



LAND FOR SALE

HOBBS ISLAND ROAD LAND

146 Hobbs Island Rd, Huntsville, AL 35803



DEAN
Commercial Real Estate

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

146 HOBBS ISLAND RD, HUNTSVILLE, AL 35803

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$850,000

Price / Acre: \$46,021

Lot Size: 18.47 Acres

Zoning: HI

Market: South Huntsville

PROPERTY OVERVIEW

This land has utilities available and is mostly flat. It is visible from Memorial Parkway and is approximately 200 feet off the Parkway.

LOCATION OVERVIEW

This property is located just off Memorial Parkway in South Huntsville. It is less than 5 miles from the new Hays Farm development and about 1 mile from Ditto Landing.

Local developers have released a plan to revitalize South Huntsville. The Hays Farm will be the site of the development and will bring over one thousand new housing units, an entertainment district, a nature preserve, retail and restaurant locations, a six-mile walking trail, townhouses, a dog park and more. The 850-acre development is estimated to provide more than \$450 million in economic value to the area.



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.

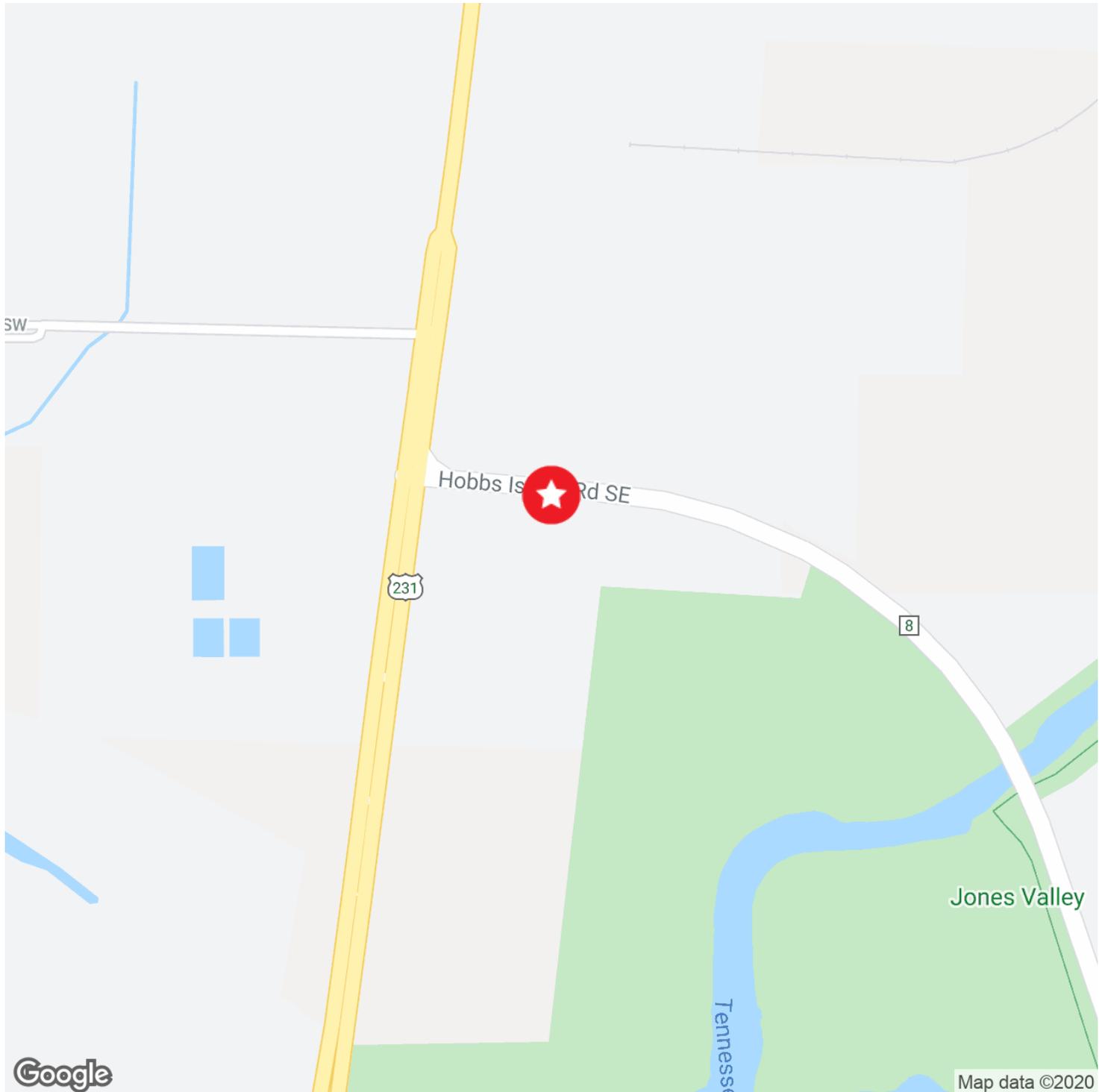
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LOCATION MAPS



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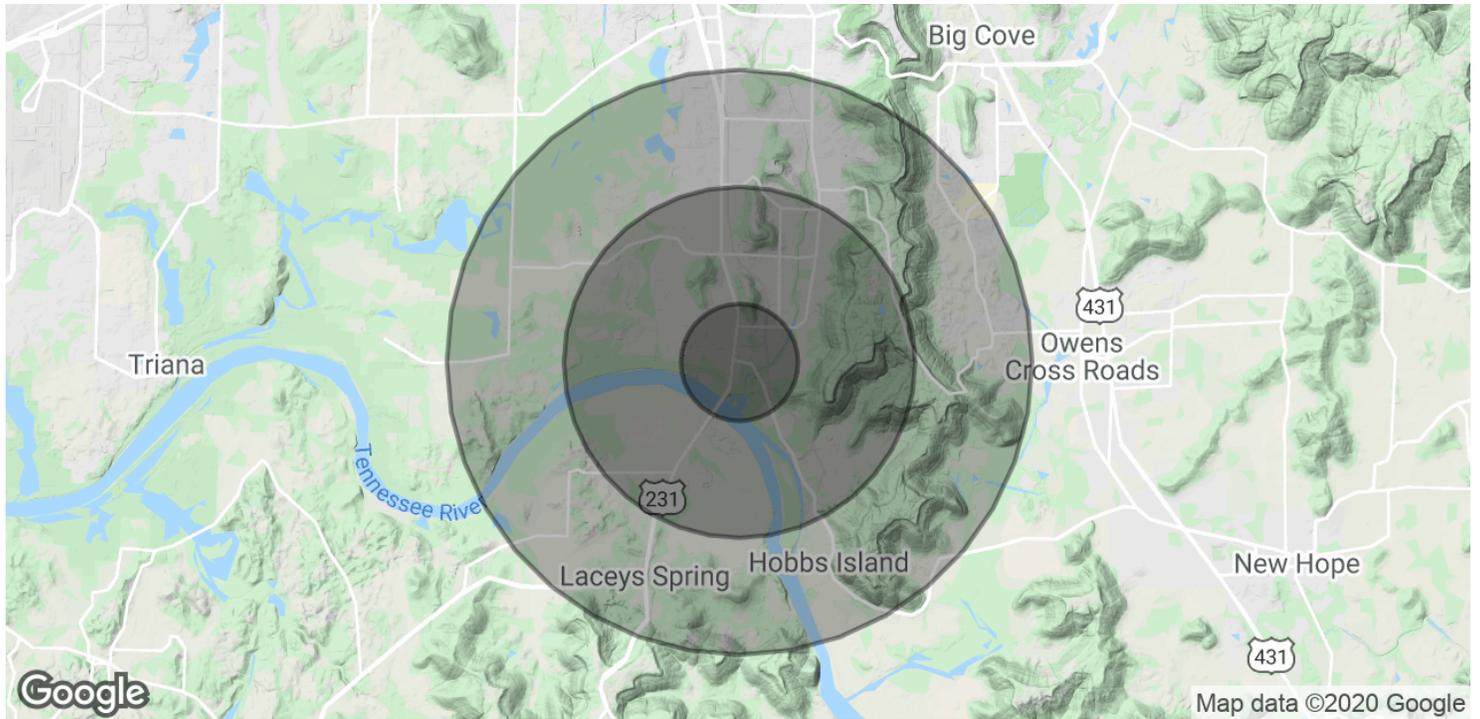
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,380	18,237	39,022
Median age	38.9	40.0	42.7
Median age (Male)	37.7	38.9	40.8
Median age (Female)	39.9	41.0	43.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,452	7,641	16,256
# of persons per HH	2.3	2.4	2.4
Average HH income	\$70,524	\$75,719	\$82,322
Average house value	\$159,364	\$172,382	\$184,994

* Demographic data derived from 2010 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 12 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 opening 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.

Terri is actively involved in the Alabama CCIM Chapter as the Chair of Scholarships. She is also involved in the Huntsville/Madison County Chamber of Commerce.

EDUCATION

Terri earned her Bachelor of Arts degree in International Business from Maryville College in Maryville, Tennessee in 1996. To complete her studies, she finished her study abroad at Universite Catholique de L'Ouest in Angers, France.

MEMBERSHIPS

Alabama CCIM Chapter
Huntsville/Madison County Chamber of Commerce
International Council of Shopping Centers
Women's Business Council

National Society Daughters of the American Revolution
National Society United States Daughters of 1812



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