

RESEARCH PARK BLVD. at PLUMMER RD.

HUNTSVILLE, AL



ABOUT THE PROJECT

Approximately 12.49 acres of land on Research Park Blvd. at Plummer Road in Huntsville, Alabama.





THE LOCATION

Research Park Blvd at Plummer Rd.

Huntsville, AL 35805

34.769831, -86.676099

PROPERTY DETAILS

- Land is comprised of approximately 12.49 total acres of land ideally suited for retail, multi-family, and hospitality.

CURRENT 2018 DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile
Population	4,270	15,208	35,866
Households	1,901	6,712	15,831
Avg Household Income	\$104,163	\$102,133	\$82,942
Avg Vehicles Per Day	28,690 ± On Research Park		

PROJECTED 2023 DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile
Population	4,936	17,147	39,096
Households	2,244	7,736	17,471
Avg Household Income	\$113,531	\$113,440	\$93,201

ABOUT THE AREA

- Located in close proximity to three very large apartment complexes, Emerald Ridge, Addison Park and The Lodge At Johns Road, in addition to rapidly growing number of new home developments.
- Located on a major commuting corridor for employees working on Redstone Arsenal/Cummings Research Park and living in Meridianville, Hazel Green, and southern Tennessee.
- Location is convenient to Interstate I-565 and Highway 53.
- Situated in close proximity to Cummings Research Park, Redstone Arsenal, the University of Alabama in Huntsville & Oakwood College.
- Not far from the premier outdoor shopping center in the area, Bridge Street Town Centre.
- Nearby family attractions include the US Space & Rocket Center and Huntsville Botanical Gardens.

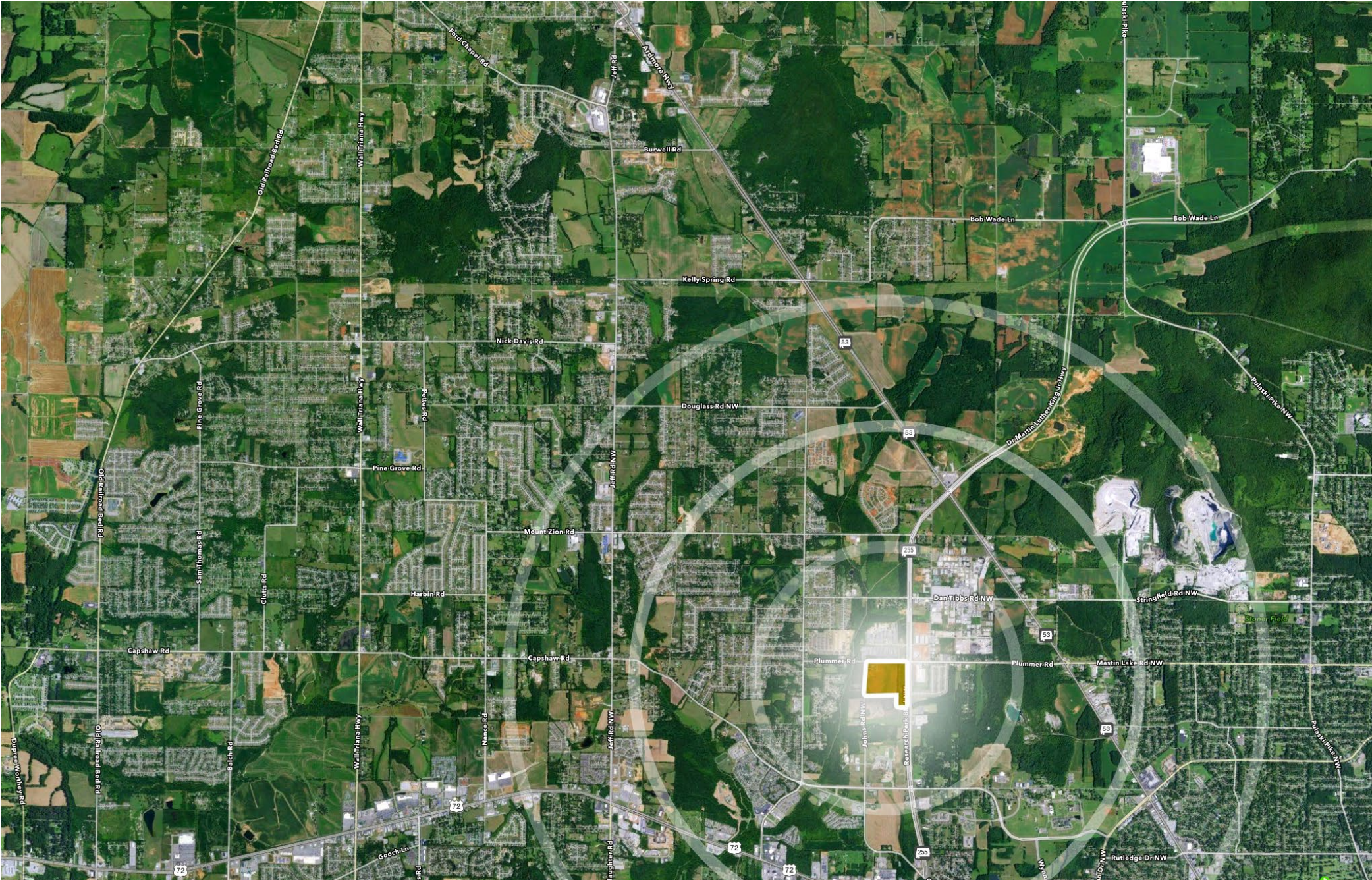


RETAIL & HOUSING MAP OF THE AREA

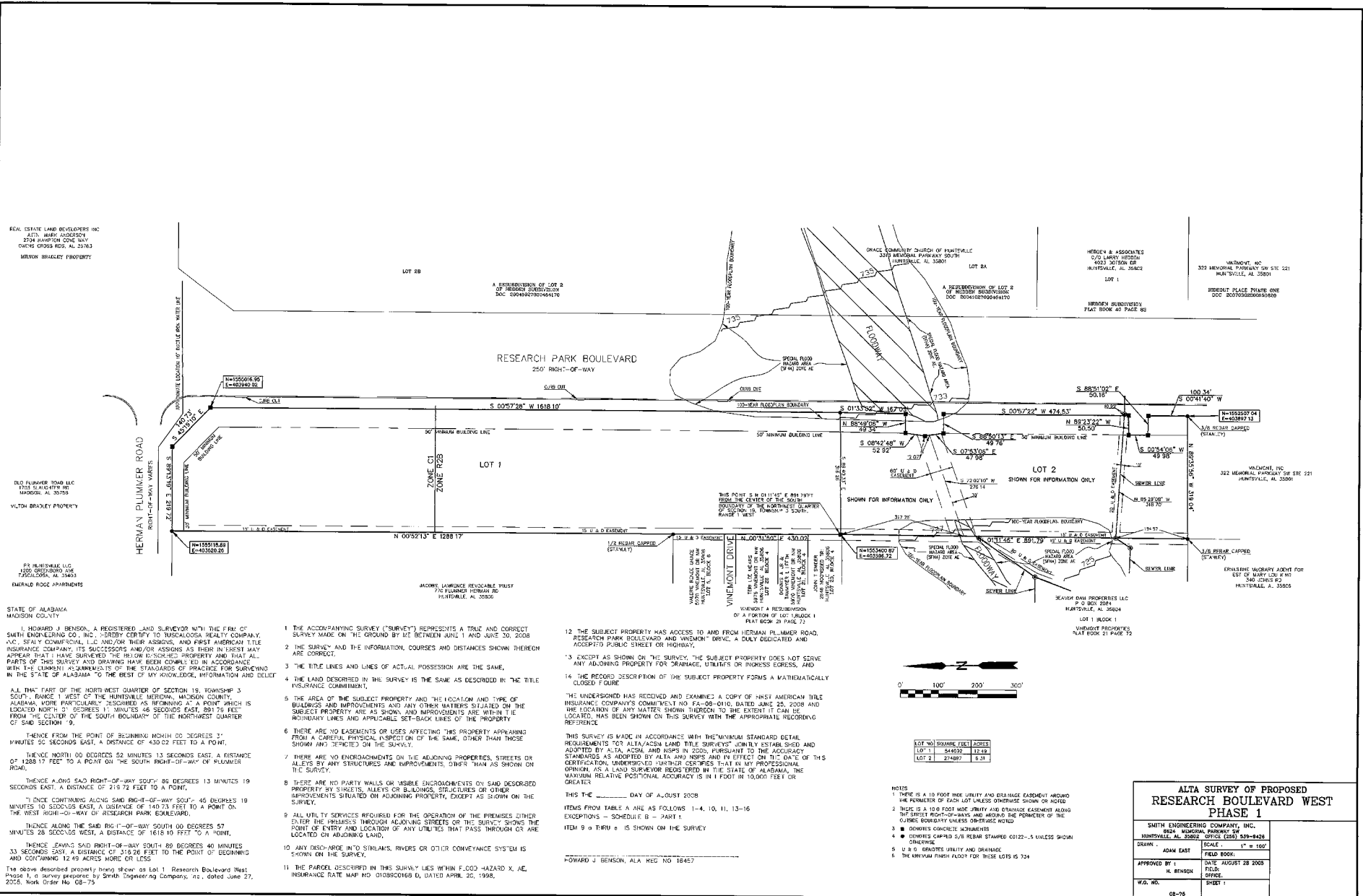


MARKET AREA MAP

Rings represent the 1, 2, and 3 mile radius from the site's location.



LAND SURVEY



REAL ESTATE DEVELOPERS INC.
 ACT: MARY JOHNSON
 254 RAMPOW ZONE WAY
 ONECHOCORR RD, AL 35016
 WILSON BRISLEY PROPERTY

OLD PLUMMER ROAD LLC
 1103 S. PLUMMER RD
 HUNTSVILLE, AL 35895
 VILTON BRISLEY PROPERTY

PR HUNTSVILLE LLC
 1500 SHELBYVILLE AVE
 FUSCICOLOSA, AL 35403
 EMERALD RIDGE APARTMENTS

STATE OF ALABAMA

I, HOWARD J. BENSON, A REGISTERED LAND SURVEYOR WITH THE FIRM OF SMITH ENGINEERING CO., INC. (HEREBY CERTIFY TO MUSCULOGA REALTY COMPANY, A.C., SEAFY COMMERCIAL, L.L.C. AND/OR THEIR ASSIGNS, AND FIRST AMERICAN TITLE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR AGENT MAY APPEAR THAT I HAVE SURVEYED THE BELOW DESCRIBED PROPERTY AND THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

ALL THAT PART OF THE NORTH WEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1, WEST OF THE HUNTSVILLE MERIDIAN, MUSCULOGA COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT WHICH IS LOCATED NORTH 01 DEGREES 11 MINUTES 46 SECONDS EAST 201.75 FEET FROM THE CENTER OF THE SOUTH BOUNDARY OF THE NORTHWEST QUARTER OF SAID SECTION 19.

THENCE FROM THE POINT OF BEGINNING NORTH 00 DEGREES 37 MINUTES 50 SECONDS EAST, A DISTANCE OF 430.02 FEET TO A POINT.

THENCE NORTH 00 DEGREES 52 MINUTES 13 SECONDS EAST, A DISTANCE OF 1288.17 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF PLUMMER ROAD.

THENCE ALONG SAID RIGHT-OF-WAY SOUTH 88 DEGREES 13 MINUTES 19 SECONDS EAST, A DISTANCE OF 218.72 FEET TO A POINT.

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 45 DEGREES 19 MINUTES 10 SECONDS EAST, A DISTANCE OF 140.73 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF RESEARCH PARK BOULEVARD.

THENCE ALONG THE SAID RIGHT-OF-WAY SOUTH 00 DEGREES 57 MINUTES 28 SECONDS WEST, A DISTANCE OF 1618.10 FEET TO A POINT.

THENCE ALONG SAID RIGHT-OF-WAY SOUTH 89 DEGREES 40 MINUTES 33 SECONDS EAST, A DISTANCE OF 316.26 FEET TO THE POINT OF BEGINNING AND CONTINUING 12.49 ACRES MORE OR LESS.

The above described property being shown as Lot 1, Research Boulevard West Phase 1, a survey prepared by Smith Engineering Company, Inc., dated June 27, 2008, Book Order No. 08-75.

1. THE ACCOMPANYING SURVEY ("SURVEY") REPRESENTS A TRUE AND CORRECT SURVEY MADE ON THE GROUND BY ME BETWEEN JUNE 1 AND JUNE 30, 2008.
2. THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT.
3. THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.
4. THE LAND DESCRIBED IN THE SURVEY IS THE SAME AS DESCRIBED IN THE TITLE INSURANCE COMMITMENT.
5. THE AREA OF THE SUBJECT PROPERTY AND THE LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY ARE AS SHOWN AND IMPROVEMENTS ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINES OF THE PROPERTY.
6. THERE ARE NO EASEMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DESCRIBED ON THE SURVEY.
7. THERE ARE NO ENCROACHMENTS ON THE ADJOINING PROPERTIES, STREETS OR ALLEYS BY ANY STRUCTURES AND IMPROVEMENTS, OTHER THAN AS SHOWN ON THE SURVEY.
8. THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY BY SIGNELS, ALLEYS OR BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY.
9. ALL NECESSARY SURVEYS REQUIRED FOR THE OPERATION OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING STREETS OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES THAT PASS THROUGH OR ARE LOCATED ON ADJOINING LAND.
10. ANY DISCREPANCY INTO STRIPS, STRIPS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY.
11. THE PARCEL DESCRIBED IN THIS SURVEY LIES WITHIN FLOOD HAZARD X, AE, INSURANCE RATE MAP NO. 01088C016B D, DATED APRIL 20, 1998.

12. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM HERMON PLUMMER ROAD, RESEARCH PARK BOULEVARD AND WINDMILL DRIVE, A DAILY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.

13. EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES OR PROGRESS EGRESS, AND

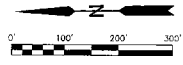
14. THE RECORDED DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NO. FA-08-010, DATED JUNE 25, 2008 AND THE LOCATION OF ANY MATTER SHOWN THEREON TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THIS SURVEY WITH THE APPROPRIATE RECORDING REFERENCE.

THIS SURVEY IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALABAMA LAND TITLE SURVEYS, LOCALLY ESTABLISHED AND ADOPTED BY ALTA, ACSA AND NSPS IN 2000, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNLESS OTHERWISE INDICATED OTHERWISE. THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ALABAMA, THE MAXIMUM RELATIVE POSITIONAL ACCURACY IS 1 FOOT IN 10,000 FEET OR GREATER.

THIS IS THE _____ DAY OF AUGUST 2008

HOWARD J. BENSON, ALA. REG. NO. 16457



LOT NO.	SQUARE FEET	ACRES
LOT 1	544032	12.49
LOT 2	274987	6.21

- NOTES
1. THERE IS A 10 FOOT WIDE UTILITY AND EGRESS EASEMENT AROUND THE PERIMETER OF EACH LOT UNLESS OTHERWISE SHOWN OR NOTED.
 2. THERE IS A 100 FOOT WIDE UTILITY AND EGRESS EASEMENT ALONG THE STREET RIGHT-OF-WAY AND AROUND THE PERIMETER OF THE OUTSIDE BOUNDARY UNLESS OTHERWISE NOTED.
 3. # DENOTES CORNER ADJUSTMENTS.
 4. # DENOTES CORNER 3/4" IRON STAKE# 00122-3 UNLESS SHOWN OTHERWISE.
 5. U.S.G. BENCHMARKS UTILITY AND DRAINAGE.
 6. THE MINIMUM FINISH FLOOR FOR THESE LOTS IS 7.51.

ALTA SURVEY OF PROPOSED RESEARCH BOULEVARD WEST PHASE 1

SMITH ENGINEERING COMPANY, INC.
 9824 MEMORIAL PARKWAY SW
 HUNTSVILLE, AL 35896 OFFICE (256) 439-8424

DRAWN BY: ADAM EAST
 FIELD BOOK: _____
 APPROVED BY: _____ DATE: AUGUST 28 2008
 H. BENSON OFFICE: _____
 W.B. NO. _____ SHEET: 1

SCALE: 1" = 100'
 FIELD BOOK: _____
 DATE: AUGUST 28 2008
 H. BENSON OFFICE: _____
 SHEET: 1

THE GREATER HUNTSVILLE TRADE AREA



HUNTSVILLE, ALABAMA

For more than 200 years, beautiful Huntsville, Alabama, nestled in the foothills of the Appalachian Mountains has attracted tourists, transfers, retirees and young professionals seeking opportunities of big city with small town hospitality. Home to NASA's Marshall Space Flight Center, state-of-the-art medical facilities and the second largest research park in the United States, Huntsville has been nicknamed "The Rocket City".

DEMOGRAPHICS

- Average household income: \$77,690 (15 mile radius)
- Population: 353,037 (15 mile radius)
- Households: 141,901 (15 mile radius)
- 4th highest average salary of any MSA in the Southeast
- Highest concentration of engineering degrees in the Nation
- MSA = Limestone & Madison Counties

COLLEGE & UNIVERSITIES

Home to the University of Alabama in Huntsville, Alabama A&M University & Calhoun Community College, Huntsville has a student population of over 18,000 students.

BUSINESS & INDUSTRY

- Huntsville is one of the Top 30 fastest growing major metro's in the country (US Census, March 2014)
- Huntsville is among the top 10 Most promising U.S. Tech Hubs to watch in 2014 (Techie.com, January 2014)
- Huntsville named one of the Best Places to Live (Livability, October 2013)
- Huntsville 4th for Growth Potential (Business Facilities, August 2013)
- CNN Money ranks Madison County No. 7 in the country of a great place to live and find a job (August 2013)
- Huntsville named one of Forbes Top 20 Leading Metros for Business (Forbes, July 2011)

REDSTONE ARSENAL

Redstone Arsenal and NASA have over 7 million SF of office and research facility with 32,000 daytime employees and a budget of over \$100 billion. Agencies include: U.S. Army Materiel Command, Aviation & Missile Command and Space & Missile Defense Command as well as NASA Marshall Space Flight Center. Through BRAC (Base Realignment and Closure) over 5,000 new jobs have moved to Huntsville.

CUMMINGS RESEARCH PARK

Encompassing 3,843 acres housing over 285 companies and more than 25,000 employees and a payroll of over \$1.4 billion per year, Cummings Research Park (CRP) is the 2nd largest research park in the U.S. and the 4th largest in the world.





CRUNKLETON

COMMERCIAL REAL ESTATE GROUP

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WWW.CRUNKLETONASSOCIATES.COM