



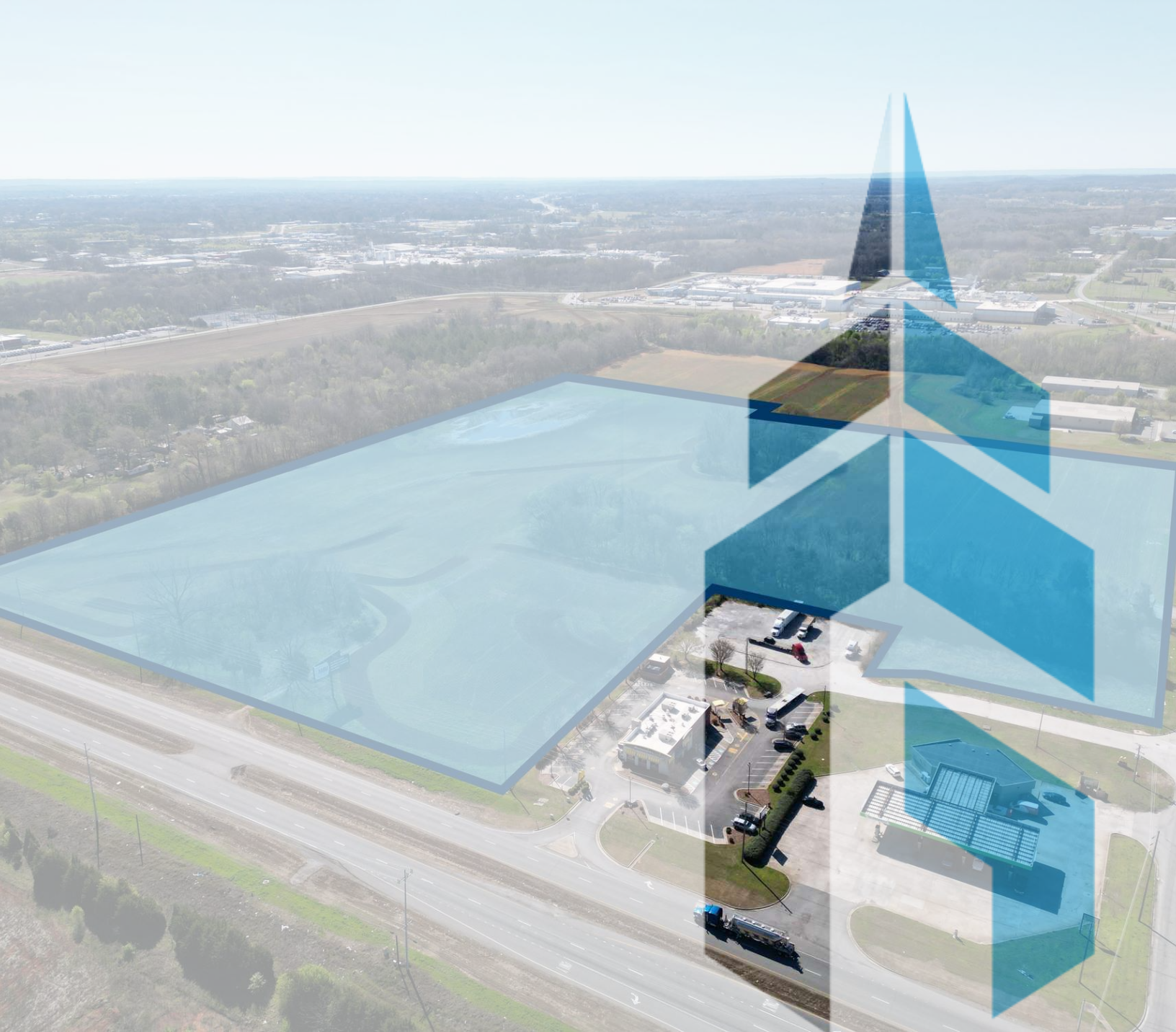
CORNER OF HWY 20 & WOODALL RD

HIGHWAY 20 AND WOODALL RD, DECATUR, AL 35601



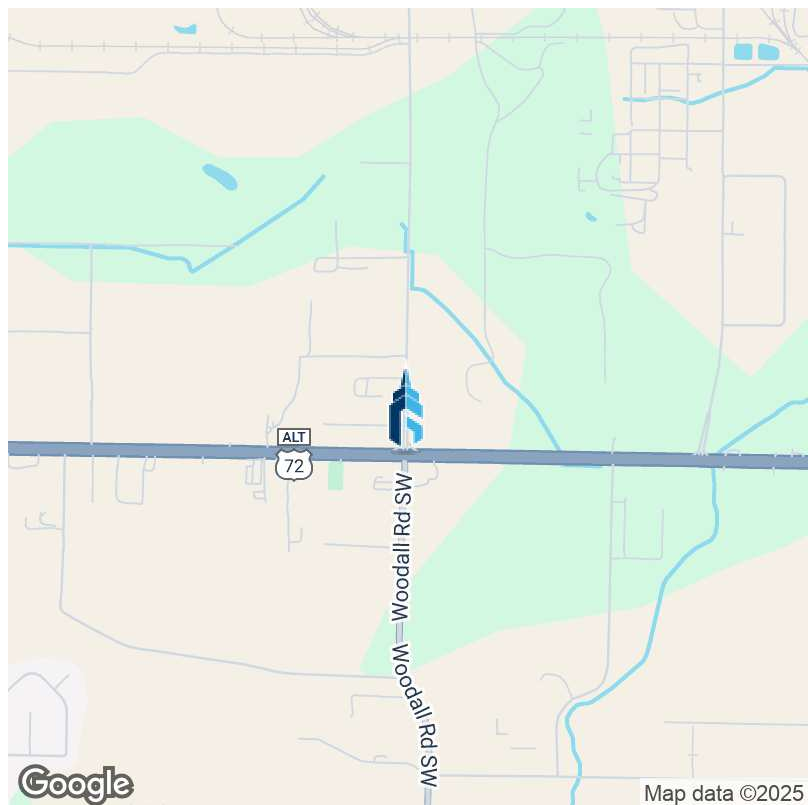
GATEWAY
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300 Market St NE, Suite 3 | Decatur, AL 35601 | GATEWAYCOMMERCIAL.COM



PROPERTY INFORMATION

Highway 20 and Woodall Rd, Decatur, AL 35601

**OFFERING SUMMARY**

Sale Price:	\$55,000 / acre
Lot Size:	35.17 Acres
Price / Acre:	\$55,000
Zoning:	Ag-1
Market:	Decatur

PROPERTY OVERVIEW

At the corner of Woodall Rd and Hwy 20 with excellent frontage on both roadways. This tract is approximately 35.17 acres. Conveniently located near Hwy 67, Hwy 31, and Interstate 65. Site is located within the city limits of Decatur. The property is officially subdivided and situated beside on additional +/-14.83 acres for sale separately.



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Confidentiality & Disclaimer

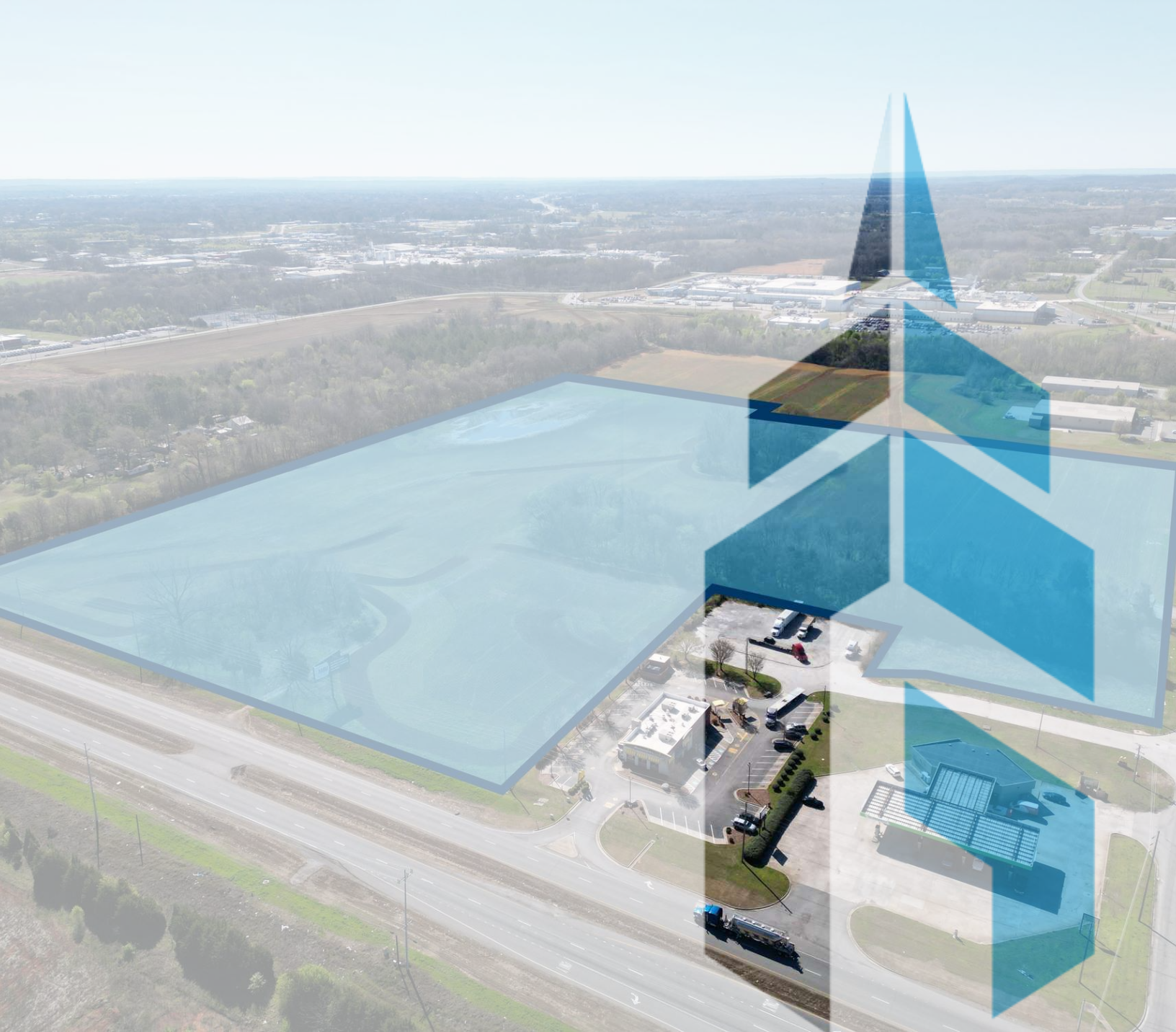
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Gateway Commercial Brokerage, Inc. in compliance with all applicable fair housing and equal opportunity laws.

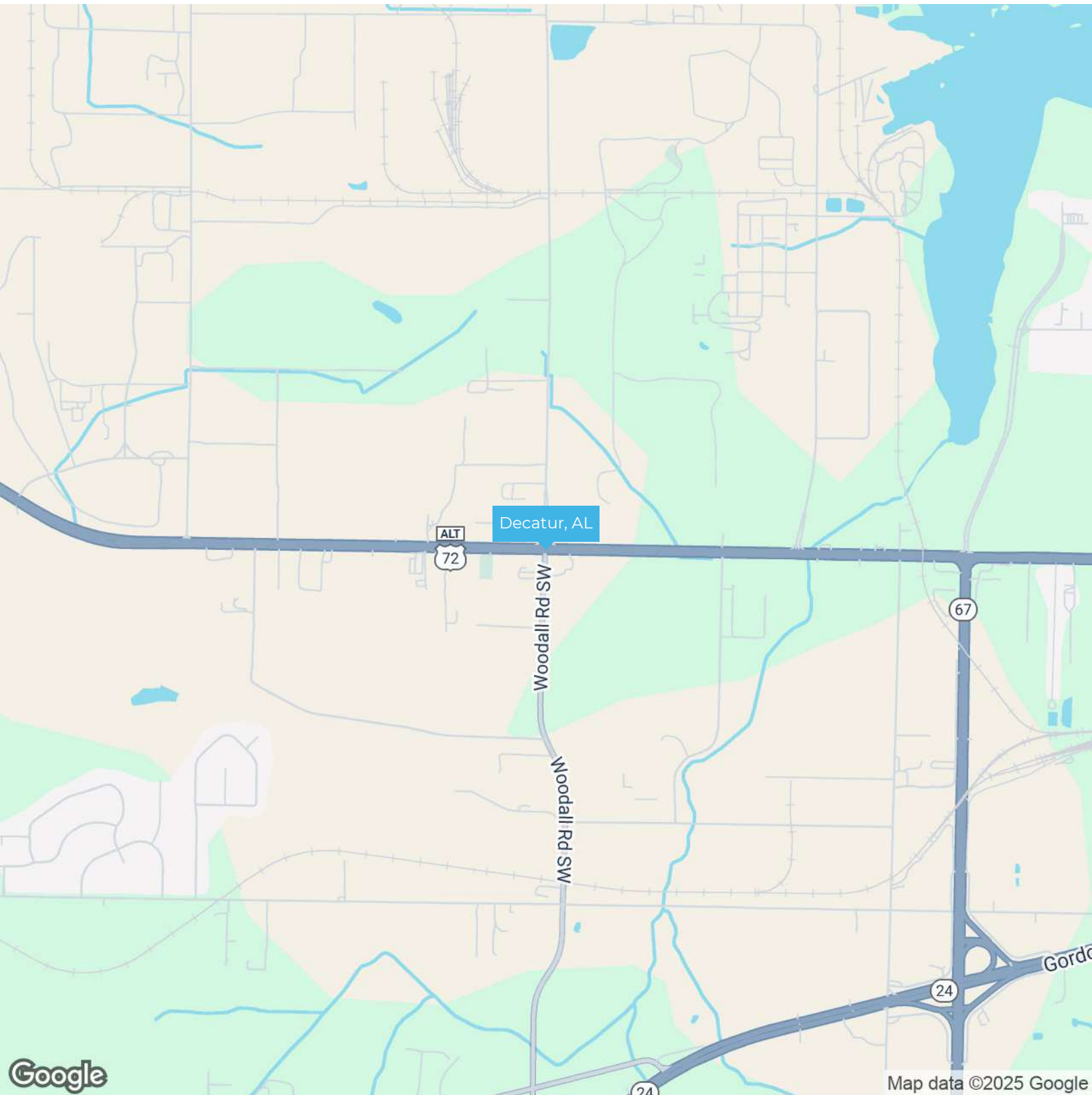


LOCATION INFORMATION

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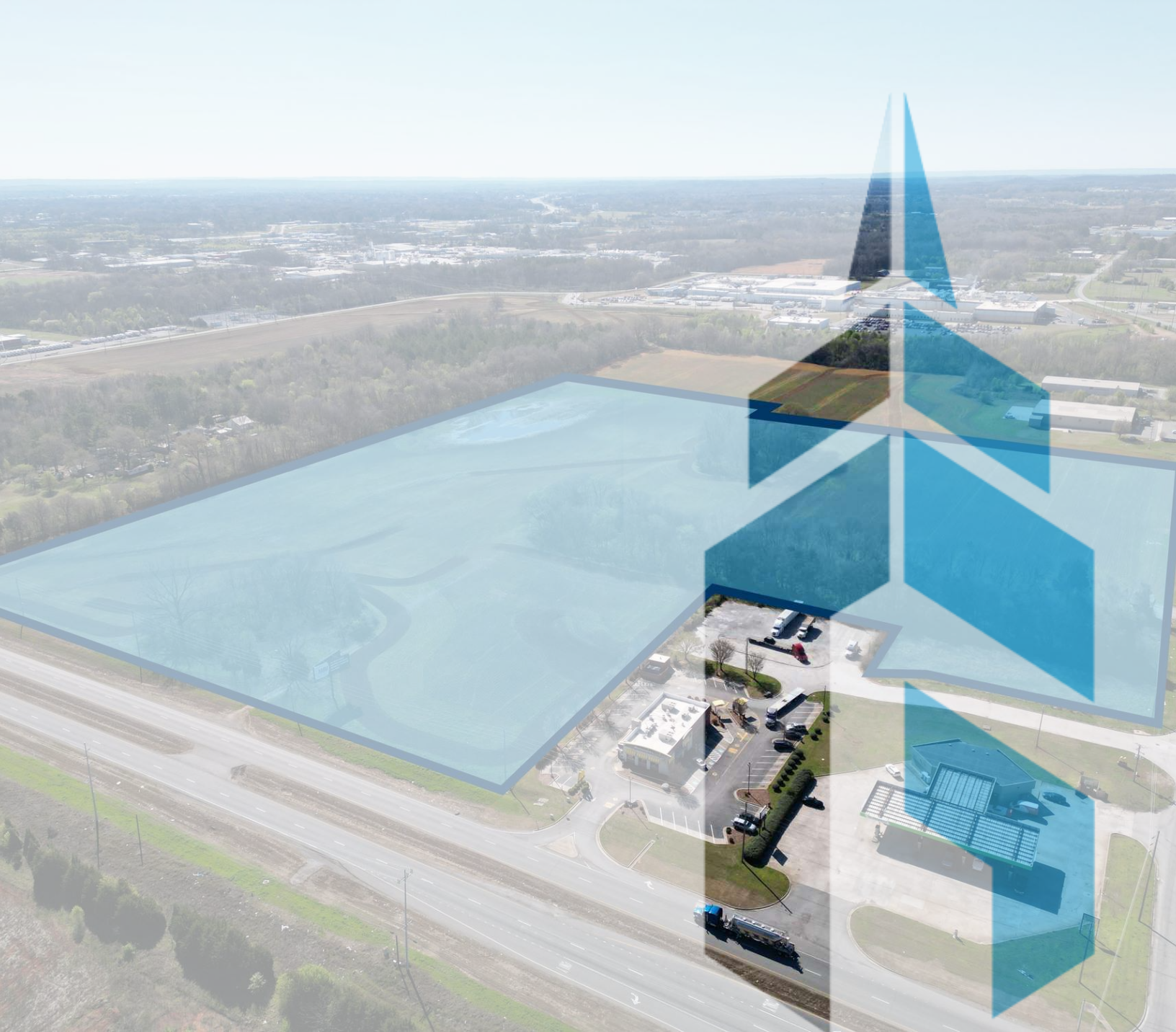
AERIAL MAP





LOCATION MAP

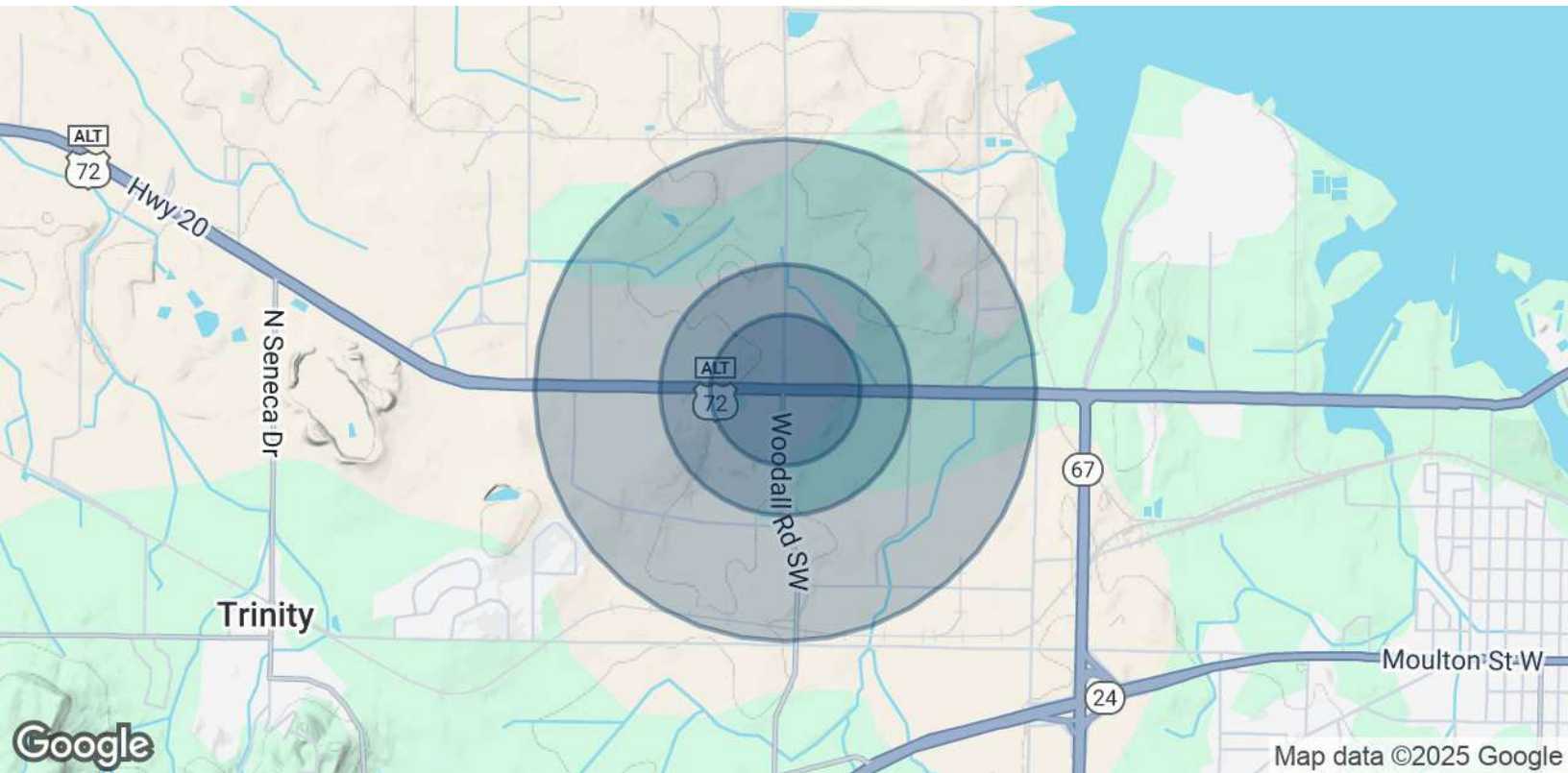




DEMOGRAPHICS

Highway 20 and Woodall Rd, Decatur, AL 35601

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2	10	98
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	44	43

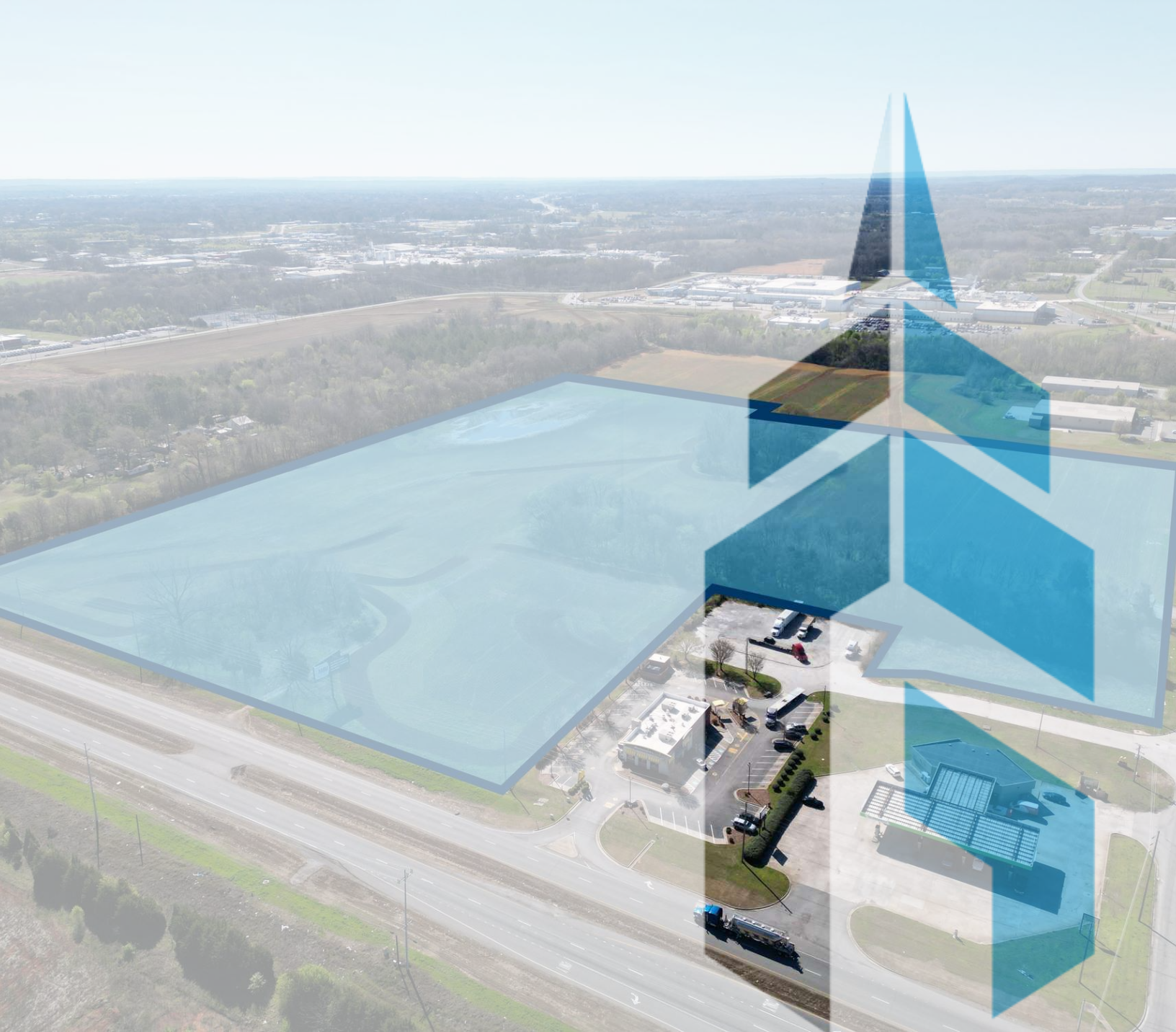
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	3	36
# of Persons per HH	2	3.3	2.7
Average HH Income	\$118,579	\$118,579	\$117,623
Average House Value	\$266,712	\$266,712	\$267,004

Demographics data derived from AlphaMap



It turns out, you don't have Area Analytics enabled!

(be sure to toggle "**Display area analytics on this listing?**" to "**ON**" in the [Area Analytics Tab](#))



ADVISOR BIOS

Highway 20 and Woodall Rd, Decatur, AL 35601



PAULA PRESTWOOD

Salesperson

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AL #000043492-0

PROFESSIONAL BACKGROUND

Paula Prestwood joined Gateway Commercial Brokerage in 1994. She lives in Decatur, Alabama.

Clients Include: Lowe's - Archer-Daniels Midland - McDonald's - Burger King - Russell Corporation - Dutch Quality House - Solutia - Clark Properties - Decatur Lamp Company - Holladay Antiques - Maaco

EDUCATION

University of Alabama in Huntsville (BS, Business Administration, Cognate: Marketing; Minor, Political Science)

MEMBERSHIPS

PRO Real Estate Academy - Pi Sigma Alpha (National Political Science Honor Society) - Habitat for Humanity Board

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