

MANUFACTURING /DISTRIBUTION SITE ,230 ACRES, I-65,EXIT 164 | LAND FOR SALE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,750,000
Lot Size:	229.84 Acres
Price / Acre:	\$11,965
Zoning:	M1

PROPERTY OVERVIEW

Great location for a Distribution center, or manufacturing plant. Located off I-65, EXIT 164, Mobile Hwy. Hodges Commercial Real Estate has been authorized to represent the Sale of 230 acres, zoned M1, next door to the new Dollar General Distribution center. This plot of land is just around the corner from the Hyundai Plant. Phase 1 report, Geotech Report, Corp of Engineers letter, and Preliminary Env Due Diligence report, are available. Call Ed Fleming today at 334-652-2121 for more information!

PROPERTY HIGHLIGHTS

- adjacent to Dollar General Distribution Plant
- across from Coca cola bottling Plant

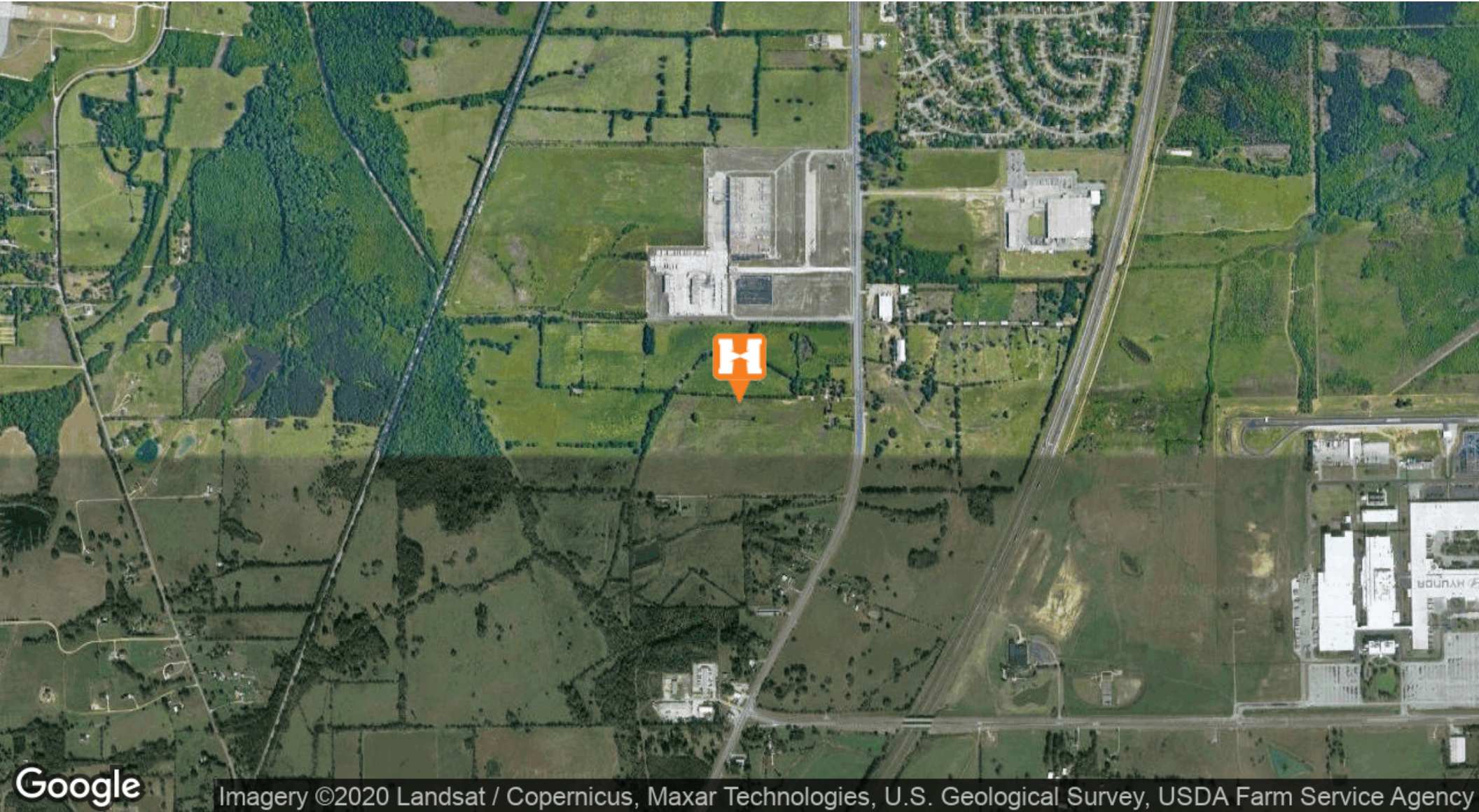
ED FLEMING
defleming7@gmail.com
334.652.2121

**THE RIGHT PLACE.
THE RIGHT SPACE.**

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

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LOCATION MAPS



Imagery ©2020 Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

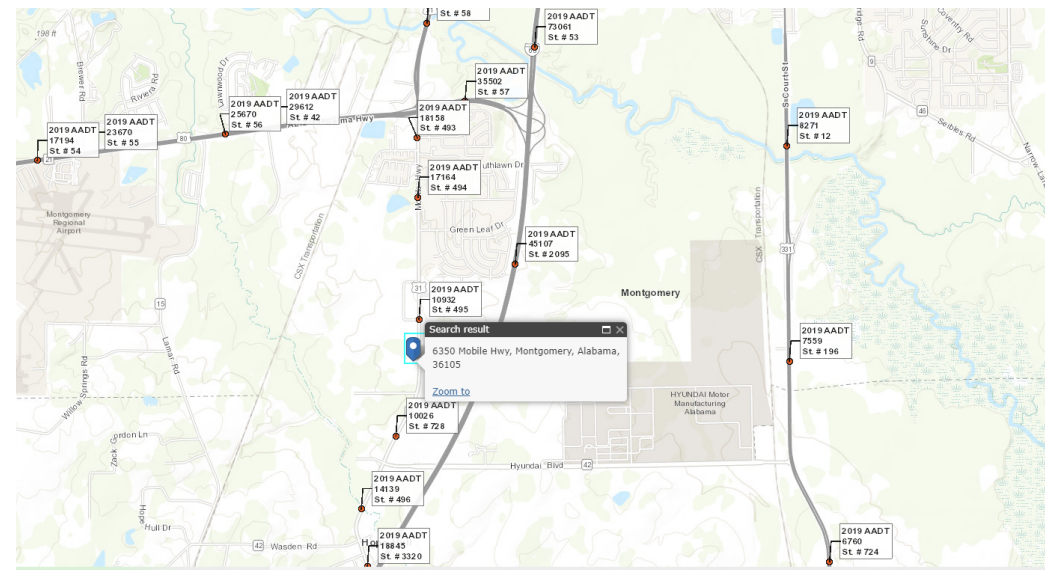
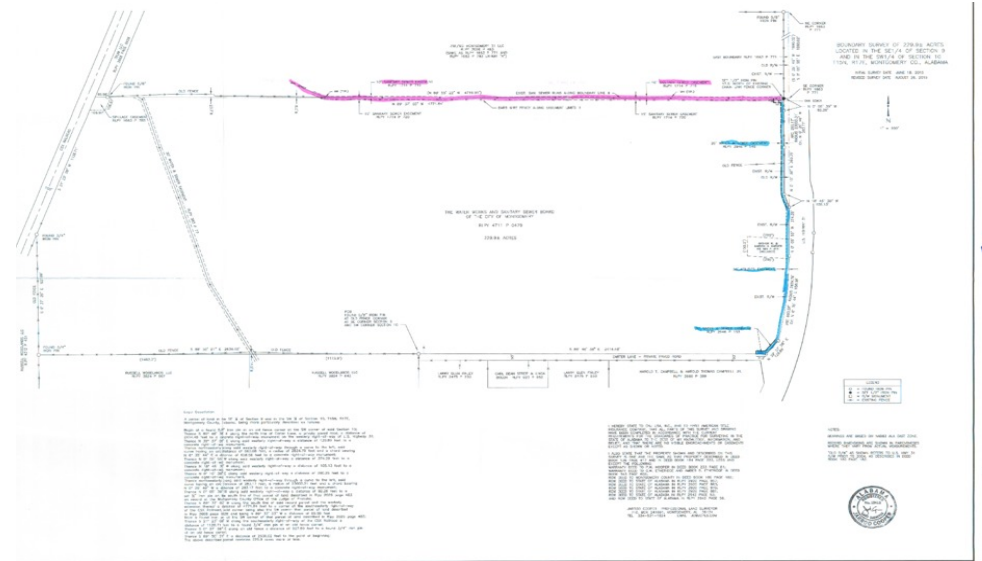
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ADDITIONAL PHOTOS



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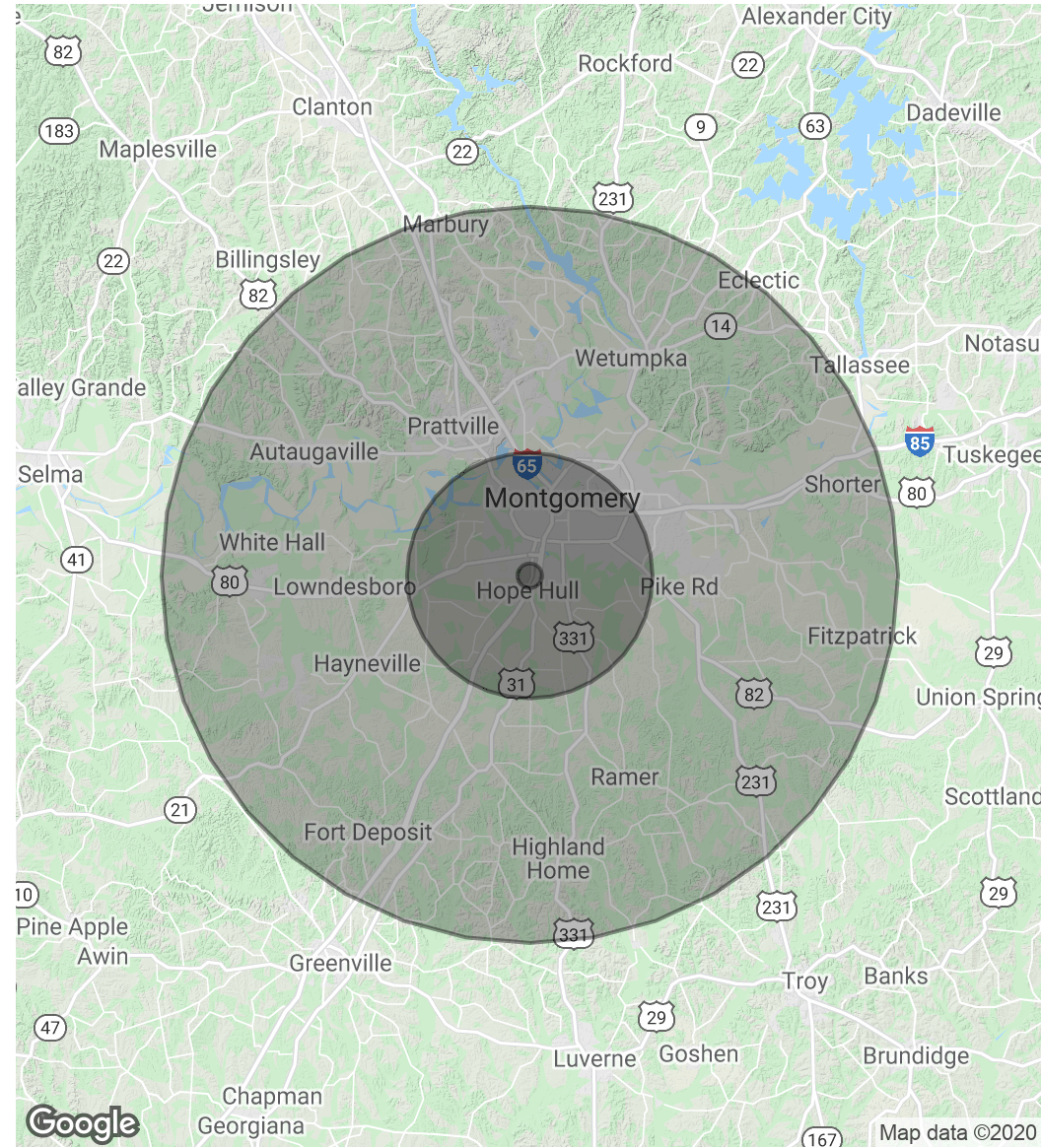
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	10 MILES	30 MILES
Total Population	1,700	156,308	427,539
Average age	34.9	34.5	36.0
Average age (Male)	34.9	32.0	34.4
Average age (Female)	34.8	36.7	37.5

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	588	59,579	161,528
# of persons per HH	2.9	2.6	2.6
Average HH income	\$43,016	\$50,822	\$62,088
Average house value		\$151,947	\$178,208

** Demographic data derived from 2010 US Census*



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