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Land • Farms • Lake Property

Chad Camp
205-478-4974



5 +/- ACRES

Ashville, AL ~ GPS 33.67906, -86.40124

Opportunity for Diesel Mechanic, Concrete mixing plant, Lumber Yard or Truss Operating Facility. 5 Buildings onsite. Easy to maneuver large trucks in and out of the property. Property is just off Hwy 411 and across from Jacks. Property does have 3 Phase Power, Gas and Water. Currently was used as Truss Facility. Can be purchased with or without equipment. Neighboring properties could be purchased. See Brochure of layout.

Directions: From Birmingham take I-20 Exit 144B. North on Hwy 411 to Odenville. Turn right on Burgess in front of Jacks.

Main Operation office is Approximately 1,540 Sq. Ft. -

Office Warehouse is 10,440 Sq. Ft. -

Saw Building is 5,936 Sq. Ft. -

4,800 Sq. Ft Material Shed

2,000 Sq. Ft. Lumber Shed.

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95 Burgess Dr Odenville AL

Alabama, AC +/-



Google

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Property For Sale

A - Office/Warehouse - 10,440 SF (does not include shed area)

B - Saw Building - 5,936 SF (Does not include shed area)

C - Material Shed - 4,800 SF

D - Lumber Shed - 2,000 SF

E - Office - 1,540 SF

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INTRODUCTION & SUMMARY OF SALIENT FACTS & CONCLUSIONS - CONTINUED

Subject Land Description:

Land Size:

Description:	SF	Acres	Based On:
Usable Land Area	235,224	5.400	Appraisers' Estimate
Unusable Wetlands Land Area	19,602	0.450	Appraisers' Estimate
Total Land Area	254,826	5.850	Legal Description

Utilities	Electricity, Water, Natural Gas, and Sanitary Sewer
Shape	Irregular
Topography	Level
Flood Plain Information	"Zone X and AE" - 01115C0245F (06/19/12)
Wetlands	Yes-Approximately 0.45-Acres; Source: <i>U.S. Fish & Wildlife Service National Wetlands Inventory</i>

Subject Improvements Description:

Number of Buildings	Five
Number of Stories	One
Number of Tenant Units	One; Single-Tenant Building
Gross Building Area	± 17,916 SF; Based on Field Measurements Divided As: Office-1,540 SF Office-Warehouse-10,440 SF (Does Not Included Shed Area) Saw Building-5,936 SF (Does Not Included Shed Area) Lumber Shed-2,000 SF Material Shed-4,800 SF
Building Efficiency Ratio	100 %
Floor Area Ratio	0.07
Land to Building Ratio	14.22:1
Year Built / Renovated	1978- Office, Office-Warehouse and Saw Building/ Various Minor Renovations 1995-Lumber Shed 2012-Material Shed
Effective Age / Total Economic Life	15 Years / 45 Years-Office 20 Years / 35 Years- Office-Warehouse 20 Years / 35 Years- Saw Building 5 Years / 20 Years-Lumber Shed 1 Year / 20 Years-Material Shed
Remaining Economic Life	30 Years-Office 15 Years-Office-Warehouse 15 Years-Saw Building 15 Years-Lumber Shed 19 Years-Material Shed
Condition	Average

Personal Property/FF&E:

Not Applicable - Real Estate Only

IMPROVEMENT SUMMARY AND ANALYSIS - CONTINUED

BUILDING SKETCH

