

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$275,000
Building Size:	43,000 SF
Lot Size:	16.59 Acres
Price / SF:	\$6.40

PROPERTY OVERVIEW

Welcome to 639 Hunter Loop Rd. This one of a kind property is conveniently located within the city limits. Once previously operated as a wholesale nursery for 40 years, this property contains 43,000 sq. ft. of greenhouse space divided between 4 buildings. Greenhouses are equipped with fans and heaters, complete irrigation system, and also a generator that powers whole property (Natural Gas). Another great aspect is the deep water well located on the property. The work shop has a fully functional walk in cooler. Many other bonuses include a tractor, 24 Ft delivery truck, several sprayers, fertilization system, and many tools to begin production right away. A gas boiler (Natural Gas) powers one of the greenhouses. An office, break-room, and bathroom also on-site.

PROPERTY HIGHLIGHTS

- Equipped with Fans & Heaters, Complete Irrigation System, Generator, & Walk-in-Cooler
- Equipment Included: Tractor, 24-Foot Delivery Truck, Multiple Sprayers, & Fertilization System
- Deep Water Well on Site
- 43,000 SF Greenhouse Space
- Within City Limits

CENTRAL ALABAMA GREENHOUSES | SPECIAL PURPOSE PROPERTY FOR SALE

ADDITIONAL PHOTOS



Hodges

Commercial Real Estate



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**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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AERIAL MAP



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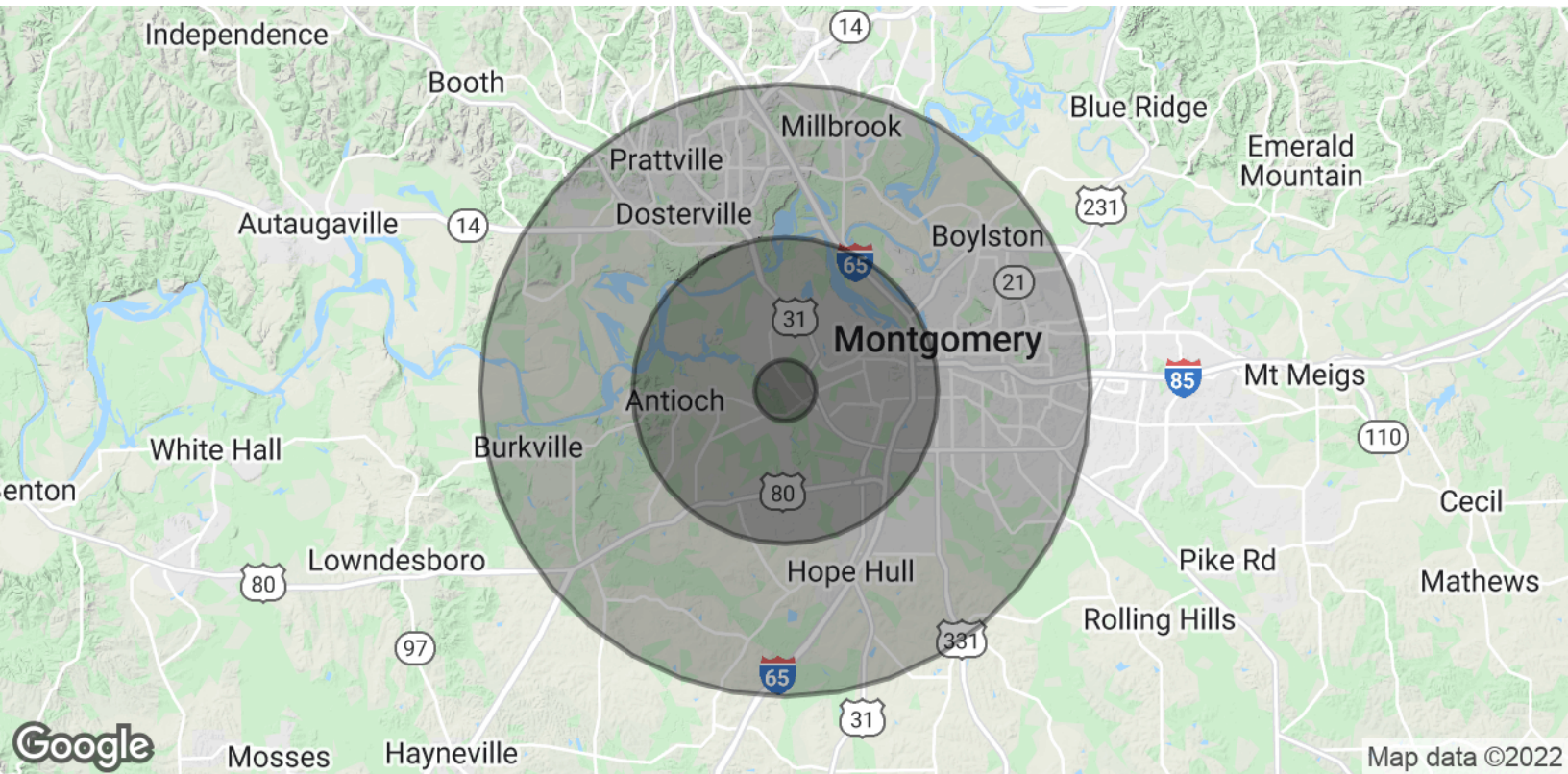
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	288	27,254	172,137
Average Age	37.6	37.1	35.2
Average Age (Male)	35.2	35.5	32.8
Average Age (Female)	40.9	38.3	37.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	106	10,386	64,713
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$46,732	\$35,635	\$52,381
Average House Value		\$64,796	\$155,424

* Demographic data derived from 2010 US Census