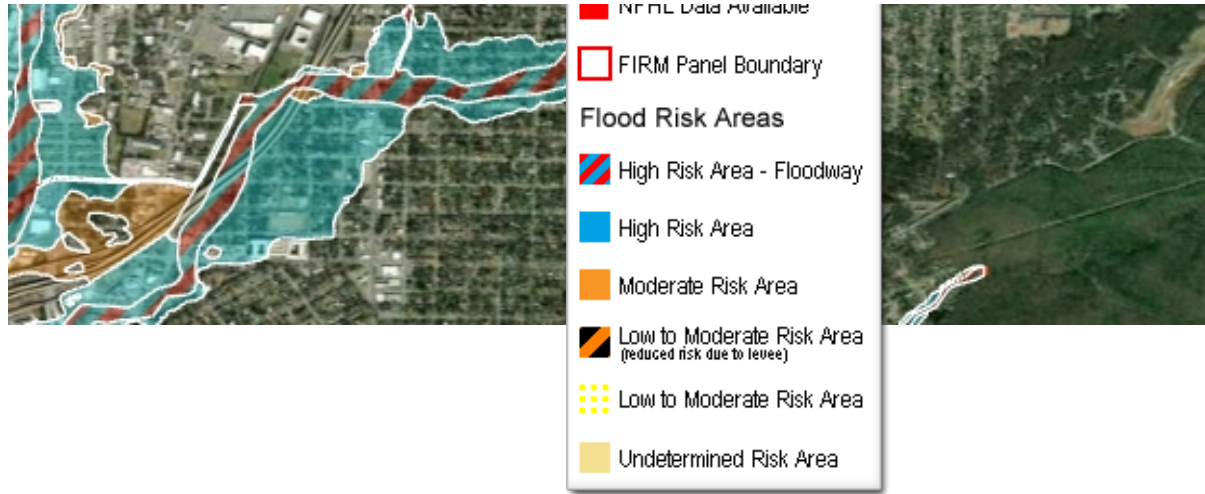
LOCATION RISK ANALYSIS

Disclaimer: This summary was generated by AI using the Location Risk Analysis data selected for this report. While it is designed to not be relied upon as a substitute for professional due diligence. All parties involved in this property are responsible for verifying all data and consultants before making investment or operational decisions.



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LOCATION RISK ANALYSIS



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LOCATION RISK ANALYSIS

FEMA Map Last Updated:2022-08-12

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and flood

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed maps purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where a derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected. These are areas of special flood hazard where enough progress has been made on the construction of a protection system for purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards and not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards and from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management

Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent

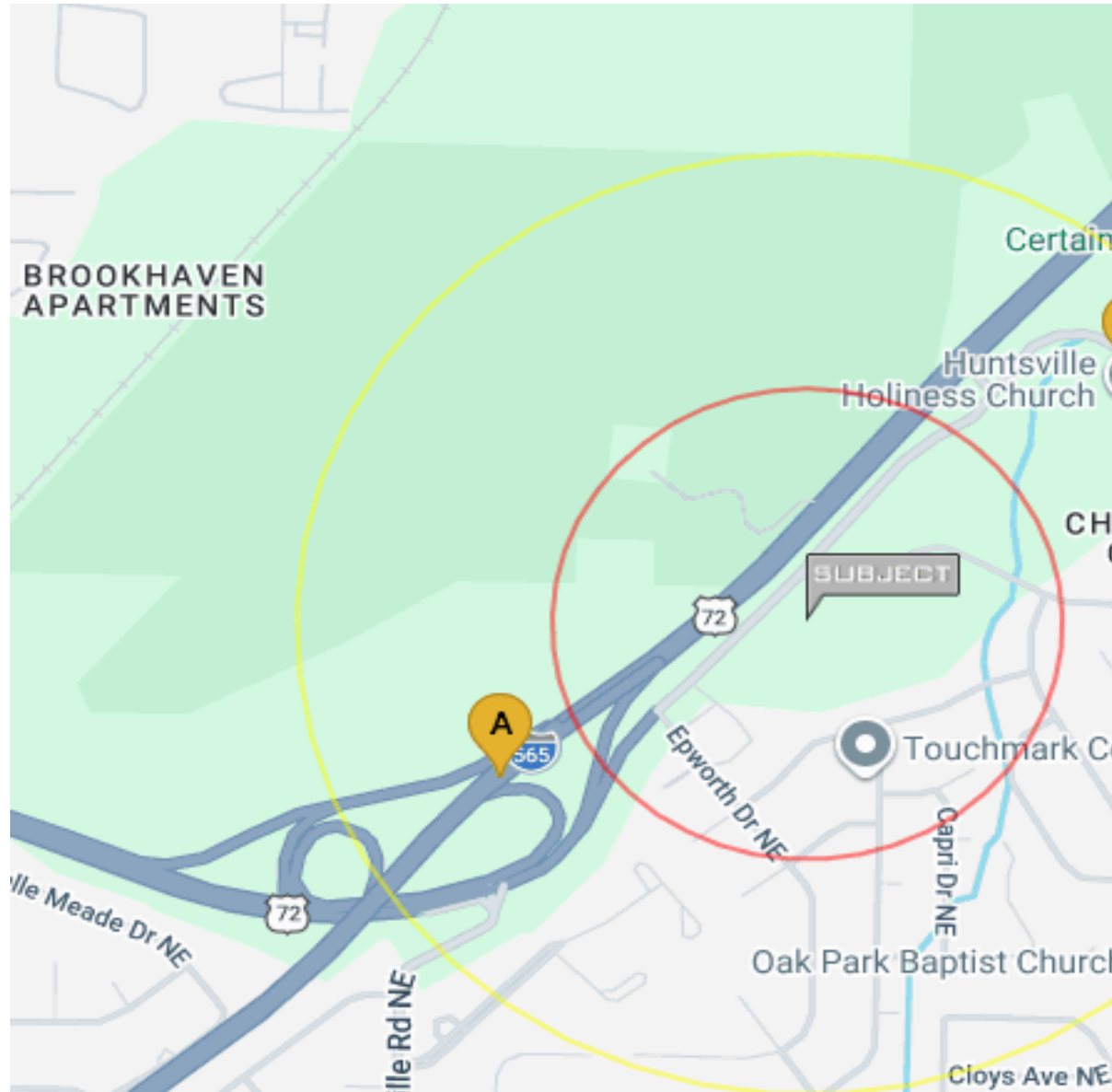
Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the

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LOCATION RISK ANALYSIS

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LOCATION RISK ANALYSIS



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LOCATION RISK ANALYSIS



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LOCATION RISK ANALYSIS

Locations within 0.25 mile of Subject

There are no environmental hazards in our database within this area.

Locations within 0.50 mile of Subject



NHF 0002564 PSI502

Latest

Update:

Site Type:

STATIONARY

Address:

SR 2 US 72 CORRIDOR

County:

MADISON

Facility Detail Report:110060357652

Country:

Interest Type	Source	Contact Role	Contact Name
ICIS-NPDES NON-MAJOR	NPDES		
STORM WATER CONSTRUCTION	NPDES		



HUNTSVILLE HOLINESS CHURCH

Site Type:

STATIONARY

Address:

HIGH MOUNTAIN RO.

County:

MADISON

Facility Detail Report:110070939826

Country:

USA

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LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name
STORM WATER CONSTRUCTION	NPDES	treasurer	JASON MAHATHEY
ICIS-NPDES NON-MAJOR	NPDES	treasurer	JASON MAHATHEY



TRACT ONE OF PARKER RIDGE

Latest

Update:

Site Type: STATIONARY **Address:** SCENIC HOMES INCC
County: MADISON **Facility Detail Report:** 110020131640
Country: USA

Interest Type	Source	Contact Role	Contact Name
STORM WATER CONSTRUCTION	NPDES		
ICIS-NPDES NON-MAJOR	NPDES		

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LOCATION RISK ANALYSIS

Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

Disclaimer

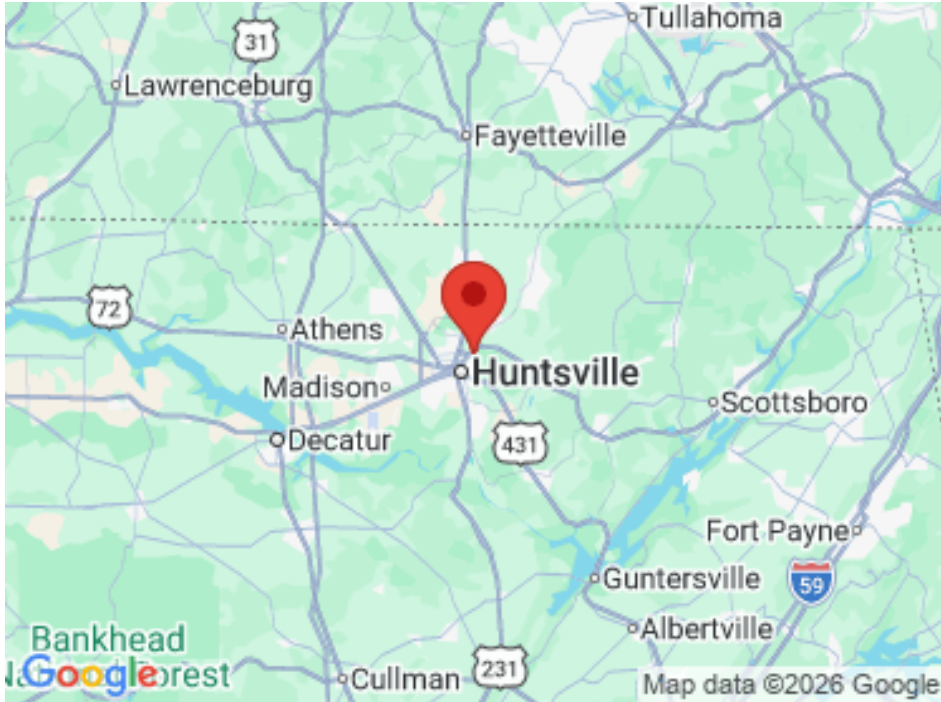
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AREA LOCATION MAP



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AERIAL ANNOTATION MAP



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FOR IMMEDIATE RELEASE

Russ Russell CRE Celebrates 37 Years As Huntsville Commercial Real Estate Leader Russ Russell Known For Being 1st In Education, Technology, & Creative Marketing

HUNTSVILLE, AL *March 1, 2024* — 2024 marks 37 years in the commercial real estate business in Huntsville for Russ Russell Commercial Real Estate, and attached is a long list of “firsts” for the real estate entrepreneur and proletariat historian. Aware that Huntsville was and still is the largest city in Alabama by land total* and realizing at the time that he was the new kid on the block among several deeply entrenched real estate competitors, Russell developed a long-term growth strategy. By implementing new technology, persisting in continuing education, and executing visionary marketing tactics, he could forever set himself apart from the others. That strategy is intact 30 years later.

Foreseeing the technological benefits of small unmanned aerial vehicles (UAV), also known as drones, for quickly and conveniently providing aerial views of properties, in July 2014, Russ Russell became the first commercial real estate broker in Madison County to use drones for real estate marketing purposes. In 2016, he was recognized by the National Association of Realtors (NAR) as the first Realtor to deliver a listing contract to a customer using a drone.

Russell is the first and only Realtor out of 1.2 million nationwide to have company mascot. Played by Brandon McMillan, “Ruff” Russell has grown in popularity with the kids and business community in Madison County and helps promote local school and community projects. This summer, the team known as “Ruff & Ranger” (the name of Russell’s drone) will make appearances at most property and community events.

A brilliant marketer and active member of the University of Alabama Alumni Association, Russ often creates marketing campaigns tying together Russ Russell CRE with the University of Alabama Athletics. His “Days to Kick Off” (DTKO) schedules and clever “Hurts Don’t It” adhesive “Bamdaids” are popular with customers.

For 36 years, Russell has used media to preserve and document historical and economic changes in Madison County business and property by laminating news and magazine articles and sharing them with business owners and civic leaders.

Russell followed in his parent’s footsteps, both whom were successful developing, leasing, and maintaining commercial properties. Russell graduated with an atypical degree in real estate from the University of Alabama’s Culverhouse College of Commerce. Only 1 percent of all Realtors have a degree in Real Estate.

Since opening the doors to Russ Russell CRE in 1987 with a single listing for an office condo building located at 1580 Sparkman Drive, Russell has acquired the largest number of commercial real estate listings in North Alabama for 36 years running. He has been a member of the Leadership Council for the Alabama Center for Real Estate for the past five years; he has been a member of the National Association of Realtors (NAR) for 32 years; a longtime member of the Alabama Association of Realtors (AAR); the Huntsville Area Association of Realtors (HAAR); the Chamber of Commerce of Huntsville-Madison County; and the Better Business Bureau of North Alabama (BBB).

Russ Russell has become the “first” in dozens of educational and certification areas: Russ Russell is the first and only Realtor in the nation to hold the top two (2) commercial real estate designations: Commercial Investment Real Estate Institute (CCIM) and the top land designation: Accredited Land Consultant (ALC); and the top tax-deferred exchange: Certified Exchange Advisor (CEA). Less than 5 percent of all Realtors have any one of these designations.

CONTACT



MEMORIAL PARKWAY

MOORSEVILLE

CHASE
INDUSTRIAL
PARK

KÖMMERLING



**SUBJECT
PROPERTY**
16.91 ACRES+/-



Russ Russell, CCIM, ALC, CEA

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Email: russ@russrussell.com

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Huntsville, AL 35801 United States