

TheHamptonsofHuntsville.com



THE HAMPTONS OF HUNTSVILLE

OFFERED AT 4.2 MILLION

Premier Development Plan
9.86 Acre Site Approved for Mixed Use Development

Prepared By :

The Hamptons of Huntsville, LLC
4550 PGA Blvd. Suite 205
Palm Beach Gardens, FL 33418

Cecily Rouser, MBA, Member, Agent
(561) 714 - 3572
Paradise Real Estate International
Realtor Associate SL3233345



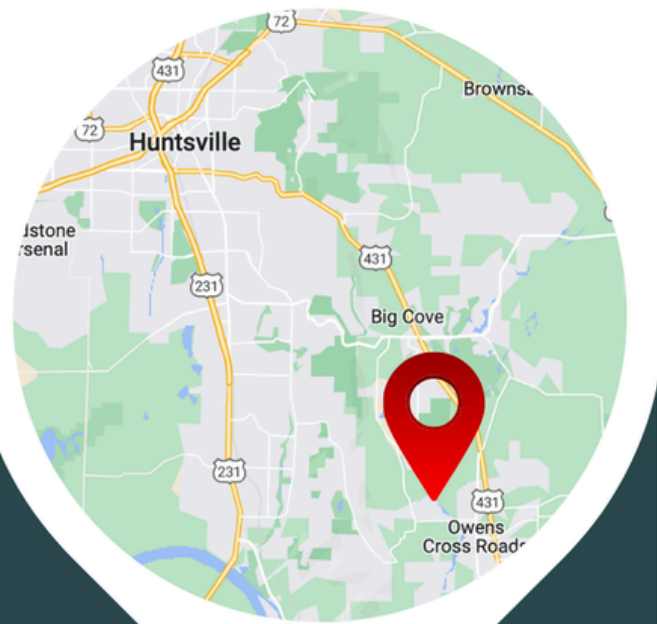
THE HAMPTONS OF HUNTSVILLE, LLC PRESENTS:

9.86 ACRE SITE
APPROVED FOR:

- Mixed Use Development
- Apartments
- Commercial
- Retail

OFFERED AT
\$4.2 MILLION

1 TAYLOR COURT CIRCLE
OWENS CROSS ROADS, AL 35763



REPORTS AVAILABLE:

- APPROVED SITE PLAN
- LETTER OF INTENT TO APPROVE - CITY OF HUNTSVILLE, AL
- DRAINAGE REPORT
- PHASE I
- SUBSURFACE AND GEOTECHNICAL STUDY
- TRAFFIC STUDY
- SURVEY



FOR MORE INFORMATION CONTACT
Cecily Rouser, MBA, Member, Agent
Paradise Real Estate International
Realtor Associate SL3233345



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✉ Cecily@ParadiseREI.com

MLS #: RX-10990418

PUBLIC REMARKS

Shovel Ready for Mixed Use Development

The location is ideal for the “Live, Work, Play” elevated lifestyle. Imagine your tenant coming home to their apartment, gathering their kids to walk the 10,000-step measured trail, stopping for ice cream at the store downstairs. Then, after the kids are nice and tired, grabbing a bottle of wine to enjoy on the roof garden as they watch the sunset over Huntsville Mountain. On weekends, after getting a fresh brewed coffee, they visit the onsite outdoors outfitter to pick up a new pair of hiking boots and make a reservation for a kayak rental at one of the local state parks.

This is the vision for the property as it went through the development phase up through municipal site approval. It is now available for sale. All of the due diligence reports are included – Phase 1, Title, Soil Report, Survey, Traffic Report, as well as contact lists and the proprietary marketing materials. For a buyer with the capabilities, the previous work will shave months off the development process.

The property is ideally located in the Huntsville, Alabama MSA – voted one of the Top 10 Best Places to Live. There is a built-in tenant base of military and government contractor personnel and a need for quality experiential retail offerings.



EXECUTIVE SUMMARY

Offered for sale is a 9.86-acre parcel in the Hampton Cove Area of Huntsville, Alabama. The asking price of \$4.2 million includes the land and all due diligence reports. Also included are The Hamptons of Huntsville, LLC company assets, including proprietary marketing materials, website, research and lists of development resources and potential commercial tenants

Located in Owens Cross Roads in the Highway Business C-4 Zoning District, the parcel is in the Greater Huntsville MSA of Madison County. The LLC, a single purpose Alabama corporation, was formed to develop the site into a mixed use, planned community. It received site approval for 392 apartment homes, 22,610 square feet of commercial spaces and amenities tailored to the local population of government agency and contractors' employees.

The mixed-concept has considerable competitive advantage over standalone apartment complexes and shopping centers. Our extensive market research shows local demand for corporate housing for military and government contracting personnel on short term assignments lasting several months to several years. These workers have need of close by experiential retailers and service providers: takeout and dining options, entertainment and fitness opportunities, as well as small office spaces. We found a great demand for the commercial space from retailers who offered an "experience" along with their product. Some of the interested national companies include ice cream chains, banks and the up-market division of a worldwide convenience store. Interested local companies include a regional coffee company, Mexican restaurant and sports outfitter.

The City of Huntsville Urban Development Department is committed to assisting with infrastructure: utility, road needs and technological upgrades for the project. The City also offers workforce training initiatives to lower labor costs for the builder and sub-contractors.

The Pre-LOI portfolio includes the Site Approval Letter, Phase 1, Drainage and Soil Reports, Traffic Report, Location Maps and Survey and pro forma Settlement Statement.

An additional portfolio of previous Appraisals, Feasibility Studies, Settlement Statements, Intangibles and Expenses to date is available upon receipt of Letter of Intent to Purchase.

PRO FORMA NUMBERS

The chart below is a pro forma comparison between the cost per approved door and square foot of commercial space for the subject property vs. other properties offered for sale in the local area. We added these calculations for a high-priced area in the North East only to illustrate the favorable economics of building in Alabama.

		The Hamptons of Huntsville	Local Land	New York Land (for comparison)
RESIDENTIAL	392 Units	\$8,500 a door	\$15,000 a door	\$53,000 a door
	Total	\$3,332,000	\$5,380,000	\$20,935,000
COMMERCIAL	24,000 Sq. Ft.	\$50 per sq. ft.	\$50 per sq. ft.	\$80 per sq. ft.
	Total	\$1,200,000	\$1,200,000	\$1,920,000

Value	\$4,532,000	\$6,580,000	\$22,855,000
Sales Price	\$4,200,000	\$4,200,000	\$4,200,000
Equity at Purchase	\$332,000	-\$2,380,000	-\$18,655,000

PROPERTY SITE APPROVAL LETTER



HUNTSVILLE

Shane Davis, P.E.
Director

Urban Development Department

January 22, 2024

Geoffrey Singer

Re: 1 Taylor Court Circle
Owens Cross Roads, AL 35763

To The Manager of The Hamptons of Huntsville, LLC:

According to the *current*, Official Zoning Maps of the City of Huntsville, the above referenced property is located in a Highway Business C4 Zoning District. To view the complete City of Huntsville Zoning Ordinance to include the Highway Business C4 Zoning District regulations, please refer to <http://docs.huntsvilleal.gov/docs/zoning/ZonOrd.pdf>.

According to Article 24.1 of the Zoning Ordinance, mixed use buildings with residential, retail, office and restaurants are permitted in a Highway Business C4 Zoning District.

The City is aware and very interested in this property at 1 Taylor Court Circle. This project is located on a 9.86 acre parcel of land in Taylor Court subdivision. The Hamptons of Huntsville, LLC site plan for this project has been reviewed and approved by city staff. The project is a 438,480 gross square foot structure, with 392 apartment units and 22,610 square feet of commercial space. It is a planned a 5-story structure with a roof deck.

Based on this development design, the city is committed to assisting with infrastructure, both utility and road needs and upgrades for this project.

Should you have any questions, please feel free to contact Economic Development at (256) 564-8019.

Respectfully,

Jim McGuffey
Deputy Director of Urban and Economic Development

The Star of Alabama

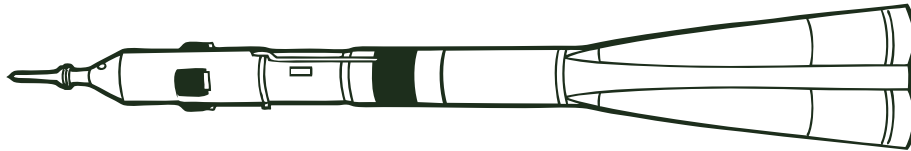
P. O. Box 308 · Huntsville, AL 35804-0308 · Phone 256-427-5300 · FAX 256-427-5325
www.huntsvilleal.gov

LOCATION SUMMARY

HUNTSVILLE VOTED #1 BEST PLACE TO LIVE BY U.S. NEWS



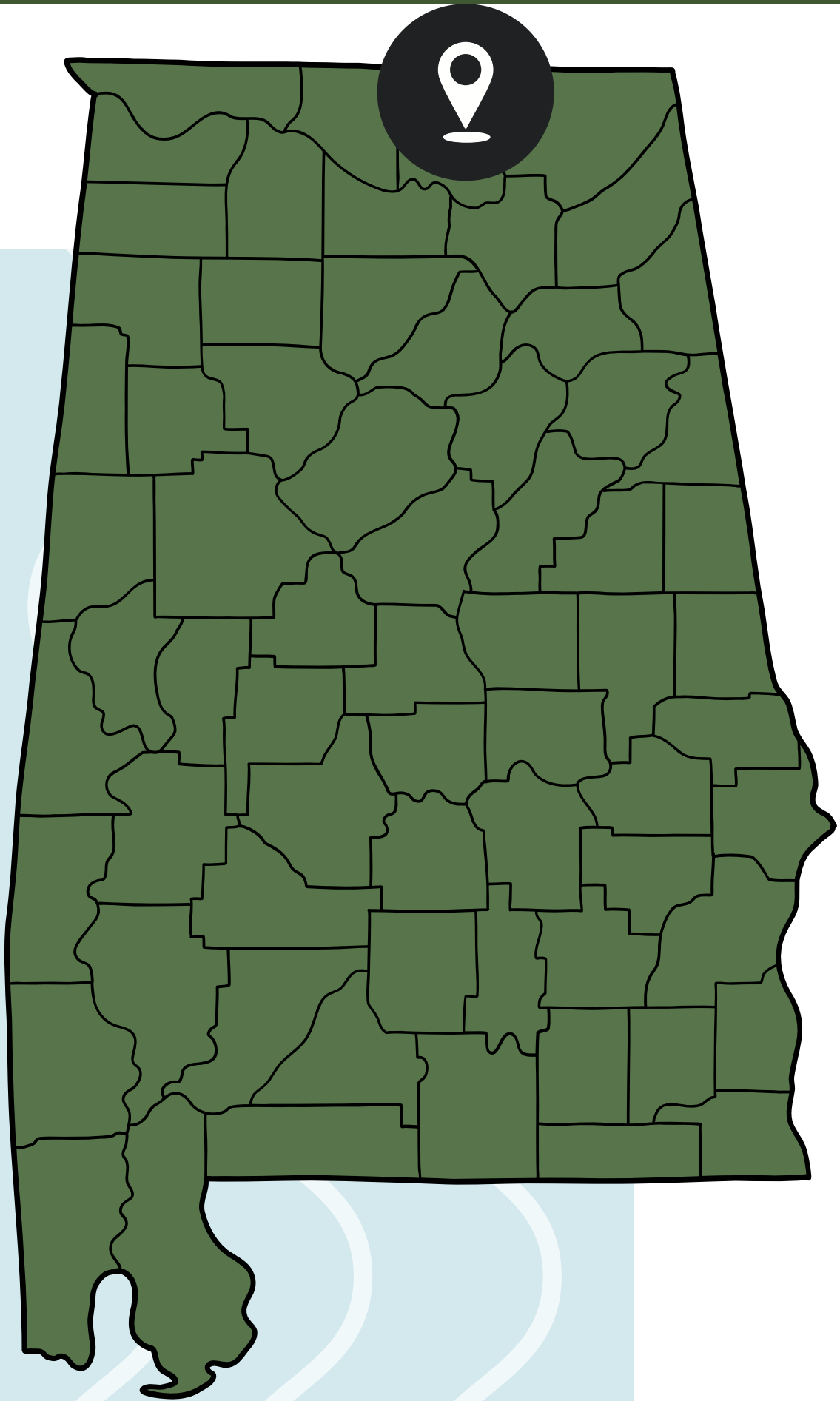
- Largest City in Alabama
- Diverse population drawn to the area for job opportunities in aeronautics and education
- Large defense and technology sector
- Home of University of Alabama "Huntsville" and Alabama A&M University



Nicknamed "The Rocket City" for its historical and current impact on many U.S. space missions, Huntsville represents a marriage of colonial and modern living.

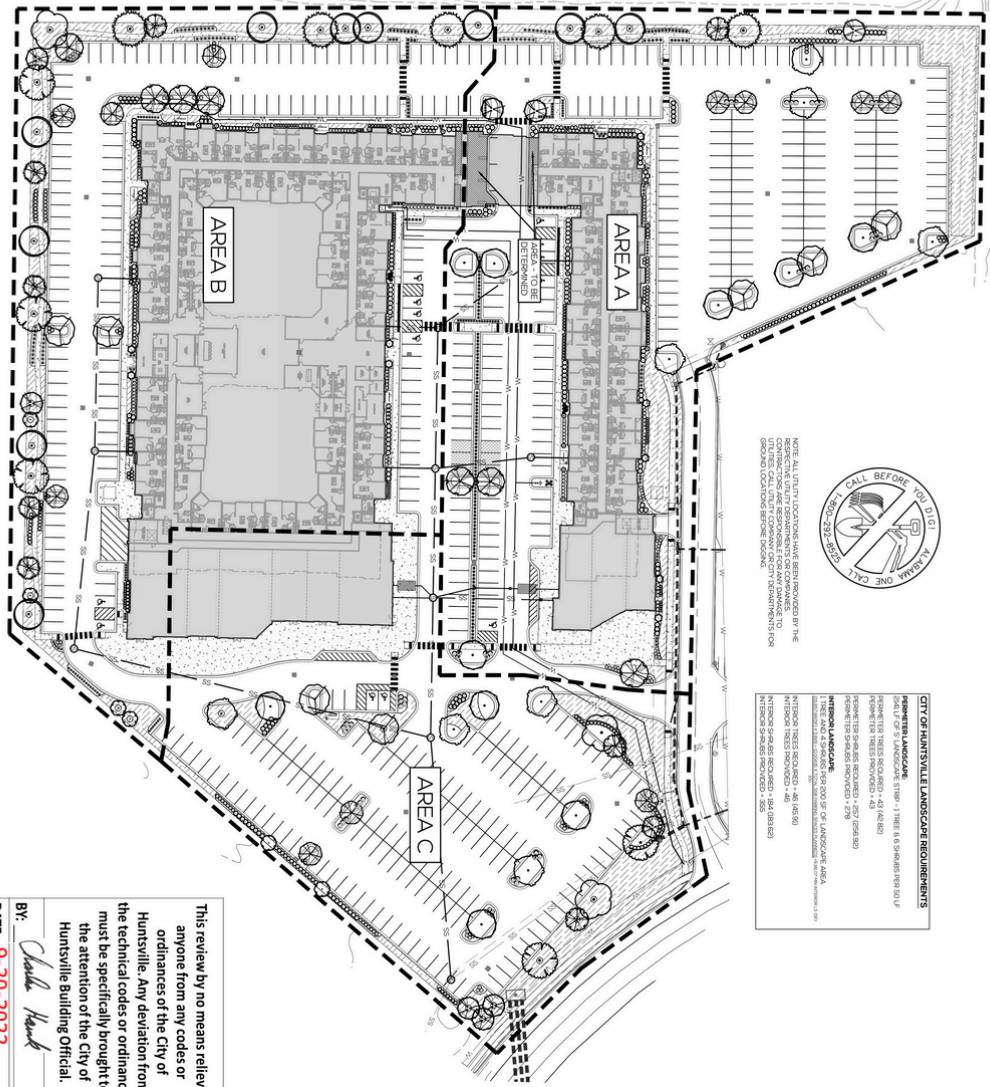
The Huntsville MSA continues to experience GDP growth, increasing by almost half in the past decade.

LOCATION



APPROVED SITE PLAN

- LANDSCAPE NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF LANTERNS AND UTILITIES ON THE SITE. REPAIR DAMAGED UTILITIES TO OWNERS SATISFACTION AT NO ADDITIONAL COST.
 - VERIFY QUANTITIES ON PLANS BEFORE BEGINNING WORK AND PROVIDE PLANT MATERIAL IN SIZES AND VARIETIES SHOWN ON THE DRAWINGS AND PLANT LIST.
 - ALL PLANT MATERIAL SHALL BE GUARANTEED ONE FULL YEAR FREE REPLACEMENT ON LABOR. MATERIAL, SEPARATE AGREEMENT WITH INSTALLER SHALL BE PROVIDED TO INCLUDE CONTRACT NUMBER AND DATES.
 - SOIL ALL AREAS ACCORDING TO LANDSCAPE PLAN AND SEED ALL OTHERS.
 - LANDSCAPE ARCHITECT MAY OR MAY NOT AT HIS/HER DISCRETION ACCEPT SUBSTITUTIONS.
 - PROVIDE FRESHLY DUG TREES AND SHRUBS. DO NOT USE NATURALLY COLLECTED MATERIALS.
 - PLANT MATERIAL STORED ON THE SITE MORE THAN 8 HOURS PRIOR TO PLANTING SHALL BE HEATED IN WARM WATER AND LEFT MOIST.
 - INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
 - STAKE PLANT LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.
 - ADJUST STAKE LOCATIONS AS DIRECTED.
 - ALL PLANTS SHALL MEET SPECIFICATIONS. ROOTBALLS SHALL MEET OR EXCEED SIZE STANDARDS SET FORTH IN ANSI Z601.1 (AMERICAN STANDARD FOR NURSERY STOCK - PLANT LEADERS) OF ALL TREES SHALL REMAIN NAKED.



CITY OF HUNTSVILLE LANDSCAPE REQUIREMENTS

DATE OF 9/1/2022. 1. TREE & SHRUB SPEC. 2. PLANT LIST. 3. PLANT LIST. 4. PLANT LIST. 5. PLANT LIST. 6. PLANT LIST. 7. PLANT LIST. 8. PLANT LIST. 9. PLANT LIST. 10. PLANT LIST. 11. PLANT LIST. 12. PLANT LIST. 13. PLANT LIST. 14. PLANT LIST. 15. PLANT LIST. 16. PLANT LIST. 17. PLANT LIST. 18. PLANT LIST. 19. PLANT LIST. 20. PLANT LIST. 21. PLANT LIST. 22. PLANT LIST. 23. PLANT LIST. 24. PLANT LIST. 25. PLANT LIST. 26. PLANT LIST. 27. PLANT LIST. 28. PLANT LIST. 29. PLANT LIST. 30. PLANT LIST. 31. PLANT LIST. 32. PLANT LIST. 33. PLANT LIST. 34. PLANT LIST. 35. PLANT LIST. 36. PLANT LIST. 37. PLANT LIST. 38. PLANT LIST. 39. PLANT LIST. 40. PLANT LIST. 41. PLANT LIST. 42. PLANT LIST. 43. PLANT LIST. 44. PLANT LIST. 45. PLANT LIST. 46. PLANT LIST. 47. PLANT LIST. 48. PLANT LIST. 49. PLANT LIST. 50. PLANT LIST. 51. PLANT LIST. 52. PLANT LIST. 53. PLANT LIST. 54. PLANT LIST. 55. PLANT LIST. 56. PLANT LIST. 57. PLANT LIST. 58. PLANT LIST. 59. PLANT LIST. 60. PLANT LIST. 61. PLANT LIST. 62. PLANT LIST. 63. PLANT LIST. 64. PLANT LIST. 65. PLANT LIST. 66. PLANT LIST. 67. PLANT LIST. 68. PLANT LIST. 69. PLANT LIST. 70. PLANT LIST. 71. PLANT LIST. 72. PLANT LIST. 73. PLANT LIST. 74. PLANT LIST. 75. PLANT LIST. 76. PLANT LIST. 77. PLANT LIST. 78. PLANT LIST. 79. PLANT LIST. 80. PLANT LIST. 81. PLANT LIST. 82. PLANT LIST. 83. PLANT LIST. 84. PLANT LIST. 85. PLANT LIST. 86. PLANT LIST. 87. PLANT LIST. 88. PLANT LIST. 89. PLANT LIST. 90. PLANT LIST. 91. PLANT LIST. 92. PLANT LIST. 93. PLANT LIST. 94. PLANT LIST. 95. PLANT LIST. 96. PLANT LIST. 97. PLANT LIST. 98. PLANT LIST. 99. PLANT LIST. 100. PLANT LIST.

11. MATCH PLANTING AND PLANTING BEDS WITH FINE STRAW OR SHEDDED WOOD CHIPS TO A DEPTH OF 3 INCHES.
12. PREPARE ALL TOPSOIL TO BE USED IN ALL PLANTING AREAS IN THE FOLLOWING PROPORTIONS:
4 PARTS TOP SOIL
2 PARTS DECOMPOSED ORGANIC MATTER
2 PARTS COMPOSTED MANURE
1 PART MICROORGANISMS PER MANUFACTURER'S SPEC.
13. REMOVE FROM SITE ANY PLANT MATERIAL, WHICH TAKES BROWN OR DEFOLIATES WITHIN 14 DAYS AFTER PLANTING. REPLACE IMMEDIATELY WITH APPROVED SPECIFIED PLANT MATERIAL.
14. WHEN LANDSCAPE WORK IS COMPLETE, LANDSCAPE ARCHITECT WILL, UPON REQUEST, MAKE AN INSPECTION TO DETERMINE ACCEPTED QUALITY.
15. ACCEPT ALL PLANTING MATERIALS THAT ARE ACCEPTED IN FULL BY THE LANDSCAPE ARCHITECT.
16. LOCATE PLANT MATERIAL PRIOR TO PLANTING AND, IF NECESSARY, WITH RECOMMENDED PLANT SUBSTITUTION. SUBSTITUTION OF RED SHALL CONSTITUTE CONTRACTORS ACCEPTANCE OF PLANT MATERIAL QUALITY.
17. ALL TREES SHALL BE MATCHED WITH FINE STRAW OR SHEDDED WOOD CHIPS AND BE STAKED TO INDICATE LOCATION AND DIRECTION. STAKES AND OUTLINE TO BE REMOVED BY AND REINSTATE THE PROPERTY OF THE CONTRACTOR.

INSPECTION

DATE: 9-20-2022

BY: *Charles Hawk*

100% CITY OF HUNTSVILLE

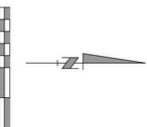
NOTE: THE OWNER, LESSEE, OR HIS AGENT SHALL BE RESPONSIBLE FOR PROVIDING PLANTING AND PROTECTIVE MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING IT FREE FROM REFUSE AND DEBRIS. ALL UNHEALTHY AND DEAD MATERIALS SHALL BE REPLACED WITHIN ONE YEAR AFTER INSPECTION OR, AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, WHENEVER COMES FIRST.



GROUND COVER	BOTANICAL / COMMON NAME	QTY
	Cyperus digitatus / Barnyard Grass	25,000 #

NOTE: THE SOD SHALL BE PLACED ON THE PREPARED SURFACE WITH THE EDGES IN CLOSE CONTACT. GRASS SHALL BE PLACED IN A STaggered Pattern. THE EDGES OF SOD AND ACCEPTABLE LOAMY TOP SOIL SHALL BE USED TO FILL JOINTS. THE ENTIRE SODDED AREA SHALL THEN BE TAMPED IN PLACE IN A SATISFACTORY MANNER AND WATERED AS NECESSARY.

TREES	CODE	BOTANICAL / COMMON NAME	CONT.	CA.	HEIGHT	QTY
1	CA	Carpinus caroliniana Native Flame / Native Flame Northern	B1B	25' CAL.	12' Hn.	4
2	CA	Carpinus caroliniana Robusta / Robusta American Northern	B1B	2' - 25' CAL.	12' Hn.	6
3	CA	Quercus bicolor / Swamp White Oak	B1B	25' CAL.	12' Hn.	5
4	CA	Quercus laevis / Swamp White Oak	B1B	2' - 25' CAL.	12' Hn.	4
5	CA	Liquidambar styraciflua / Sweetgum	B1B	25' CAL.	12' Hn.	5
6	CA	Liquidambar styraciflua / Sweetgum	B1B	2' - 25' CAL.	12' Hn.	4
7	CA	Metastachya distachne / Sweetgum	B1B	25' CAL.	12' Hn.	5
8	CA	Metastachya distachne / Sweetgum	B1B	2' - 25' CAL.	12' Hn.	4
9	CA	Metastachya distachne / Sweetgum	B1B	25' CAL.	12' Hn.	5
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OVERALL LANDSCAPE PLAN

DATE: 08-30-2022

DRAWN BY: S.B.L.

CHECKED BY: C.C.A.K.

PROJECT NO.: 200770

L-1.0

HAMPTONS OF HUNTSVILLE

PREPARED FOR THE SINGER COMPANY

SECTION 26 - TOWNSHIP 4 SOUTH - RANGE 1 EAST - MADISON COUNTY

SCHOL

1001 22nd Street South
Birmingham, Alabama 35205
205.325.4144

7500 Memorial Pkwy S.W. Ste 209
Huntsville, Alabama 35892
256.536.1251

Civil Engineering • Land Surveying • Environmental • Water Resources • Landscape Architecture • Laser Scanning • Modeling

TOPOGRAPHICAL SURVEY



NOTES:

1. This survey was established by using a GPS/GNSS network or single-station method. Horizontal datum is NAD83. Vertical datum is NAVD 83. Elevation is in feet above mean sea level.
2. This project is not located within the 100-year flood zone and is not located within a Special Flood Hazard Area (SFHA) as shown on the Flood Insurance Rate Map (FIRM) for the area.
3. The underground utilities shown are shown from field survey locations of private utility markings on the ground. The locations of public utilities are shown from the utility company's records. The surveyor makes no guarantee that the underground utilities are shown in the correct location or depth.
4. No line comments or information was provided for the purpose of this survey. Therefore, there may be errors and other matters of record of which the surveyor has no knowledge that are not shown on this map.
5. This survey is not valid without the original signatures and seal of the Professional Land Surveyor.

Survey V. above can be contacted by telephone at (205) 313-1171 or by email at gsinger@gsinger.com.

Description for Subject Property as recorded:

State of Alabama

A lot of land located in Madison County, Alabama and being more particularly described as follows:

all of Tract 2, Taylor Court Subdivision Phase II, as recorded in Plat Book 2019 page 60415 in the office of the Judge of Probate of Madison County, Alabama.

lot contains 9.88 acres more or less.

COMMENTS:

Center Point #1: N 15°29'15.28\"/>

HAMPTONS OF HUNTSVILLE
PREPARED FOR THE SINGER COMPANY

SECTION 26, TOWNSHIP 4 SOUTH, RANGE 1 EAST
MADISON COUNTY, ALABAMA

Civil Engineering | Land Surveying | Landscape Architecture
Environmental | Water Resources | Laser Scanning | Modeling

SCHÖEL

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Huntsville, Alabama 35892
256.323.6166

7500 Memorial Pkwy SW, Ste 209
Huntsville, Alabama 35892
256.539.1221

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BOUNDARY AND
TOPOGRAPHIC
LAND SURVEY

DRAWN BY: 03.13.2022
CHECKED BY: JAKA/RVJ
FIELD DATE: 04.14.2022
PROJECT NO.: 22097.36T
FIELD BOOK: 1064-H

1 OF 1

POTENTIAL AMENITIES

LOCAL DEMAND FOR:

- Community Center
- Fitness Facility
- Pool
- Kid's Splash Pad
- Dog Park
- Marked Ten Thousand Step Walking Trail
- Electric Vehicle Charging Stations
- Private Workstations for Residents
- Storage Units
- Outdoor Grill Pavilion
- Wine Storage Units
- RFID Smart Locks
- Package Lockers
- Cold Storage for Grocery Delivery
- Community Programming
- Rooftop Social Garden
- Hiking Trail Access



PROPOSED COURTYARD PLAN

In Demand Features Include:

SWIMMING POOL

LOUNGE AREAS

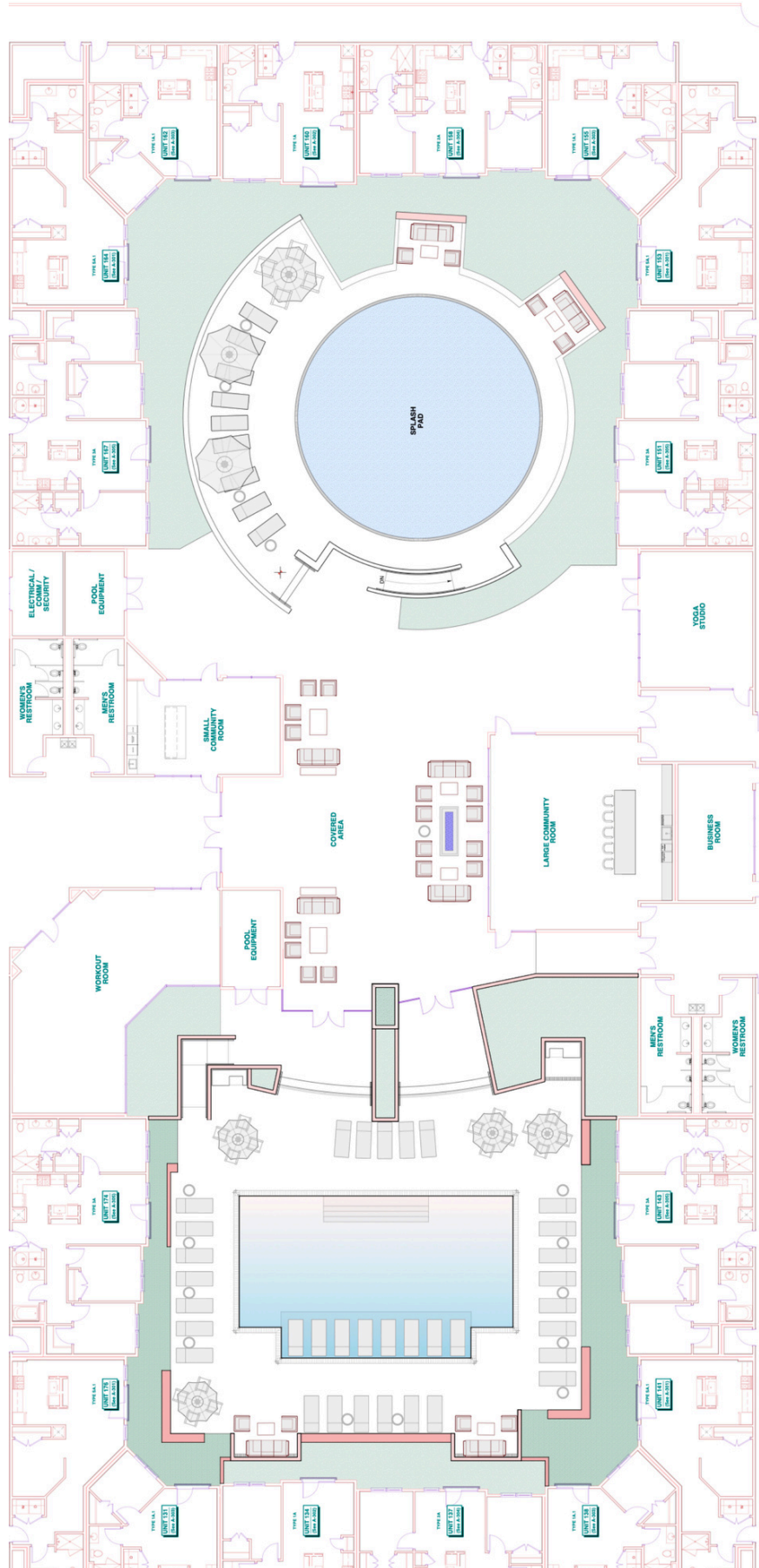
GRILL PAVILLION

KIDS' SPLASH PAD

ACCESS TO:
FITNESS ROOM

WELLNESS ROOM

CO-WORKING SPACES



PROPOSED ROOF GARDEN PLAN

In Demand Features Include:

SPECTACULAR
SUNSET VIEWS
OVER THE
MOUNTAIN

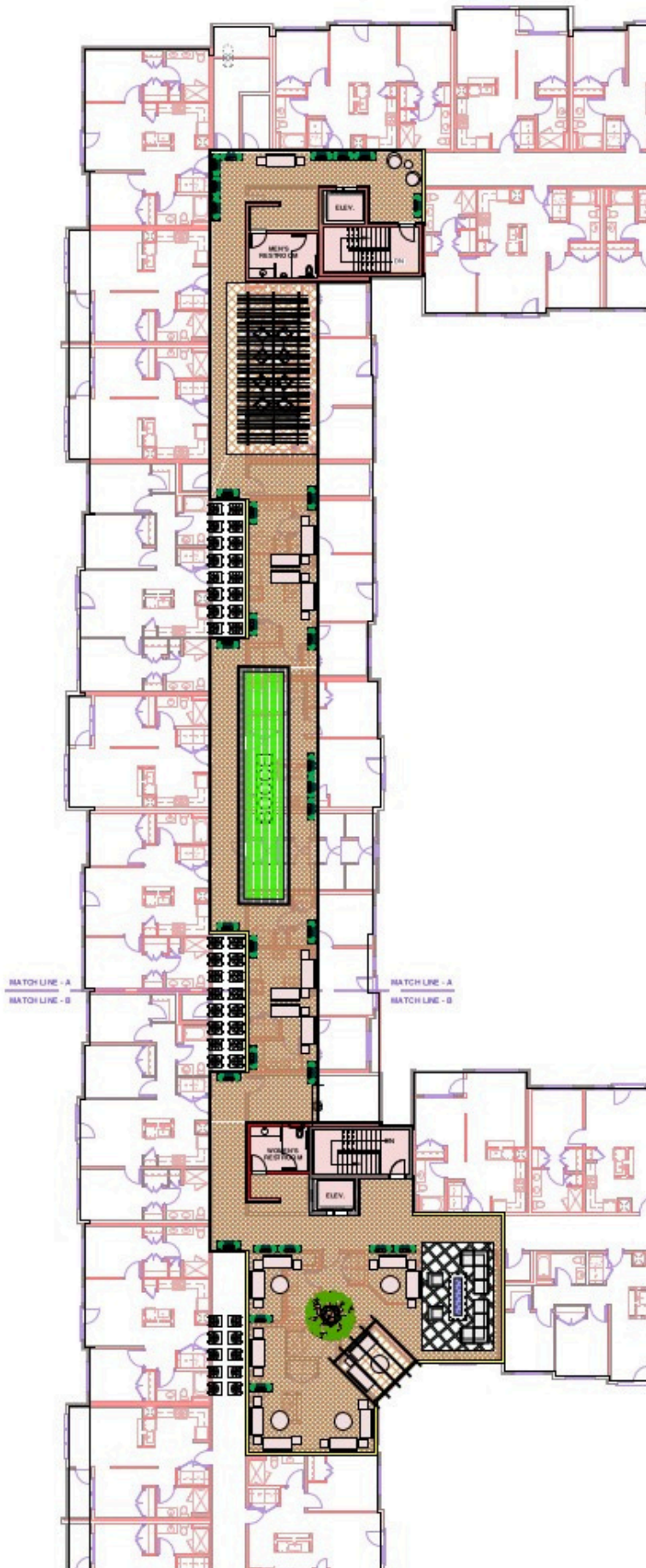
COCKTAIL SEATING
AREAS

LOUNGE AREAS

SUN DECK

BOCCI BALL
COURT

PLENTIFUL TREES
AND PLANTS



MARKET PROFILE

There are 1454 active home listings and 107 new homes for sale in Huntsville, AL.

Homes in Huntsville, AL were selling for a median price of \$350,000 in May 2024.

On average, homes in Huntsville, AL sell after 38 days on the market compared to 28 days last year.

920 homes were sold in Huntsville, AL in May 2024, up from 477 last year.

Huntsville, AL is part of the Madison County R-1 School District, with 68 Elementary Schools, 42 Middle Schools, and 30 High Schools.

Source: www.movoto.com

DEMOGRAPHICS

HUNTSVILLE, ALABAMA

125TH IN POPULATION
AMONG U.S. CITIES...



- 122. Mobile, AL
- 123. Grand Rapids, MI
- 124. Salt Lake City, UT
- 125. Huntsville
- 126. Tallahassee, FL
- 127. Grand Prairie, TX
- 128. Overland Park, KS

← 214 SQUARE MILES →



29TH IN LAND AREA.

HUNTSVILLE IS LARGER THAN:

PHILADELPHIA

POPULATION: 1.5 MILLION
LAND AREA: 141.6 SQ. MI.

DENVER

POPULATION: 685,000
LAND AREA: 154.9 SQ. MI.

ATLANTA

POPULATION: 445,000
LAND AREA: 132.4 SQ. MI.

LAS VEGAS

POPULATION: 595,000
LAND AREA: 135.8 SQ. MI.

Source: www.bigpicturehuntsville.com



Average

Population



227,522

HH Income



\$67,874

Households



91,048

CAREER GROWTH

Huntsville Unemployment Rates

Rate (%)	2.3
Unemployment	5,565
Employment	231,734
Labor Force	237,299
Record High	10.7% on April 2020
Record Low	1.4% on April 2023



POPULATION & GROWTH FACTS

The population of Huntsville, Alabama, is projected to continue its rapid growth from 2025 to 2030. The Huntsville metro area is estimated to reach nearly 590,000 by 2029, indicating a significant increase from the current population of approximately 535,000 in 2024 ([Hville Blast](#)) ([The Big Picture](#)). The city's growth is driven by investments in defense, technology, and manufacturing, as well as strategic annexation of surrounding areas ([Alabama Political Reporter](#)).

Employment



Source: www.hsvcommerce.org

TOP 10 PLACES TO WORK EMPLOYING OVER 200+

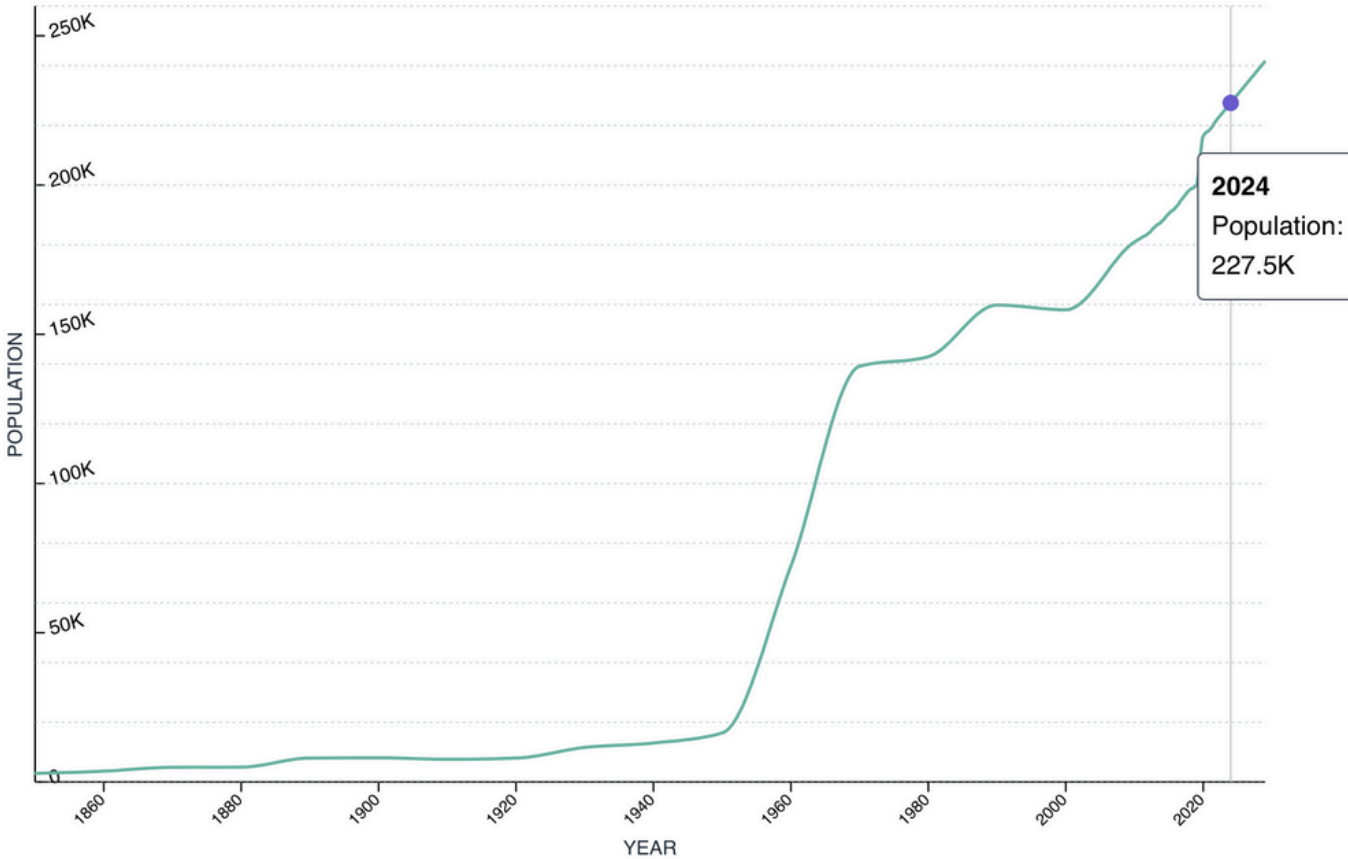
- | | |
|-----------------------------|-----------------------------|
| 1. US SPACE & ROCKET CENTER | 6. TORCH TECHNOLOGIES |
| 2. YULISTA HOLDING, LLC | 7. HILL TECHNICAL SOLUTIONS |
| 3. BOEING | 8. CRESTWOOD MEDICAL |
| 4. IRONMOUNTAIN SOLUTIONS | 9. HUNTSVILLE HOSPITAL |
| 5. RAYTHEON TECHNOLOGIES | 10. OPTIMAL RESEARCH |

POPULATION ANALYSIS

**2024
HUNTSVILLE
POPULATION:
227,522**

Huntsville Population Growth Growth Since 2020: 5.17%

Huntsville, Alabama Population 2024
227,522



Source: World Population Review



HUNTSVILLE HOUSING MARKET OVERVIEW



According to Zillow, the 2024 average home value is up 1.3% since last year!

⬆ -- 1-year Market Forecast

657 For sale inventory (April 30, 2024)

243 New listings (April 30, 2024)

0.982 Median sale to list ratio (March 31, 2024)

\$257,317 Median sale price (March 31, 2024)

\$339,500 Median list price (April 30, 2024)

18.2% Percent of sales over list price (March 31, 2024)

61.7% Percent of sales under list price (March 31, 2024)

18 Median days to pending (April 30, 2024)

DOCUMENTS AVAILABLE UPON REQUEST

Property Documents:

Warranty Deed – Internal for Buyout of Partner

Legal Description

Site Approval Letter - Urban Development Department

Approved Site Plan – 1st Page

Survey

Tax Record - 2024

Zoning Regulations - Complete

Zoning Regulations Excerpt - C-4

Completed Reports:

Traffic study

Drainage

Phase 1

Soil report

We will release additional due diligence items upon receipt of a non-binding Letter of Intent (LOI) to enter into negotiations for purchase of the property.

For more information contact:

Cecily Rouser: 561-714-3572

Agent & Member, The Hamptons of Huntsville, LLC