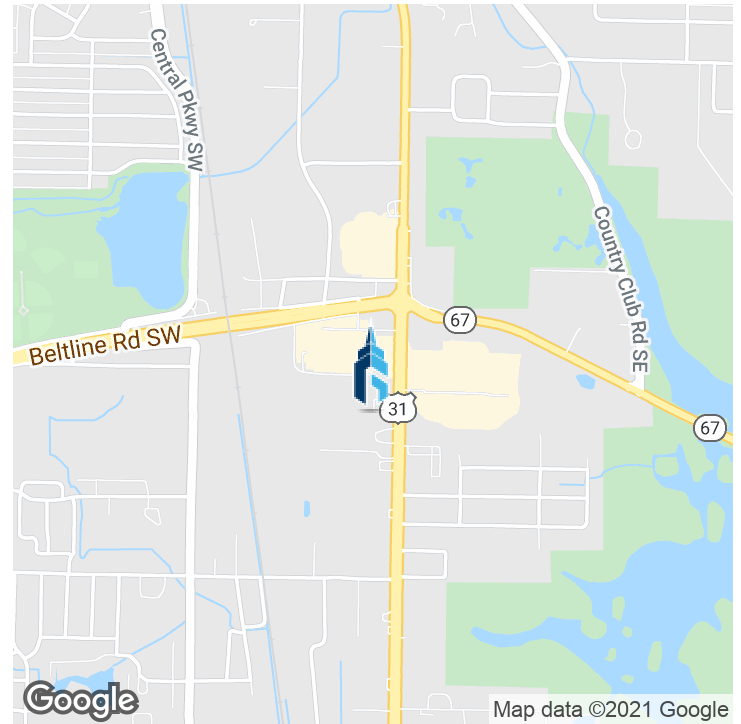


2611 HIGHWAY 31 S

Decatur, AL 35601



OFFERING SUMMARY

Sale Price:	\$1,995,000
Available SF:	
Price / Acre:	\$219,231
Zoning:	M-1

PROPERTY OVERVIEW

Located on Hwy 31 S and 0.3 miles from the Hwy 67/Hwy 31 intersection, the property boasts turnarounds at each end of the 400' frontage on 31 (2 total) and has multiple ingress/egress points. All utilities are available for this +/- 9.1 acre parcel. The property is not in a flood zone and with no buildings present, development can begin immediately. Owner will retain ownership of the cell phone tower located at the southwest corner of the property and includes any easement, access rights or agreements currently in force pertaining to the cell phone tower.

PROPERTY HIGHLIGHTS

- High Visibility
- High Traffic Location
- Development Ready



EMMETTE BARRAN, CCIM

ebarran@gatewaycommercial.net
256.355.0721

Details contained herein are from sources we deem reliable. However, no liability is assumed for errors or omissions. This offering is subject to change or be withdrawn without notice.

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Map data © 2021 Google



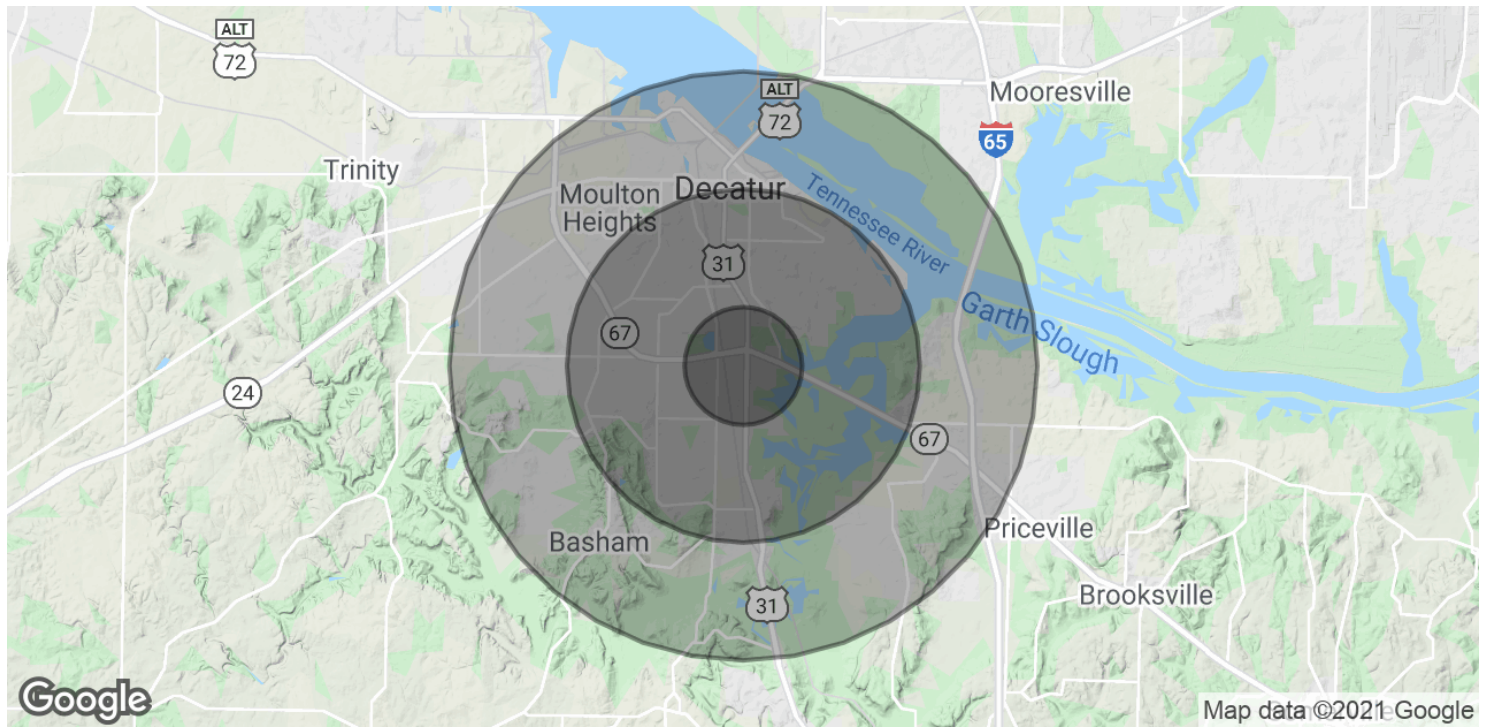
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,301	36,079	64,891
Average Age	34.8	36.4	37.3
Average Age (Male)	31.9	34.4	35.2
Average Age (Female)	36.5	38.2	38.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,884	14,690	26,021
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$45,075	\$54,119	\$54,773
Average House Value	\$84,929	\$134,693	\$121,598

* Demographic data derived from 2010 US Census



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