



**LAND FOR SALE**

# **ACREAGE ON JORDAN LANE IN HUNTSVILLE**

2630 Jordan Lane, Huntsville, AL 35816



**DEAN**  
Commercial Real Estate

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



2630 JORDAN LANE, HUNTSVILLE, AL 35816

# ACREAGE ON JORDAN LANE IN HUNTSVILLE



LAND FOR SALE

EXECUTIVE SUMMARY



## OFFERING SUMMARY

**Sale Price:** \$709,000

**Price / Acre:** \$124,605

**Lot Size:** 5.69 Acres

**Zoning:** C1

**Traffic Count:** 25,000

## PROPERTY OVERVIEW

The property has frontage on Highway 53 as well as Grizzard Road. It is level and mostly cleared and ready for development. Utilities are available.

## LOCATION OVERVIEW

This property is located on Highway 53 (Jordan Lane) just north of Woody Anderson Ford. It is a high traffic & high visibility location and is suitable for most retail or office uses.

Huntsville's workforce of highly-skilled, highly-educated people belongs to a diverse community of industries including aerospace & defense, information technology, advanced manufacturing, and bioscience. It is also an affordable culture. Madison County's good and services, such as transportation, food and medical care, is some of the most affordable in the state with low consumer index and cost of living percentages. "The Huntsville area leads the nation in new construction job growth." (The Associated General Contractors of America, February 2016)



PRESENTED BY:

**TERRI DEAN, CCIM**

256.975.4716

[terri@deancre.com](mailto: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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# ACREAGE ON JORDAN LANE IN HUNTSVILLE



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ADDITIONAL PHOTOS



**DEAN**  
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# ACREAGE ON JORDAN LANE IN HUNTSVILLE



LAND FOR SALE

LOCATION MAPS



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## Community Profile

2630 Jordan Ln NW, Huntsville, Alabama, 35816  
Rings: 3, 5 mile radii

Terri Dean, CCIM  
Latitude: 34.76002  
Longitude: -86.64232

	3 miles	5 miles
<b>Population Summary</b>		
2000 Total Population	41,661	97,664
2010 Total Population	45,695	107,401
2019 Total Population	50,493	117,763
2019 Group Quarters	2,646	7,090
2024 Total Population	53,219	123,346
2019-2024 Annual Rate	1.06%	0.93%
2019 Total Daytime Population	62,869	153,509
Workers	35,816	90,843
Residents	27,053	62,666
<b>Household Summary</b>		
2000 Households	17,207	40,661
2000 Average Household Size	2.30	2.27
2010 Households	19,517	44,926
2010 Average Household Size	2.21	2.24
2019 Households	21,966	49,962
2019 Average Household Size	2.18	2.22
2024 Households	23,339	52,695
2024 Average Household Size	2.17	2.21
2019-2024 Annual Rate	1.22%	1.07%
2010 Families	10,503	25,145
2010 Average Family Size	2.95	2.94
2019 Families	11,444	27,083
2019 Average Family Size	2.93	2.94
2024 Families	11,978	28,230
2024 Average Family Size	2.93	2.94
2019-2024 Annual Rate	0.92%	0.83%
<b>Housing Unit Summary</b>		
2000 Housing Units	19,303	45,974
Owner Occupied Housing Units	48.3%	48.2%
Renter Occupied Housing Units	40.8%	40.2%
Vacant Housing Units	10.9%	11.6%
2010 Housing Units	21,623	50,040
Owner Occupied Housing Units	40.5%	45.0%
Renter Occupied Housing Units	49.8%	44.8%
Vacant Housing Units	9.7%	10.2%
2019 Housing Units	24,484	56,133
Owner Occupied Housing Units	33.5%	38.0%
Renter Occupied Housing Units	56.2%	51.0%
Vacant Housing Units	10.3%	11.0%
2024 Housing Units	26,041	59,346
Owner Occupied Housing Units	33.2%	37.6%
Renter Occupied Housing Units	56.4%	51.2%
Vacant Housing Units	10.4%	11.2%
<b>Median Household Income</b>		
2019	\$37,097	\$40,069
2024	\$44,232	\$47,810
<b>Median Home Value</b>		
2019	\$98,773	\$133,135
2024	\$110,929	\$145,370
<b>Per Capita Income</b>		
2019	\$24,437	\$26,684
2024	\$28,812	\$30,916
<b>Median Age</b>		
2010	31.2	33.2
2019	33.8	35.4
2024	35.0	36.6

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

November 12, 2019



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<b>2019 Households by Income</b>		
Household Income Base	21,966	49,962
<\$15,000	20.8%	19.2%
\$15,000 - \$24,999	14.6%	14.1%
\$25,000 - \$34,999	12.3%	11.7%
\$35,000 - \$49,999	12.5%	12.1%
\$50,000 - \$74,999	15.4%	14.9%
\$75,000 - \$99,999	9.1%	9.1%
\$100,000 - \$149,999	10.4%	11.3%
\$150,000 - \$199,999	2.2%	3.7%
\$200,000+	2.6%	3.7%
Average Household Income	\$56,534	\$63,032
<b>2024 Households by Income</b>		
Household Income Base	23,339	52,695
<\$15,000	17.1%	15.8%
\$15,000 - \$24,999	13.1%	12.7%
\$25,000 - \$34,999	11.5%	11.0%
\$35,000 - \$49,999	12.2%	11.8%
\$50,000 - \$74,999	16.4%	15.7%
\$75,000 - \$99,999	10.3%	10.0%
\$100,000 - \$149,999	13.4%	14.0%
\$150,000 - \$199,999	3.0%	4.6%
\$200,000+	3.2%	4.3%
Average Household Income	\$66,170	\$72,654
<b>2019 Owner Occupied Housing Units by Value</b>		
Total	8,212	21,307
<\$50,000	6.2%	7.0%
\$50,000 - \$99,999	44.9%	30.9%
\$100,000 - \$149,999	21.1%	18.3%
\$150,000 - \$199,999	10.8%	12.2%
\$200,000 - \$249,999	5.4%	7.8%
\$250,000 - \$299,999	3.4%	6.8%
\$300,000 - \$399,999	5.1%	8.9%
\$400,000 - \$499,999	1.1%	3.2%
\$500,000 - \$749,999	1.2%	3.4%
\$750,000 - \$999,999	0.2%	0.5%
\$1,000,000 - \$1,499,999	0.3%	0.4%
\$1,500,000 - \$1,999,999	0.0%	0.2%
\$2,000,000 +	0.4%	0.5%
Average Home Value	\$145,434	\$195,057
<b>2024 Owner Occupied Housing Units by Value</b>		
Total	8,640	22,330
<\$50,000	4.7%	5.4%
\$50,000 - \$99,999	40.4%	27.7%
\$100,000 - \$149,999	22.3%	18.6%
\$150,000 - \$199,999	11.9%	12.4%
\$200,000 - \$249,999	6.0%	8.0%
\$250,000 - \$299,999	4.0%	7.5%
\$300,000 - \$399,999	6.4%	10.5%
\$400,000 - \$499,999	1.4%	3.9%
\$500,000 - \$749,999	1.4%	4.0%
\$750,000 - \$999,999	0.4%	0.6%
\$1,000,000 - \$1,499,999	0.4%	0.5%
\$1,500,000 - \$1,999,999	0.0%	0.2%
\$2,000,000 +	0.6%	0.7%
Average Home Value	\$164,430	\$216,633

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

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<b>2010 Population by Age</b>		
Total	45,694	107,403
0 - 4	6.5%	6.5%
5 - 9	5.5%	5.6%
10 - 14	5.5%	5.6%
15 - 24	21.8%	19.6%
25 - 34	15.4%	15.0%
35 - 44	11.0%	11.6%
45 - 54	12.4%	13.8%
55 - 64	10.0%	10.4%
65 - 74	6.2%	6.4%
75 - 84	4.0%	4.0%
85 +	1.5%	1.4%
18 +	78.8%	78.8%
<b>2019 Population by Age</b>		
Total	50,492	117,761
0 - 4	5.8%	5.8%
5 - 9	5.4%	5.6%
10 - 14	5.3%	5.5%
15 - 24	17.4%	16.2%
25 - 34	17.9%	16.4%
35 - 44	11.3%	12.1%
45 - 54	10.6%	11.2%
55 - 64	11.2%	12.1%
65 - 74	8.6%	8.7%
75 - 84	4.6%	4.5%
85 +	1.8%	1.8%
18 +	80.6%	80.1%
<b>2024 Population by Age</b>		
Total	53,218	123,347
0 - 4	5.9%	5.8%
5 - 9	5.2%	5.3%
10 - 14	5.1%	5.4%
15 - 24	16.7%	16.0%
25 - 34	17.1%	15.2%
35 - 44	12.6%	13.2%
45 - 54	10.2%	10.8%
55 - 64	10.5%	11.3%
65 - 74	9.3%	9.6%
75 - 84	5.4%	5.3%
85 +	1.9%	1.9%
18 +	80.9%	80.4%
<b>2010 Population by Sex</b>		
Males	21,785	52,525
Females	23,910	54,876
<b>2019 Population by Sex</b>		
Males	24,060	57,610
Females	26,432	60,153
<b>2024 Population by Sex</b>		
Males	25,319	60,278
Females	27,899	63,068

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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<b>2010 Population by Race/Ethnicity</b>		
Total	45,695	107,401
White Alone	30.4%	44.3%
Black Alone	61.6%	47.1%
American Indian Alone	0.4%	0.6%
Asian Alone	2.1%	1.8%
Pacific Islander Alone	0.2%	0.2%
Some Other Race Alone	2.8%	3.6%
Two or More Races	2.5%	2.6%
Hispanic Origin	5.1%	6.8%
Diversity Index	57.3	63.5
<b>2019 Population by Race/Ethnicity</b>		
Total	50,494	117,763
White Alone	29.9%	43.5%
Black Alone	61.4%	46.9%
American Indian Alone	0.4%	0.5%
Asian Alone	2.3%	2.0%
Pacific Islander Alone	0.2%	0.1%
Some Other Race Alone	2.9%	3.8%
Two or More Races	3.0%	3.0%
Hispanic Origin	5.2%	7.3%
Diversity Index	58.0	64.5
<b>2024 Population by Race/Ethnicity</b>		
Total	53,218	123,346
White Alone	29.2%	42.6%
Black Alone	61.6%	47.2%
American Indian Alone	0.4%	0.5%
Asian Alone	2.5%	2.2%
Pacific Islander Alone	0.2%	0.1%
Some Other Race Alone	2.9%	4.0%
Two or More Races	3.2%	3.3%
Hispanic Origin	5.5%	7.7%
Diversity Index	58.3	65.2
<b>2010 Population by Relationship and Household Type</b>		
Total	45,695	107,401
In Households	94.3%	93.5%
In Family Households	70.0%	71.0%
Householder	22.9%	23.2%
Spouse	11.7%	13.5%
Child	28.3%	27.8%
Other relative	4.8%	4.3%
Nonrelative	2.3%	2.2%
In Nonfamily Households	24.3%	22.5%
In Group Quarters	5.7%	6.5%
Institutionalized Population	0.4%	1.6%
Noninstitutionalized Population	5.3%	4.9%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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<b>2019 Population 25+ by Educational Attainment</b>		
Total	33,376	78,792
Less than 9th Grade	3.6%	3.9%
9th - 12th Grade, No Diploma	8.4%	8.4%
High School Graduate	19.6%	17.9%
GED/Alternative Credential	4.8%	5.8%
Some College, No Degree	21.9%	21.7%
Associate Degree	9.9%	8.9%
Bachelor's Degree	20.6%	21.5%
Graduate/Professional Degree	11.3%	12.1%
<b>2019 Population 15+ by Marital Status</b>		
Total	42,157	97,870
Never Married	49.0%	44.4%
Married	31.4%	36.4%
Widowed	6.0%	5.5%
Divorced	13.6%	13.7%
<b>2019 Civilian Population 16+ in Labor Force</b>		
Civilian Employed	92.7%	93.4%
Civilian Unemployed (Unemployment Rate)	7.3%	6.6%
<b>2019 Employed Population 16+ by Industry</b>		
Total	23,901	54,771
Agriculture/Mining	0.4%	0.3%
Construction	4.4%	4.8%
Manufacturing	12.5%	12.3%
Wholesale Trade	1.3%	1.3%
Retail Trade	12.5%	12.2%
Transportation/Utilities	3.9%	4.2%
Information	3.4%	2.4%
Finance/Insurance/Real Estate	3.3%	3.3%
Services	54.5%	53.3%
Public Administration	3.9%	5.8%
<b>2019 Employed Population 16+ by Occupation</b>		
Total	23,901	54,769
White Collar	60.4%	60.9%
Management/Business/Financial	11.2%	11.8%
Professional	24.7%	24.9%
Sales	9.8%	10.9%
Administrative Support	14.8%	13.2%
Services	22.3%	20.9%
Blue Collar	17.3%	18.2%
Farming/Forestry/Fishing	0.4%	0.2%
Construction/Extraction	3.1%	3.4%
Installation/Maintenance/Repair	2.0%	2.8%
Production	6.2%	6.1%
Transportation/Material Moving	5.7%	5.7%
<b>2010 Population By Urban/ Rural Status</b>		
Total Population	45,695	107,401
Population Inside Urbanized Area	98.4%	98.0%
Population Inside Urbanized Cluster	0.0%	0.0%
Rural Population	1.6%	2.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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<b>2010 Households by Type</b>		
Total	19,516	44,926
Households with 1 Person	38.2%	36.5%
Households with 2+ People	61.8%	63.5%
Family Households	53.8%	56.0%
Husband-wife Families	27.5%	32.7%
With Related Children	10.6%	13.0%
Other Family (No Spouse Present)	26.3%	23.3%
Other Family with Male Householder	5.6%	5.1%
With Related Children	2.6%	2.5%
Other Family with Female Householder	20.7%	18.2%
With Related Children	13.9%	12.3%
Nonfamily Households	8.0%	7.6%
All Households with Children	27.5%	28.3%
Multigenerational Households	4.3%	3.8%
Unmarried Partner Households	5.4%	5.6%
Male-female	4.9%	5.0%
Same-sex	0.5%	0.6%
<b>2010 Households by Size</b>		
Total	19,517	44,926
1 Person Household	38.2%	36.5%
2 Person Household	30.4%	31.3%
3 Person Household	14.9%	15.0%
4 Person Household	9.4%	9.9%
5 Person Household	4.2%	4.5%
6 Person Household	1.7%	1.8%
7 + Person Household	1.1%	1.1%
<b>2010 Households by Tenure and Mortgage Status</b>		
Total	19,517	44,926
Owner Occupied	44.9%	50.1%
Owned with a Mortgage/Loan	31.9%	35.3%
Owned Free and Clear	12.9%	14.7%
Renter Occupied	55.1%	49.9%
<b>2010 Housing Units By Urban/ Rural Status</b>		
Total Housing Units	21,623	50,040
Housing Units Inside Urbanized Area	98.5%	98.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%
Rural Housing Units	1.5%	2.0%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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<b>Top 3 Tapestry Segments</b>		
1.	Family Foundations (12A)	Family Foundations (12A)
2.	Young and Restless (11B)	Set to Impress (11D)
3.	Old and Newcomers (8F)	Young and Restless (11B)
<b>2019 Consumer Spending</b>		
Apparel & Services: Total \$	\$31,780,808	\$80,010,860
Average Spent	\$1,446.82	\$1,601.43
Spending Potential Index	68	75
Education: Total \$	\$21,814,535	\$56,045,673
Average Spent	\$993.10	\$1,121.77
Spending Potential Index	62	70
Entertainment/Recreation: Total \$	\$46,202,363	\$117,302,158
Average Spent	\$2,103.36	\$2,347.83
Spending Potential Index	64	72
Food at Home: Total \$	\$76,756,798	\$193,143,074
Average Spent	\$3,494.35	\$3,865.80
Spending Potential Index	68	75
Food Away from Home: Total \$	\$54,502,390	\$137,130,463
Average Spent	\$2,481.22	\$2,744.70
Spending Potential Index	68	75
Health Care: Total \$	\$84,799,395	\$214,509,248
Average Spent	\$3,860.48	\$4,293.45
Spending Potential Index	65	72
HH Furnishings & Equipment: Total \$	\$30,498,004	\$77,391,633
Average Spent	\$1,388.42	\$1,549.01
Spending Potential Index	65	73
Personal Care Products & Services: Total \$	\$13,048,760	\$32,893,991
Average Spent	\$594.04	\$658.38
Spending Potential Index	67	74
Shelter: Total \$	\$270,599,397	\$681,506,234
Average Spent	\$12,319.01	\$13,640.49
Spending Potential Index	67	74
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$35,018,146	\$88,859,894
Average Spent	\$1,594.20	\$1,778.55
Spending Potential Index	64	72
Travel: Total \$	\$30,099,705	\$77,214,069
Average Spent	\$1,370.29	\$1,545.46
Spending Potential Index	61	69
Vehicle Maintenance & Repairs: Total \$	\$17,185,387	\$43,384,542
Average Spent	\$782.36	\$868.35
Spending Potential Index	68	76

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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# ACREAGE ON JORDAN LANE IN HUNTSVILLE



LAND FOR SALE

ADVISOR BIO



## 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 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.

Terri is actively involved on the board of the Women's Business Council. 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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