



**LAND FOR SALE**

# **RESIDENTIAL ACREAGE FOR DEVELOPMENT**

Blue Spring Road, Huntsville, AL 35810



**DEAN**  
Commercial Real Estate

2101 Clinton Avenue Suite 501  
Huntsville, AL 35805  
[deancre.com](http://deancre.com)

BLUE SPRING ROAD, HUNTSVILLE, AL 35810

# RESIDENTIAL ACREAGE FOR DEVELOPMENT



LAND FOR SALE

EXECUTIVE SUMMARY



## OFFERING SUMMARY

**Sale Price:** Negotiable

**Price / Acre:** -

**Lot Size:** 22.82 Acres

**Zoning:** R1A

**Market:** North Huntsville

**Traffic Count:** 12,300

## PROPERTY OVERVIEW

This property is partially cleared and mostly flat, perfect for a subdivision or a church. There are current plans or a new set could be designed. Demographic reports seem to indicate that most homes in this area are older and there will be a need for affordable, new homes over the next few years.

## LOCATION OVERVIEW

Located in North Huntsville across from the Richard Showers Center on Blue Springs Road, this property is ideally situated for development. It is also close to the new Mae Jemison High School.



PRESENTED BY:

**TERRI DEAN, CCIM**

256.975.4716

[terri@deancre.com](mailto:terri@deancre.com)

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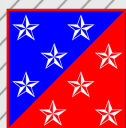
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ADDITIONAL PHOTOS



**DEAN**  
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# DEAN CS Housing Summary

Commercial Real Estate 47.78355, -86.60116

Ring: 4 mile radius

Prepared by Terri Dean, CCIM

Latitude: 34.78355

Longitude: -86.60116

	2010-2014 ACS Estimate	Percent	MOE(±)	Reliability
<b>TOTALS</b>				
Total Population	63,728		1,988	■■■
Total Households	25,216		575	■■■
Total Housing Units	29,152		595	■■■
<b>OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS</b>				
Total	13,861	100.0%	465	■■■
Housing units with a mortgage/contract to purchase/similar debt	8,879	64.1%	432	■■■
Second mortgage only	395	2.8%	96	■■■
Home equity loan only	912	6.6%	141	■■■
Both second mortgage and home equity loan	79	0.6%	47	■■■
No second mortgage and no home equity loan	7,493	54.1%	416	■■■
Housing units without a mortgage	4,982	35.9%	317	■■■
<b>AVERAGE VALUE BY MORTGAGE STATUS</b>				
Housing units with a mortgage	N/A		N/A	
Housing units without a mortgage	N/A		N/A	
<b>RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT</b>				
Total	11,354	100.0%	492	■■■
With cash rent	10,638	93.7%	478	■■■
Less than \$100	220	1.9%	69	■■■
\$100 to \$149	212	1.9%	70	■■■
\$150 to \$199	150	1.3%	76	■■■
\$200 to \$249	482	4.2%	136	■■■
\$250 to \$299	307	2.7%	109	■■■
\$300 to \$349	444	3.9%	125	■■■
\$350 to \$399	761	6.7%	173	■■■
\$400 to \$449	947	8.3%	160	■■■
\$450 to \$499	1,115	9.8%	176	■■■
\$500 to \$549	1,487	13.1%	232	■■■
\$550 to \$599	1,114	9.8%	182	■■■
\$600 to \$649	924	8.1%	177	■■■
\$650 to \$699	551	4.9%	138	■■■
\$700 to \$749	451	4.0%	110	■■■
\$750 to \$799	481	4.2%	120	■■■
\$800 to \$899	411	3.6%	134	■■■
\$900 to \$999	190	1.7%	63	■■■
\$1,000 to \$1,249	174	1.5%	86	■■■
\$1,250 to \$1,499	13	0.1%	27	■■■
\$1,500 to \$1,999	40	0.4%	51	■■■
\$2,000 or more	163	1.4%	75	■■■
No cash rent	717	6.3%	136	■■■
Median Contract Rent	\$523		N/A	
Average Contract Rent	N/A		N/A	
<b>RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT</b>				
Total	11,354	100.0%	492	■■■
Pay extra for one or more utilities	10,127	89.2%	478	■■■
No extra payment for any utilities	1,228	10.8%	174	■■■

Source: U.S. Census Bureau, 2010-2014 American Community Survey

Reliability: ■■■ high ■■■ medium ■■■ low

June 25, 2016



# DEAN CS Housing Summary

Commercial Real Estate 34.78355, -86.60116

Ring: 4 mile radius

Prepared by Terri Dean, CCIM

Latitude: 34.78355

Longitude: -86.60116

	2010-2014 ACS Estimate	Percent	MOE(±)	Reliability
<b>HOUSING UNITS BY UNITS IN STRUCTURE</b>				
Total	29,152	100.0%	595	High
1, detached	20,251	69.5%	528	High
1, attached	305	1.0%	96	Medium
2	989	3.4%	197	Medium
3 or 4	2,058	7.1%	239	High
5 to 9	1,763	6.0%	211	High
10 to 19	1,557	5.3%	208	High
20 to 49	791	2.7%	144	High
50 or more	923	3.2%	154	High
Mobile home	514	1.8%	144	Medium
Boat, RV, van, etc.	0	0.0%	0	Low
<b>HOUSING UNITS BY YEAR STRUCTURE BUILT</b>				
Total	29,152	100.0%	595	High
Built 2010 or later	225	0.8%	78	Medium
Built 2000 to 2009	1,925	6.6%	163	High
Built 1990 to 1999	2,190	7.5%	250	High
Built 1980 to 1989	3,549	12.2%	333	High
Built 1970 to 1979	5,203	17.8%	397	High
Built 1960 to 1969	8,914	30.6%	492	High
Built 1950 to 1959	4,203	14.4%	329	High
Built 1940 to 1949	1,410	4.8%	206	High
Built 1939 or earlier	1,532	5.3%	191	High
Median Year Structure Built	1968		N/A	
<b>OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT</b>				
Total	25,216	100.0%	575	High
Owner occupied				
Moved in 2010 or later	1,171	4.6%	182	High
Moved in 2000 to 2009	4,495	17.8%	335	High
Moved in 1990 to 1999	3,306	13.1%	287	High
Moved in 1980 to 1989	1,699	6.7%	203	High
Moved in 1970 to 1979	1,927	7.6%	219	High
Moved in 1969 or earlier	1,262	5.0%	171	High
Renter occupied				
Moved in 2010 or later	5,807	23.0%	398	High
Moved in 2000 to 2009	4,453	17.7%	359	High
Moved in 1990 to 1999	689	2.7%	148	Medium
Moved in 1980 to 1989	230	0.9%	86	Medium
Moved in 1970 to 1979	127	0.5%	47	Medium
Moved in 1969 or earlier	50	0.2%	46	Low
Median Year Householder Moved Into Unit	2004		N/A	



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	2010-2014 ACS Estimate	Percent	MOE(±)	Reliability
<b>OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL</b>				
Total	25,216	100.0%	575	
Utility gas	8,605	34.1%	427	
Bottled, tank, or LP gas	302	1.2%	80	
Electricity	15,961	63.3%	553	
Fuel oil, kerosene, etc.	64	0.3%	37	
Coal or coke	0	0.0%	0	
Wood	192	0.8%	91	
Solar energy	0	0.0%	0	
Other fuel	14	0.1%	15	
No fuel used	79	0.3%	38	
<b>OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE</b>				
Total	25,216	100.0%	575	
Owner occupied				
No vehicle available	638	2.5%	136	
1 vehicle available	4,574	18.1%	325	
2 vehicles available	5,085	20.2%	347	
3 vehicles available	2,405	9.5%	248	
4 vehicles available	952	3.8%	139	
5 or more vehicles available	207	0.8%	74	
Renter occupied				
No vehicle available	1,968	7.8%	247	
1 vehicle available	5,986	23.7%	387	
2 vehicles available	2,638	10.5%	296	
3 vehicles available	547	2.2%	125	
4 vehicles available	192	0.8%	74	
5 or more vehicles available	23	0.1%	15	
Average Number of Vehicles Available	N/A		N/A	

**Data Note:** N/A means not available.

**2010-2014 ACS Estimate:** The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2010-2014 ACS estimates, five-year period data collected monthly from January 1, 2010 through December 31, 2014. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

**Margin of error (MOE):** The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

**Reliability:** These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

BLUE SPRING ROAD, HUNTSVILLE, AL 35810

# RESIDENTIAL ACREAGE FOR DEVELOPMENT



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COMPLETE HIGHLIGHTS

## PROPERTY HIGHLIGHTS

- Perfect for residential development or a church
- Plans already completed for a subdivision that could be available
- Mostly flat, currently needs clearing
- Right across from the Richard Showers Center
- Opportunity for development in this area is strong



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# RESIDENTIAL ACREAGE FOR DEVELOPMENT



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LOCATION MAPS



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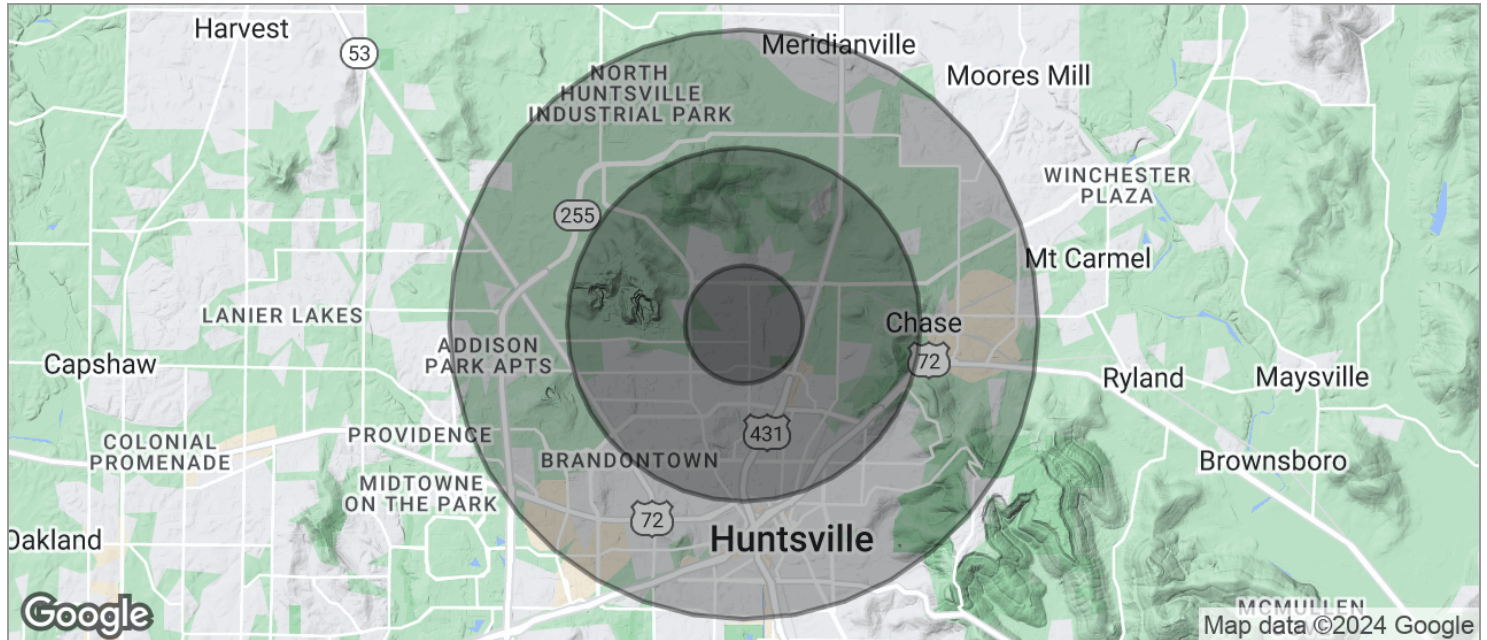
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# RESIDENTIAL ACREAGE FOR DEVELOPMENT



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DEMOGRAPHICS MAP



## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,555	40,333	97,966
MEDIAN AGE	34.0	35.4	35.1
MEDIAN AGE (MALE)	33.4	33.3	33.4
MEDIAN AGE (FEMALE)	34.9	36.8	36.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,934	15,221	39,191
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$45,556	\$44,092	\$51,766
AVERAGE HOUSE VALUE	\$99,280	\$97,439	\$209,650

\* 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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