

Development Opportunity

Tanner, Alabama

FOR SALE – 1,280 ACRES

Contact us for Pricing

Prime Development Opportunity

Allow us to introduce you to Tanner Farms, a 1,280-Acre parcel of land nestled in the countryside of Tanner in close proximity to major highways. It is strategically located in fairly close proximity to Nashville, Huntsville, Birmingham, Chattanooga, Memphis and Atlanta.

This acreage, with its slightly sloping topography, is ready for development. It is an ideal area for diverse development opportunities. Purchase the entire parcel or purchase 50 – 150 - Acre parcels!

NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

P.O. Box 18153, Huntsville, AL 35804

www.chasecommercial.com



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Property Overview

Property Location

Tanner, Alabama - Mooresville Road and Garrett Road - Sub-Market

Land Size

~1,280 Acres (can be divided into smaller parcels)

Ideal Parcel Size

+/- 50-150 Acres

Topography

Gently sloping

Zoning

Currently, the property is Limestone County and is not subject to zoning.

Highlights

- Norfolk Southern Railway nearby
- Located on Mooresville Road and Garrett Road in Tanner
- Land size is 1,280 Acres
- Norfolk Southern Railway nearby
- Convenient to I-565 and I-65
- Prime Location
- Excellent Labor Base with over 50,000 Employees within a 5-Mile Radius



Starting at \$35,000 per acre

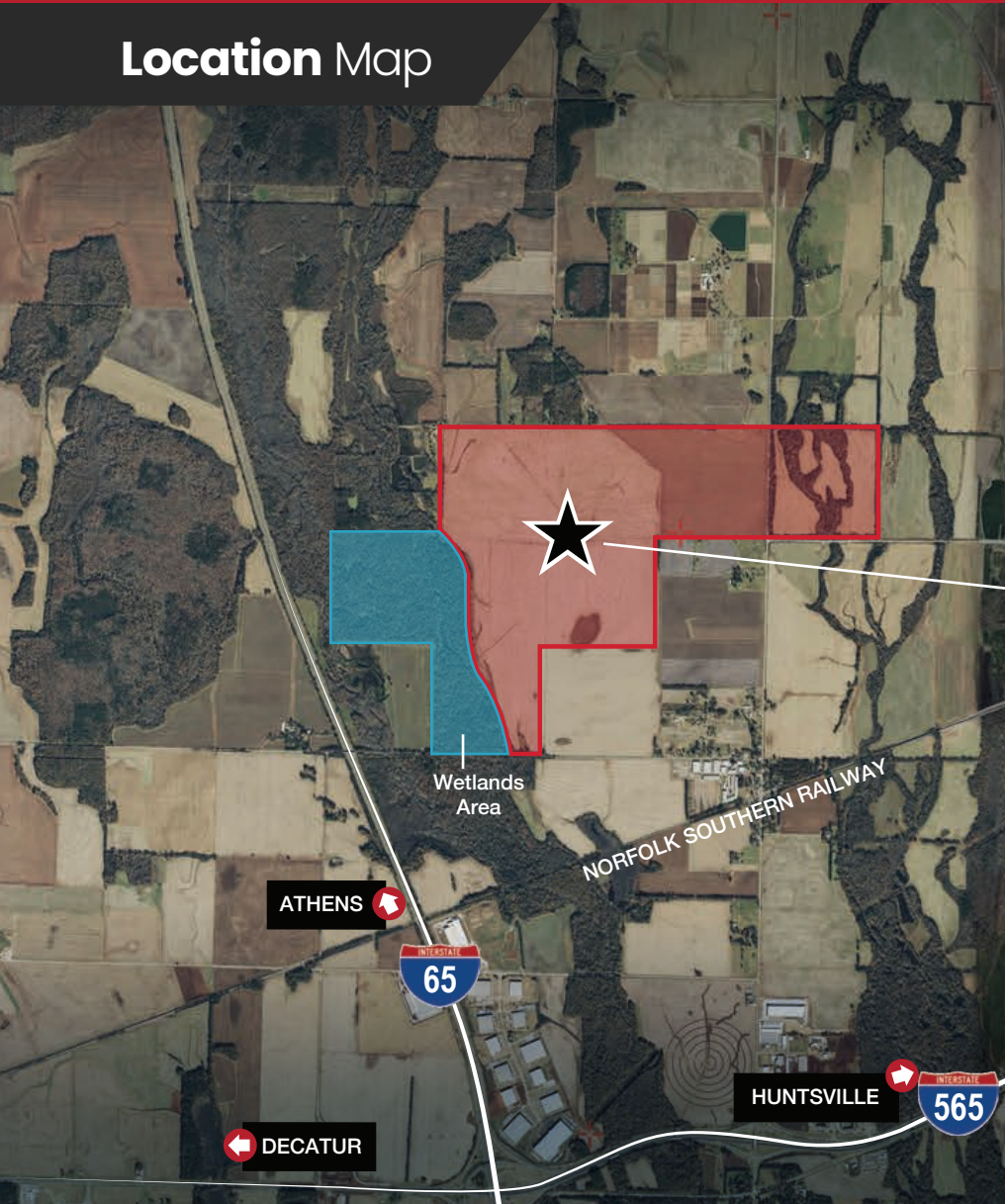


Development Opportunity

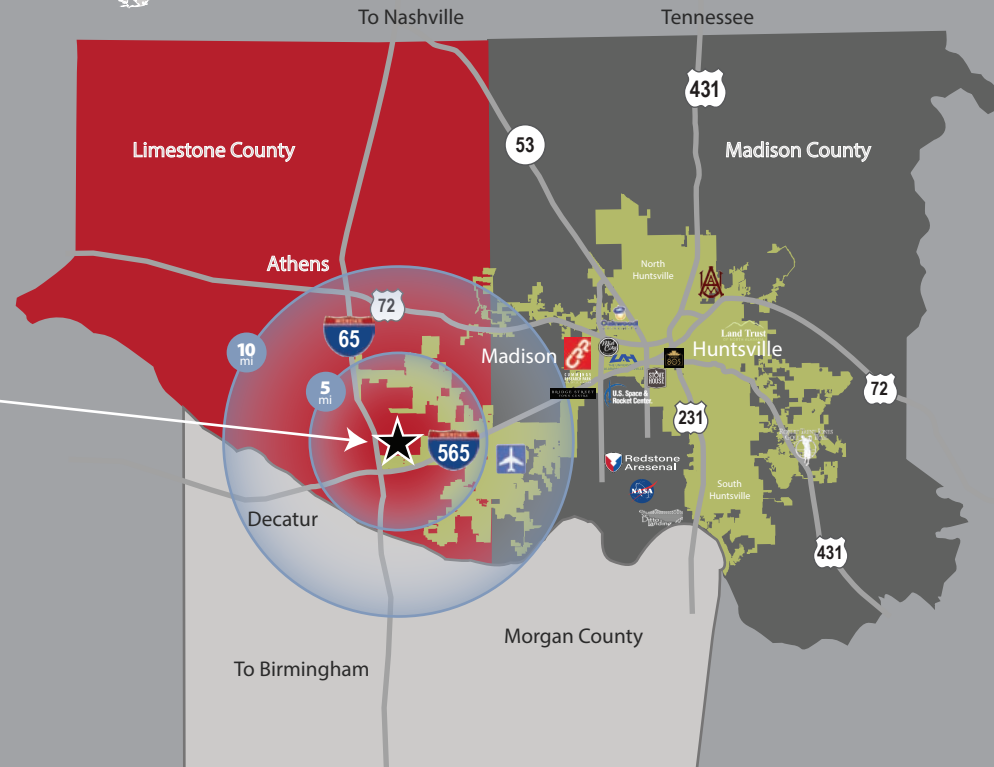
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Location Map



★ Subject Alabama Limestone County Madison County Huntsville



	Population	Total Households	Average HH Income
5 Mile	5,264	2,188	\$81,708
10 Mile	121,361	52,531	\$79,560



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Location Map



Lot Key	Conceptual Use	Building Size Shown (Sq. Ft.)	Lot Size (Approx Acres)
1	Industrial	570,000	98.5
2	Industrial	2,000,000	157.7
3	Industrial	1,500,000	100.3
4	Industrial	1,500,000	99.7
5	Industrial	720,000	55.2
6	Industrial	630,000	60.8
7	Industrial	600,000	47.7
8	Industrial	720,000	52.1
9	Industrial	600,000	48.1
Totals:		8,840,000	720



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Area Economy

From defense to engineering, biotech, health care, advanced technology and automobile manufacturing, Huntsville's fast-growing region has written an astonishing success story of investment, expansion and job creation.



#3

"Best Place to Live in the U.S."



Future of Tech

"...is in These Three Cities, Including Huntsville"



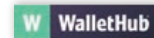
Best Place

"...to Live for America's New Tech Hubs"



#1

"Best City for STEM Workers in America"



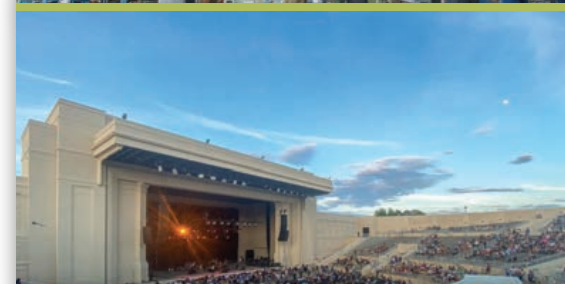
#11

"Job market in the nation"

Military, telecommunications, biotechnology, space, diversified manufacturing and many emerging specialties provide challenging work in delightful surroundings. The area enjoys a favorable cost of living and quality of life. Mountains, lakes, woodlands and the Tennessee River accommodate numerous recreational activities. A temperate climate enhances the season for outdoor sports, including world-class golf, hiking, biking, and fishing. Major concerts, Broadway and symphony performances, extensive permanent art collections and traveling exhibitions contribute to a wonderful way of life. Huntsville is proven to be one of the strongest markets in the Southeast, with unprecedented stability and the lowest vacancy rate in the region during economic downturns, outperforming competing markets due to its diversified economy. The unique resilience of the market is driven by dynamic demand from the Redstone Arsenal, NASA's Marshall Space Flight Center, and from like

minded tenants looking to co-locate in the Cummings Research Park. In addition, the private sector market is thriving and stands on its own as well with a burgeoning tech and auto industry influence, among others.

- Aerospace companies employ nearly 38,000 people in Huntsville, Madison County and Alabama.
- Huntsville is the location of choice for the best and brightest engineers and scientists.
- Highest concentration of engineers and tech workers in the country.
- Huntsville offers these workers a high quality of life with a low cost of living, a dynamic education system, and a proactive business community offering the infrastructure necessary for business growth.



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Limestone County

Limestone County, located in North Alabama, is the fastest growing County in Alabama and is attracting a wide range of automotive, aerospace, and other industries because of extensive workforce training resources for businesses, a prime location, and quality of life.

#1
Fastest Growing
County in Alabama
2019

#1
New Jobs Announced
in Alabama
2018

1,931
New Jobs
Announced
in 2019

\$1.6B+
Capital Investments
Announced
2018

Located in North Central Alabama, Limestone County is the fastest growing county in the state, and is located approximately 90 minutes from Nashville, TN and Birmingham, AL. Maintaining an innovation-friendly environment, attractive incentives and educational partners have made Limestone County a preferred choice for business investments. Limestone County is home to companies in aerospace, advanced manufacturing, automotive, biotechnology, robotics, and beyond. Located within the

Huntsville Metropolitan Statistical Area, the county is experiencing the benefits of a growing area, while maintaining a smaller community way of life. Residents enjoy a low cost of living, top-notch healthcare options, training and education resources, and vibrant day-to-day life. The area's many museums, sporting activities and arts festivals, combined with access to parks, historical sites and the many lakes and waterways make Limestone County an inviting place for residents, and businesses.

Fortune 500 Companies Located in Limestone County, Alabama



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