

**VERY RARE FIND**  
Don't miss this one.

# LAND DEVELOPMENT OPPORTUNITY

## VERMONT ROAD LAND Huntsville, Alabama 24+/- Acres

*Hard to Find - Vacant Apartment Land in SE area of Huntsville*

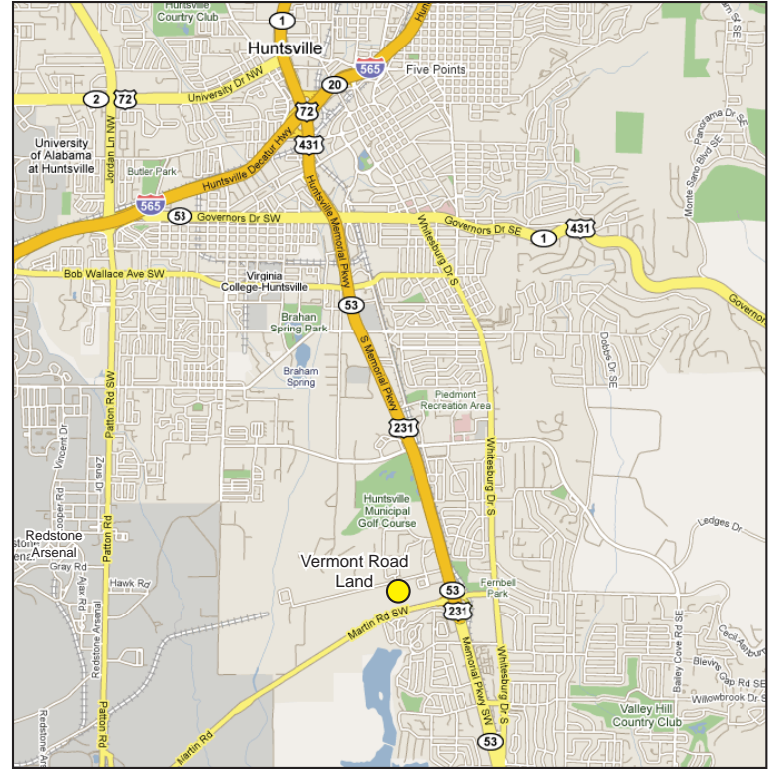
### SITE CHARACTERISTICS

- Huntsville's highest-density multi-family zoning in-place
- All utilities available at site
- Good visibility site from a primary entrance road to Redstone Arsenal
- Easy access to/from South Memorial Parkway
- Good topography - gently rolling site, some mature trees
- Efficient shape, extensive road frontage on two streets
- Very convenient to retail, recreational uses and employment centers
- Great school district location (top schools in the top-rated area)
- Size can be scaled to fit - between 22 and 26 acres

### SUBMARKET CHARACTERISTICS

- Located in Southeast Huntsville, the best-performing sub-market in the area with above-average effective rent growth in each of the past two years and average occupancy rates of 94% and 97% over the past two years
- Virtually no new apartment construction since the late 1980's
- Very limited supply of multi-family land ensures minimal future competition
- SE Huntsville is one of the highest-income areas of town

**PRICED TO SELL AT \$2,520,000 for 24 acres  
(\$105,000 per acre)**



### HUNTSVILLE'S NATIONAL ACCOLADES

- Huntsville projected to be one of the Fastest Growing Metros in the country - January 2008, Forbes Magazine
- Huntsville named one of America's Top 5 Cities for Information Technology - October 2007, Computerworld
- Huntsville named one of Forbes Leading Cities for Business - May 2007, Forbes Magazine
- Huntsville named America's #1 Small City of the Future - April 2007, Foreign Direct Investment Magazine
- Huntsville named one of the country's Top 10 Cities for Job Growth and Affordability - March 2007, MSN/Sperling's

