

LIMITING CONDITIONS

This report has been prepared by Gateway Commercial Brokerage, Inc. on behalf of the Owner, for information purposes only and does not promise to contain all of the information necessary to reach a purchase decision. While the information presented has been carefully prepared from sources we believe to be reliable, neither Gateway Commercial Brokerage, Inc., the Owner, nor any of the respective employees make any representation, expressed or implied, as to the accuracy and wholeness of the information contained in this report.

This report is subject to changes or withdrawal without notice and none of the information contained herein should be relied upon as an assurance or representation as to the future performance of the property described in this report. Each prospective purchaser is to rely upon its own investigation, projections and conclusions as to the validity of the transaction contained within.

This report is to be used by only those parties to whom Gateway Commercial Brokerage, Inc. delivers the report or to whom Gateway Commercial Brokerage, Inc. has approved such delivery. By accepting this report the recipient agrees to keep all information confidential and is using the enclosed information only to evaluate the property described within. This report may not be photocopied, reproduced or distributed to other unnamed parties without prior written consent of Gateway Commercial Brokerage, Inc.

CONTACT INFORMATION:

JASON GANTT OR MICHAEL NANCE
GATEWAY COMMERCIAL BROKERAGE, INC.
300 MARKET STREET, NE SUITE 3
DECATUR, ALABAMA 35601

TEL: 256.355.0721

FAX: 256.350.9100

CELL: 256.990.0493 (JASON)

CELL: 256.214.0531 (MICHAEL)

WEBSITE: WWW.GATEWAYCOMMERCIAL.COM

EMAIL: JGANTT@GATEWAYCOMMERCIAL.NET

TABLE OF CONTENTS

I. EXECUTIVE SUMMARY

II. THE PROPERTY

- Tax Maps
- Site Plan
- Site Pictures

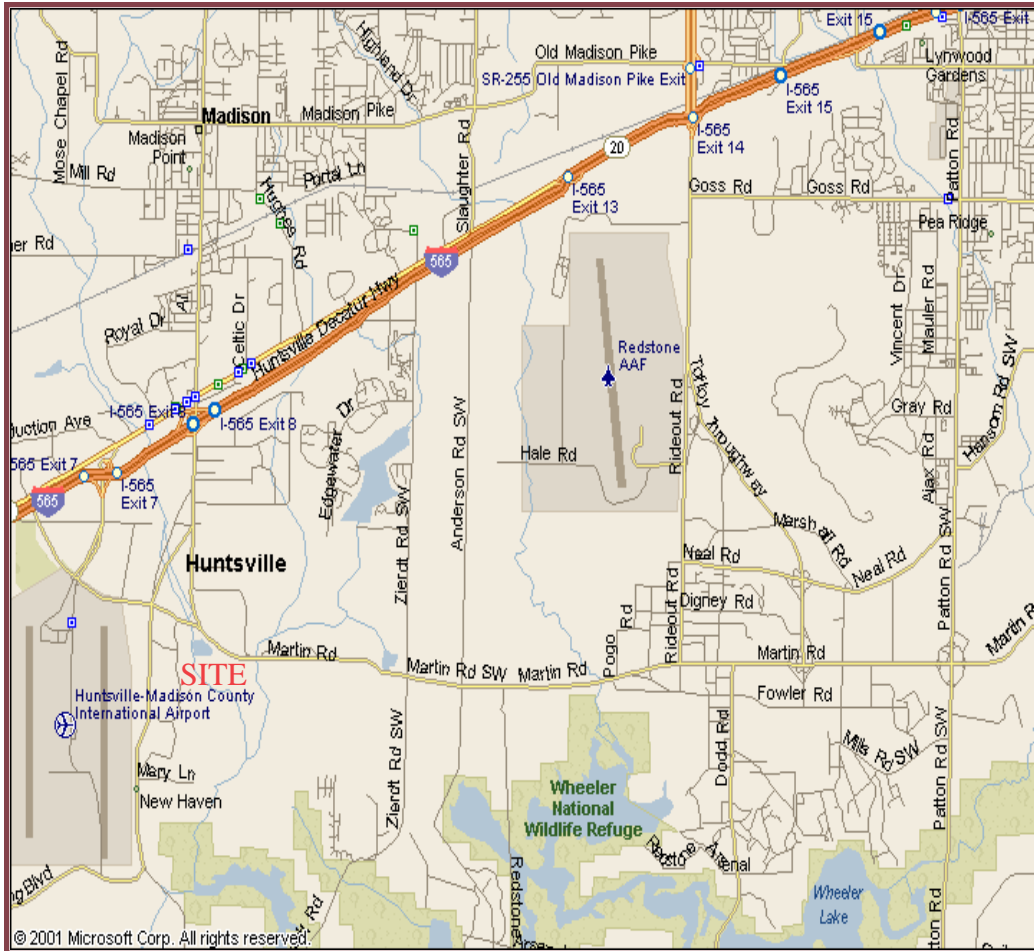
III. THE MARKET

- Mileage and Drive Time
- Major Retail Stores
- Fortune 500 Companies in Madison Co.
- Top Overall Employers in Madison County
- Washington Technology top Federal Contractors
- Population and Income

EXECUTIVE SUMMARY

- LOCATION:** ±422 acres in Madison County Alabama near the Huntsville City limits. This property borders the Jetplex Industrial Park to the west and it has frontage on James Record Road to the north. The property is in prime location for residential, retail, commercial or light industrial development. The location is also less than a mile from the Ziert Road Red Stone Arsenal Gate. There are also numerous large residential developments in close proximity to this property.
- UTILITIES:** The City of Huntsville and Madison have run sewer through this property. There are multiple tie in spots throughout the property. Water is also available at various locations throughout the property. Gas and Electricity are available on the property at the end of Finney Drive.
- ZONING:** Since this property is in Madison County and not currently in Huntsville or Madison's City Limits, there are no zoning regulations. The City of Huntsville and Madison have both indicated that they would like to annex this property into their City Limits.
- FLOOD/ZONE WETLANDS:** There are portions of this property that have wetlands, Flood Zone FF and Flood Zone FW.
- DEVELOPED LAND:** The property can be sold as a whole or subdivided. There are 3 tracts that have been recommended for development.
- | | |
|---|-------------|
| Tract A- Residential ,Commercial, Retail, Office- | ±31.9 acres |
| Tract B- Light Industrial, Commercial, Residential- | ±65.1 acres |
| Tract C- Light Industrial, Commercial, Residential- | ±51.1 acres |
- Price- Tract A- ±31.9 acres- \$1,435,500.00
 Tract B- ±65.1 acres- \$2,925,000.00
 Tract C- ±51.1 acres- \$2,299,500.00
- ENTIRE:** ±420 acres- \$8,850,000.00
- The seller will sell any smaller portion of this property for \$45,000.00 per acre

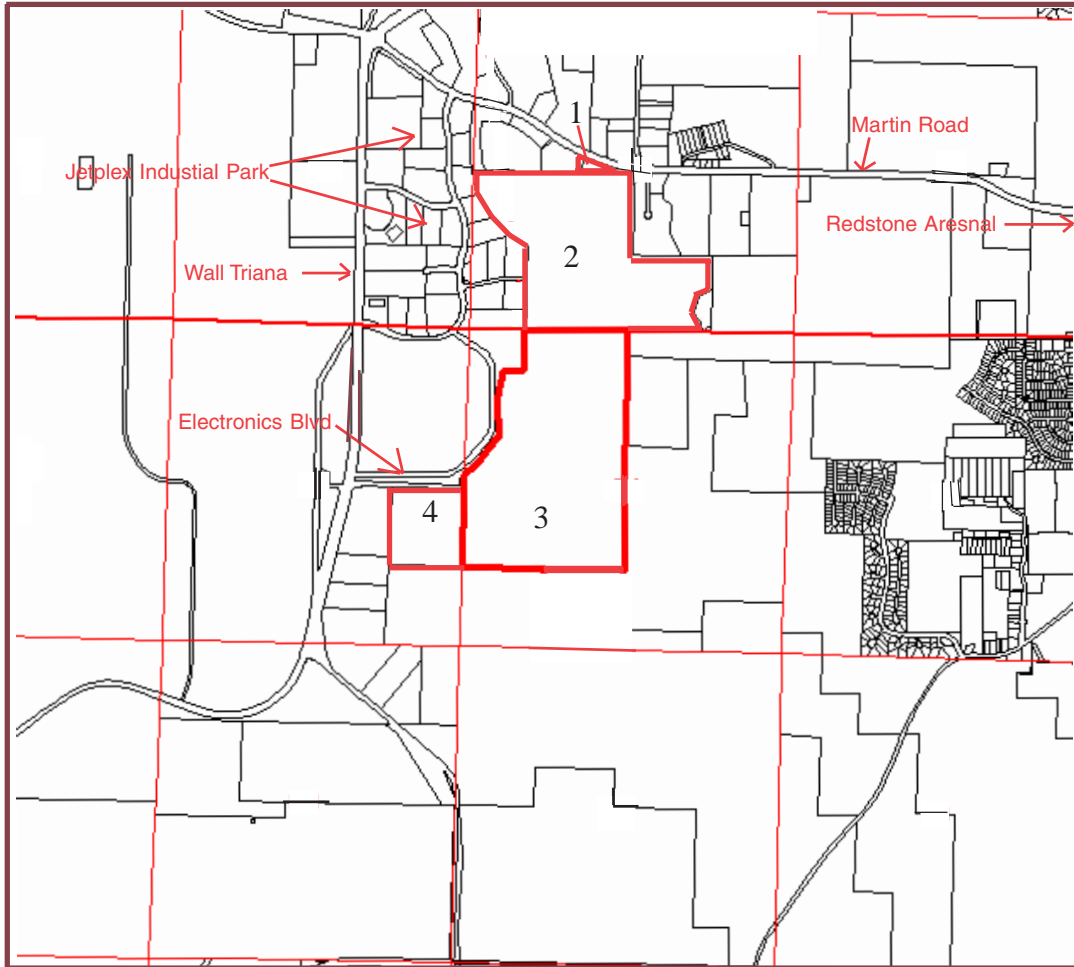
LOCATION MAP



OFFERING SUMMARY

- ±420 acres available for Light Industrial, Commercial, Retail, or Residential Development
- Site is next to JetPlex Industrial Park & Redstone Arsenal
- Property is being offered as a whole or may be subdivided

TAX MAP



<u>PARCEL</u>	<u>TAX ID #</u>
1	1608330000040000
2	1608330000048001
3	2502040000003000
4	2503050000002000



DEVELOPMENT SUMMARY

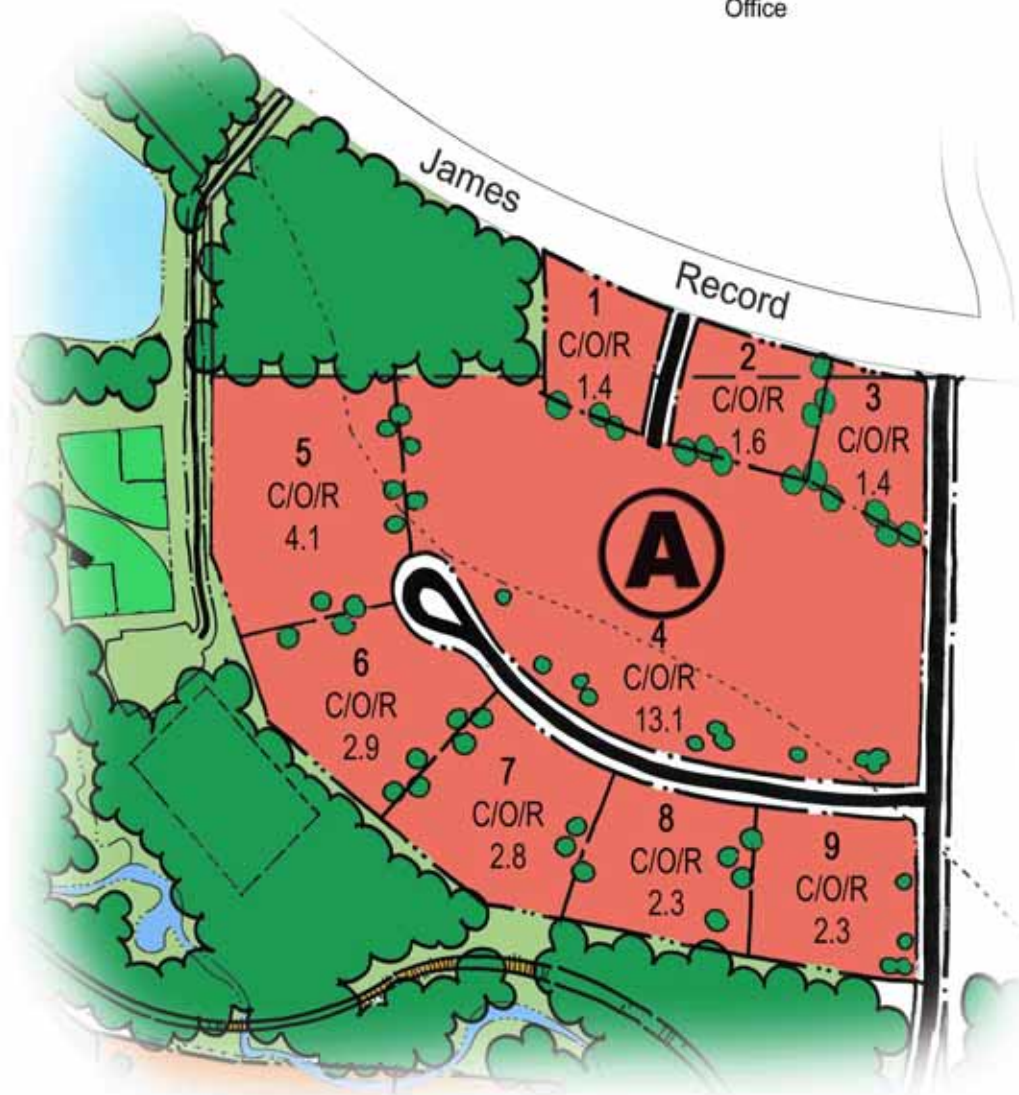
Tract	Land Use/Parcel	Acres \pm	%
A	Commercial/Retail & Office	31.9	7.6
	Parcel# 1	1.6	
	Parcel# 2	1.4	
	Parcel# 3	13.1	
	Parcel# 4	4.1	
	Parcel# 5	2.9	
	Parcel# 6	2.8	
	Parcel# 7	2.3	
	Parcel# 8	2.3	
B	Light Industrial	65.1	15.5
	Parcel# 1	6.8	
	Parcel# 2	6.3	
	Parcel# 3	9.9	
	Parcel# 4	17.2	
	Parcel# 5	15.3	
	Parcel# 6	9.6	
C	Light Industrial	51.1	12.2
	Parcel# 1	9.9	
	Parcel# 2	9.6	
	Parcel# 3	15.4	
	Parcel# 4	16.2	
D	Residential	20.3	4.8
E	Residential	10	2.4
F	Recreation/Municipal	4.2	1
G	Greenbelt/Open	223.3	53.3
	Right of Way (60' W)	13.1	3.1
	Net Developable Land	224.4	53.5
	Total Site	419	100%

THE PROPERTY



“TRACT A”

Final Land Use Plan
FINNEY PROPERTY
for the Finney Family
Tract 'A'
Commercial / Retail &
Office



AERIAL PHOTO OF "TRACT A"



AERIAL PHOTO OF "TRACT A"

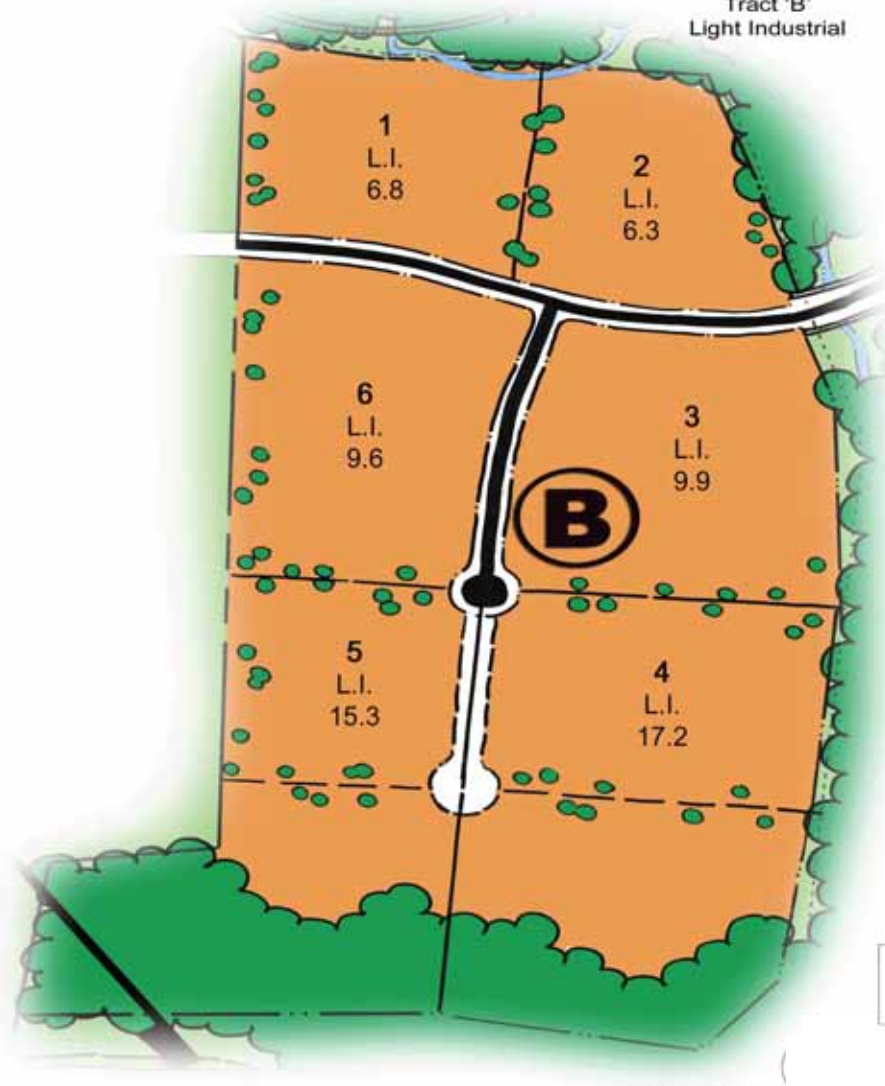


AERIAL PHOTO OF "TRACT A"



“TRACT B”

Final Land Use Plan
FINNEY PROPERTY
for the Finney Family
Tract 'B'
Light Industrial



AERIAL PHOTO OF "TRACT B"

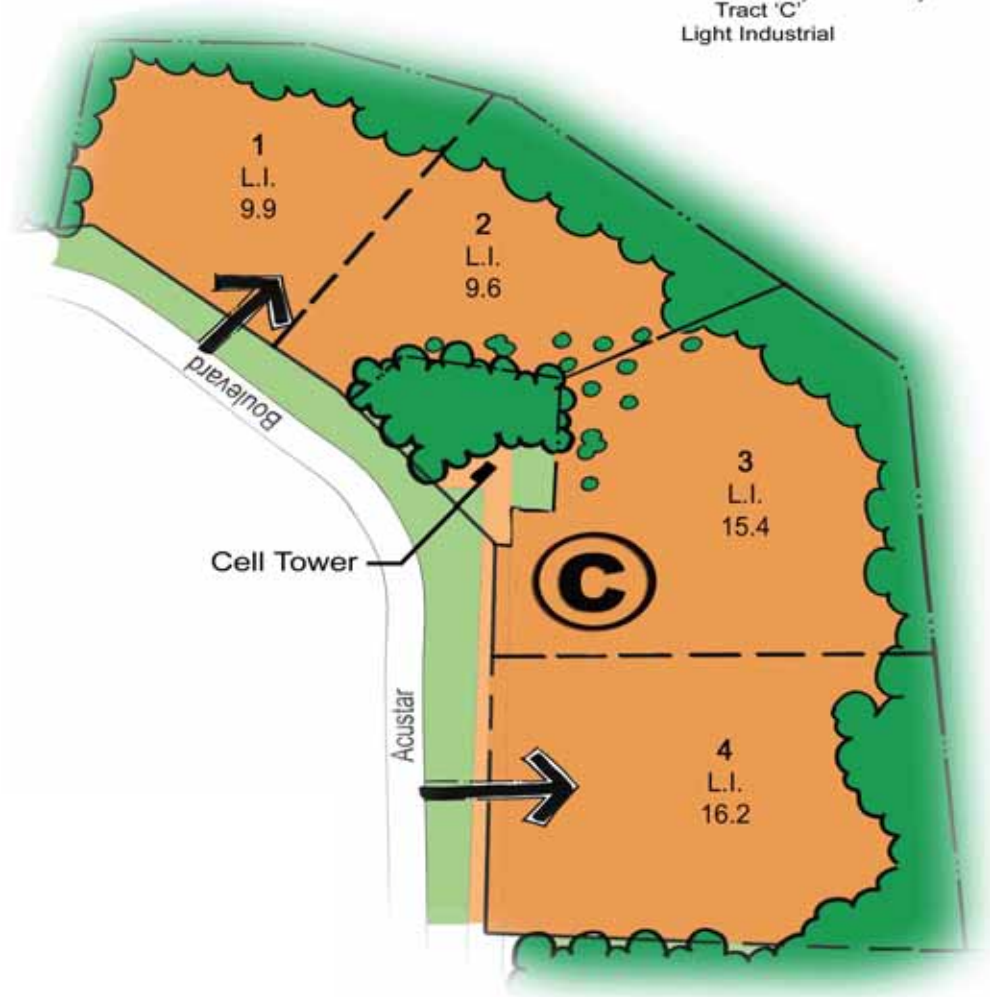


AERIAL PHOTO OF "TRACT B"

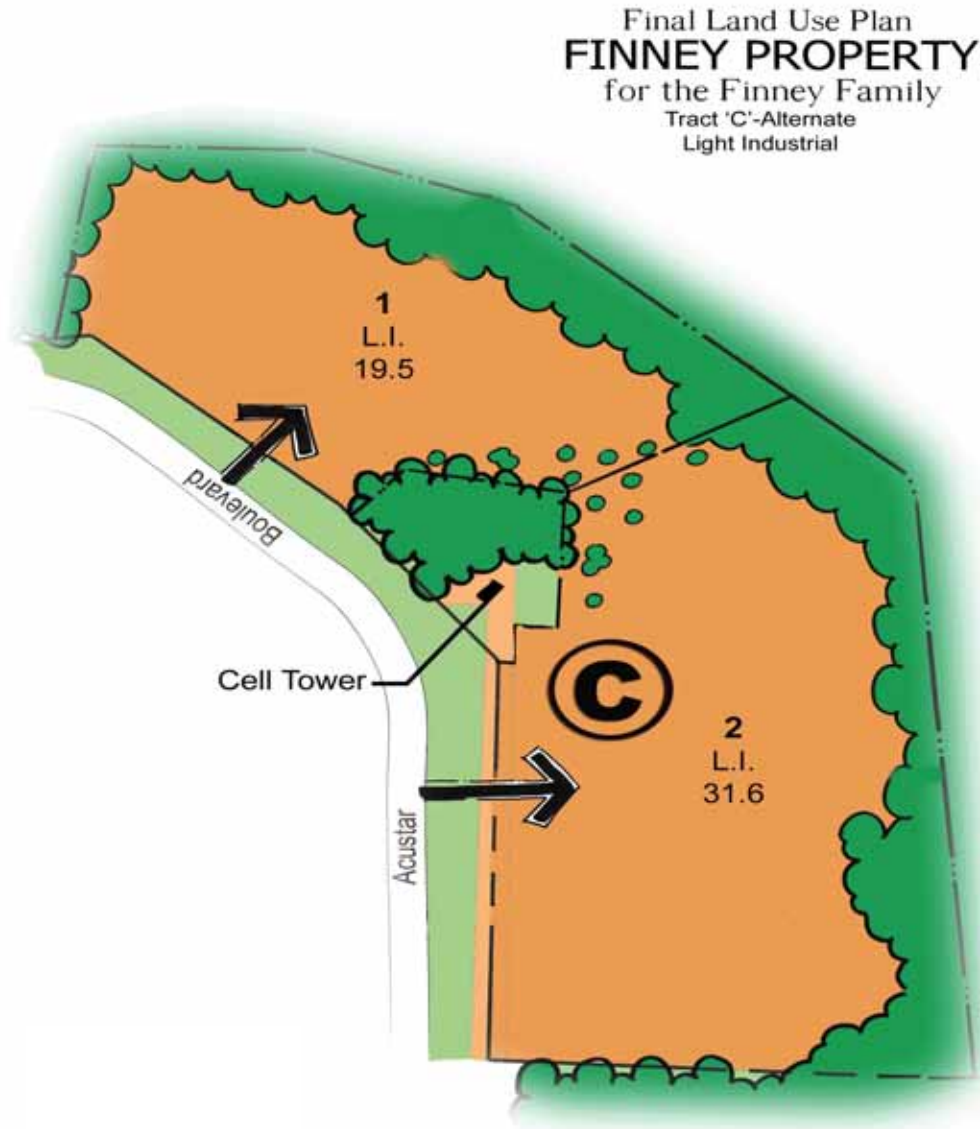


“TRACT C”

Final Land Use Plan
FINNEY PROPERTY
for the Finney Family
Tract 'C'
Light Industrial



“TRACT C” ALTERNATE



AERIAL PHOTO OF "TRACT C"



AERIAL PHOTO OF "TRACT C"



AERIAL PHOTO OF "TRACT C"



MILEAGE AND DRIVE TIME TO MAJOR CITIES



City	Miles	Time	City	Miles	Time	City	Miles	Time
Ashville, NC	335	5:44	Nashville, TN	122	1:52	Cincinnati, OH	401	6:39
Atlanta, GA	221	4:03	New Orleans, LA	509	7:33	Indianapolis, IN	412	6:50
Augusta, GA	372	6:24	Oklahoma City, OK	690	11:20	Columbia, SC	434	7:13
Baton Rouge, LA	498	8:00	Orlando, FL	662	10:46	St. Louis, MO	449	7:24
Birmingham, AL	99	1:29	Pittsburg, PA	699	11:47	New Orleans, LA	509	7:33
Charleston, SC	547	9:25	Raleigh, NC	629	10:25	Charlotte, NC	461	7:37
Charleston, WV	534	9:07	Richmond, VA	663	11:14	Baton Rouge, LA	498	8:00
Charlotte, NC	461	7:37	Roanoke, VA	477	8:08	Savannah, GA	473	8:00
Chattanooga, TN	106	2:02	St. Louis, MO	449	7:24	Roanoke, VA	477	8:08
Chicago, IL	597	10:01	Savannah, GA	473	8:00	Greensboro, NC	505	8:38
Cincinnati, OH	401	6:39	Springfield, MO	500	9:40	Gainesville, FL	554	8:59
Cleveland, OH	653	11:00	Tallahassee, FL	405	6:26	Charleston, WV	534	9:07
Columbia, SC	434	7:13	Tampa, FL	680	10:41	Charleston, SC	547	9:25
Dallas, TX	746	11:57	Washington, DC	713	12:04	Jacksonville, FL	591	9:25
Des Moines, IA	836	15:02	Wichita, KS	806	12:57	Springfield, MO	500	9:40
Detroit, MI	673	11:21	Birmingham, AL	99	1:29	Chicago, IL	597	10:01
Gainesville, FL	554	8:59	Nashville, TN	122	1:52	Raleigh, NC	629	10:25
Greensboro, NC	505	8:38	Chattanooga, TN	106	2:02	Tampa, FL	680	10:41
Houston, TX	770	12:30	Montgomery, AL	191	2:52	Orlando, FL	662	10:46
Indianapolis, IN	412	6:50	Knoxville, TN	220	3:47	Cleveland, OH	653	11:00
Jackson, MS	338	5:11	Atlanta, GA	221	4:03	Richmond, VA	663	11:14
Jacksonville, FL	591	9:25	Memphis, TN	219	4:09	Oklahoma City, OK	690	11:20
Kansas City, KS	674	13:04	Louisville, KY	298	4:52	Detroit, MI	673	11:21
Knoxville, TN	220	3:47	Jackson, MS	338	5:11	Pittsburg, PA	699	11:47
Lexington, KY	336	5:26	Mobile, AL	361	5:21	Dallas, TX	746	11:57
Little Rock, AR	356	6:16	Lexington, KY	336	5:26	Washington, DC	713	12:04
Louisville, KY	298	4:52	Ashville, NC	335	5:44	Houston, TX	770	12:30
Memphis, TN	219	4:09	Little Rock, AR	356	6:16	Kansas City, KS	674	13:04
Miami, FL	887	14:07	Augusta, GA	372	6:24	Wichita, KS	806	13:13
Mobile, AL	361	5:21	Tallahassee, FL	405	6:26	Miami, FL	887	14:07
Montgomery, AL	191	2:52			Des Moines, IA	836	15:02	

HUNTSVILLE/ MADISON COUNTY FORTUNE 500 COMPANIES, 2006 RANK

<u>Company</u>	<u>Industry</u>	<u>Rank</u>
Int. Business Machines	Computers, Office Equipment	10
Boeing	Aerospace and Defense	26
Target	General Merchandisers	29
AT&T	Telecommunications	39
United Technologies	Aerospace and Defense	43
United Parcel Service	Mail, Package, Freight Delivery	44
Lockheed Martin	Aerospace and Defense	52
Motorola	Communications Equipment	54
Northrop Grumman	Aerospace and Defense	67
FedEx	Mail, Package, Freight Delivery	70
Honeywell Intl.	Aerospace and Defense	71
DuPont	Chemicals	73
Johnson Controls	Motor Vehicles & Parts	75
Cisco Systems	Communications Equipment	83
Coca-Cola	Beverages	89
Weyerhaeuser	Forest & Paper Products	90
Comcast	Telecommunications	94
Raytheon	Aerospace and Defense	97
General Dynamics	Aerospace and Defense	100
BellSouth	Telecommunications	106
Electronic Data Systems	Computer & Data Service	108
Sara Lee	Consumer Food Products	111
Delta Air Lines	Airlines	135
Computer Sciences	Computer & Data Service	141
Xerox	Computers, Office Equipment	142
DIRECTTV Group	Telecommunications	168
Pepsi Bottling	Beverages	192
Sanmina-SCI	Electronic Components	198
Navistar International	Motor Vehicle & Parts	201
Arrow Electronics	Wholesalers: Electronics	209
Sun Microsystems	Computers, Office Equipment	211
Avnet	Wholesalers: Electronics	212
Aramark	Dirversified Outsourcing	215
PPG Industries	Chemicals	232
L-3 Communications	Aerospace and Defense	253
Norfolk Southern	Railroads	270
Parker Hanniflin	Indudtrail & Farm Equipment	279
Science Applicatons Intl.	Computer & Data Service	285
ITT Inudstries	Industrial & Farm Equipment	291
Regions Financial	Commercial Banks	354
C.H. Robinson Worldwide	Transportation	379
Jacobs Engineering Grp.	Construction	386
W.W. Grainger	Wholesalers	391
Pitney Bowes	Computers, Office Equipment	394
Triad Hospitals	Health Care	432
Englehard	Chemicals	454

HUNTSVILLE MADISON COUNTY TOP OVERALL EMPLOYERS

<u>Rank</u>	<u>Organization</u>	<u>Industry</u>	<u>Employees</u>
1	U.S. Army/Redstone Arsenal	Government	14,601
2	Huntsville Hospital System	Health Care	5,126
3	Huntsville City Schools	Education	3,000
3	The Boeing Company	Aerospace and Defense	3,000
5	NASA/Marshall Space Flight Center	Government	2,555
6	CINRAM	Audio/Video Replication	2,500
6	Sanmina-SCI Corporation	Electronic Components	2,500
8	Intergraph Corporation	Computer Services	2,450
9	City of Huntsville	Government	2,199
10	Madison County Schools	Education	2,150
11	SAIC	Aerospace and Defense	1,716
12	ADTRAN	Telecommunications	1,700
12	Siemens VDO Automotive	Electronic Equipment	1,700
14	University of Alabama in Huntsville	Education	1,318
15	Teledyne Brown Engineering	Aerospace and Defense	1,243
16	Madison County	Government	1,220
17	Benchmark Electronics, Inc.	Electronic Components	1,200
17	Northrop Grumman	Aerospace and Defense	1,200
19	Alabama A&M University	Education	1,092
20	Direct TV	Customer Services	1,000
20	West Corporation	Customer Services	1,000
22	Crestwood Medical Center	Health Care	994
23	Madison City Schools	Education	950
24	COLSA Corporation	Aerospace and Defense	935
25	LG Electronics, Inc.	Electronic Devices	900
26	Toyota Motor Manufacturing Alabama	Automotive Engines	800
27	Target Distribution Center	Retail	750
28	Computer Sciences Corporation (CSC)	Computer Services	700
28	Redstone Federal Credit Union	Financial Services	700
30	CAS, Inc.	Aerospace and Defense	689
31	Jacobs Sverdrup Technology	Aerospace and Defense	639
32	Lockheed Martin	Aerospace and Defense	635
33	Dynetics, Inc.	Aerospace and Defense	600
33	Raytheon Company	Aerospace and Defense	600
35	PPG Industries, Inc.	Aircraft Parts	550
36	Huntsville Utilities	Utilities	535
37	BASF Catalyst, LLC	Motor Vehicle Parts	520



WASHINGTON TECHNOLOGY TOP FEDERAL CONTRACTORS

#	Company	Contracts
1	Lockheed Martin Corp.	\$6,200,059,564
2	Northrop Grumman Corp.	\$5,465,418,262
3	Science Applications International Corp.	\$3,312,987,622
4	General Dynamics Corp.	\$3,041,841,530
5	Computer Sciences Corp.	\$2,836,299,151
6	Raytheon Co.	\$2,520,555,928
7	L-3 Communications Corp.	\$1,819,000,000
8	EDS Corp.	\$1,656,635,049
9	Booz Allen Hamilton Inc.	\$1,588,719,411
10	Dell Inc.	\$1,551,003,348
11	BAE Systems Inc.	\$1,397,335,991
12	Anteon International Corp.	\$1,280,000,000
13	CACI International Inc.	\$1,070,200,000
14	Verizon Communications Inc.	\$994,418,041
15	Boeing Co.	\$912,654,230
16	ITT Industries Inc.	\$865,350,426
17	IBM Corp.	\$810,314,616
18	Sprint Nextel Corp.	\$796,455,000
19	SRA International Inc.	\$738,524,090
20	Unisys Corp.	\$735,782,750
21	ManTech International Corp.	\$631,379,535
22	Harris Corp.	\$616,680,972
23	BearingPoint Inc.	\$565,988,693
24	Accenture Ltd.	\$564,573,653
25	Rockwell Collins Inc.	\$513,271,763
26	Hewlett-Packard Co.	\$494,000,000
27	GTSI Corp.	\$490,370,300
28	DRS Technologies Inc.	\$472,347,638
29	Arinc Inc.	\$460,681,071
30	Honeywell International Inc.	\$440,284,156
31	AT&T Inc.	\$432,701,810
32	Oracle Corp.	\$408,023,181
33	Jacobs Engineering Group Inc.	\$403,946,788
34	MTC Technologies Inc.	\$352,600,000
35	RS Information Systems Inc.	\$347,028,000
36	Pearson Government Solutions Inc.	\$339,121,688
37	Datapath Inc.	\$327,400,000
38	CDW Government Inc.	\$288,294,972
39	Motorola Inc.	\$287,510,430
40	SI International Inc.	\$276,345,731
41	Qwest Communications International Inc.	\$273,000,000
42	URS Corp.	\$263,378,041
43	Apptis Inc.	\$255,012,472
44	Perot Systems Corp.	\$249,134,250
45	EDO Corp.	\$241,854,584
46	Softmart Government Services Inc.	\$233,218,065
47	Chenega Corp.	\$230,556,030
48	Affiliated Computer Services Inc.	\$230,000,000
49	Lucent Technologies Inc.	\$200,782,425
50	DLT Solutions Inc.	\$190,091,375

WASHINGTON TECHNOLOGY TOP FEDERAL CONTRACTORS

#	Company	Contracts
51	Apogen Technologies Inc.	\$185,102,000
52	Serco Services Inc.	\$185,000,000
53	CGI-AMS Inc.	\$178,494,629
54	Avaya Inc.	\$176,018,630
55	MPC Computers LLC	\$173,531,319
56	Thales North America Inc.	\$166,474,280
57	Alion Science and Technology Corp.	\$162,742,365
58	Stanley Associates Inc.	\$160,509,419
59	STG Inc.	\$154,375,726
60	Dynamics Research Corp.	\$154,000,000
61	EMC Corp.	\$153,428,621
62	World Wide Technology Inc.	\$151,835,879
63	QSS Group Inc.	\$151,000,000
64	Tybrin Corp.	\$138,400,000
65	immixGroup Inc.	\$134,275,755
66	Artel Inc.	\$134,208,920
67	Telos Corp.	\$133,110,485
68	Comtech Telecommunications Corp.	\$129,709,157
69	Nortel Government Solutions Inc.	\$126,264,831
70	Cubic Corp.	\$123,915,507
71	NCI Information Systems Inc.	\$123,100,000
72	Tetra Tech Inc.	\$120,886,524
73	JHM Research & Development Inc.	\$117,231,110
74	Camber Corp.	\$110,804,378
75	Westwood Computer Corp.	\$109,699,000
76	SAP America Inc.	\$109,116,118
77	Milcom Systems Corp.	\$108,486,734
78	ViaSat Inc.	\$106,716,547
79	TKC Communications LLC	\$104,196,448
80	Computer Associates International Inc.	\$101,604,671
81	Siemens Corp.	\$100,157,516
82	Scientific Research Corp.	\$98,604,108
83	S&K Technologies Inc.	\$85,682,466
84	Presidio Corp.	\$82,548,917
85	Intergraph Corp.	\$81,453,212
86	Multimax Inc.	\$81,069,258
87	InDyne Inc.	\$80,926,037
88	Gateway Inc.	\$77,653,504
89	Management Systems Designers Inc.	\$75,201,738
90	Indus Corp.	\$74,861,619
91	ASRC Federal	\$73,062,504
92	iGov Technologies Inc.	\$72,803,579
93	Force 3 Inc.	\$72,469,116
94	Westar Aerospace and Defense Group Inc.	\$72,424,318
95	Government Acquisitions Inc.	\$71,752,060
96	CherryRoad Technologies Inc.	\$67,246,296
97	American Systems Corp.	\$66,856,536
98	Government Micro Resources Inc.	\$65,731,712
99	Chugach Alaska Corp.	\$63,406,584
100	Engineering and Professional Services Inc.	\$60,470,044

POPULATION AND INCOME



Chamber of Commerce
Huntsville/Madison County, Alabama
Huntsville Regional Economic Growth

Huntsville/Madison County Demographic Summary				
	Madison County	City of Huntsville	City of Madison	Huntsville Metro Area ¹
POPULATION				
1980 Census	196,966	145,604	6,081	242,971
1990 Census	238,912	159,789	14,904	293,047
2000 Census	276,700	158,216	29,329	342,376
2005 Estimate	298,192	166,313	35,893	368,661
% Growth 2000-2005	7.8%	5.1%	22.4%	7.7%
HOUSEHOLDS				
1980 Census	67,082	51,113	2,040	82,440
1990 Census	91,208	63,058	5,967	110,893
2000 Census	109,955	66,742	11,143	134,643
RACE (Census 2000)				
Population	276,700	158,216	29,329	342,376
White	72.1%	64.5%	80.1%	74.3%
Black	22.8%	30.2%	13.0%	21.0%
Asian & Pacific Islander	2.0%	2.3%	3.6%	1.7%
Other Races	3.1%	3.0%	3.3%	3.0%
INCOME & AGE (Census 2000)				
Average Household Income	\$57,220	\$55,856	\$72,432	\$55,343
Per Capita Income	\$23,091	\$24,015	\$27,821	\$22,073
Median Age	35.7	36.7	34.5	35.7

Source: U.S. Census Bureau (www.census.gov)
1 Includes Madison and Limestone counties.