

PRESENTED BY

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LAND FOR SALE

HWY 31 AND PISGAH ROAD

Decatur, AL 35601



GATEWAY
COMMERCIAL BROKERAGE

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

HWY 31 AND PISGAH ROAD

Decatur, AL 35601



OFFERING SUMMARY

Sale Price:	\$35,000 / acre
Lot Size:	16 Acres
Price / Acre:	\$35,000

PROPERTY OVERVIEW

Property consists 9 parcels making up +/- 16 acres, with the price being \$35,000 per acre.

LOCATION OVERVIEW

This land is located off of Highway 31 in Decatur. The property borders Wheeler Wildlife Refuge to the south and east. The southeast corner of the property is in a flood zone.



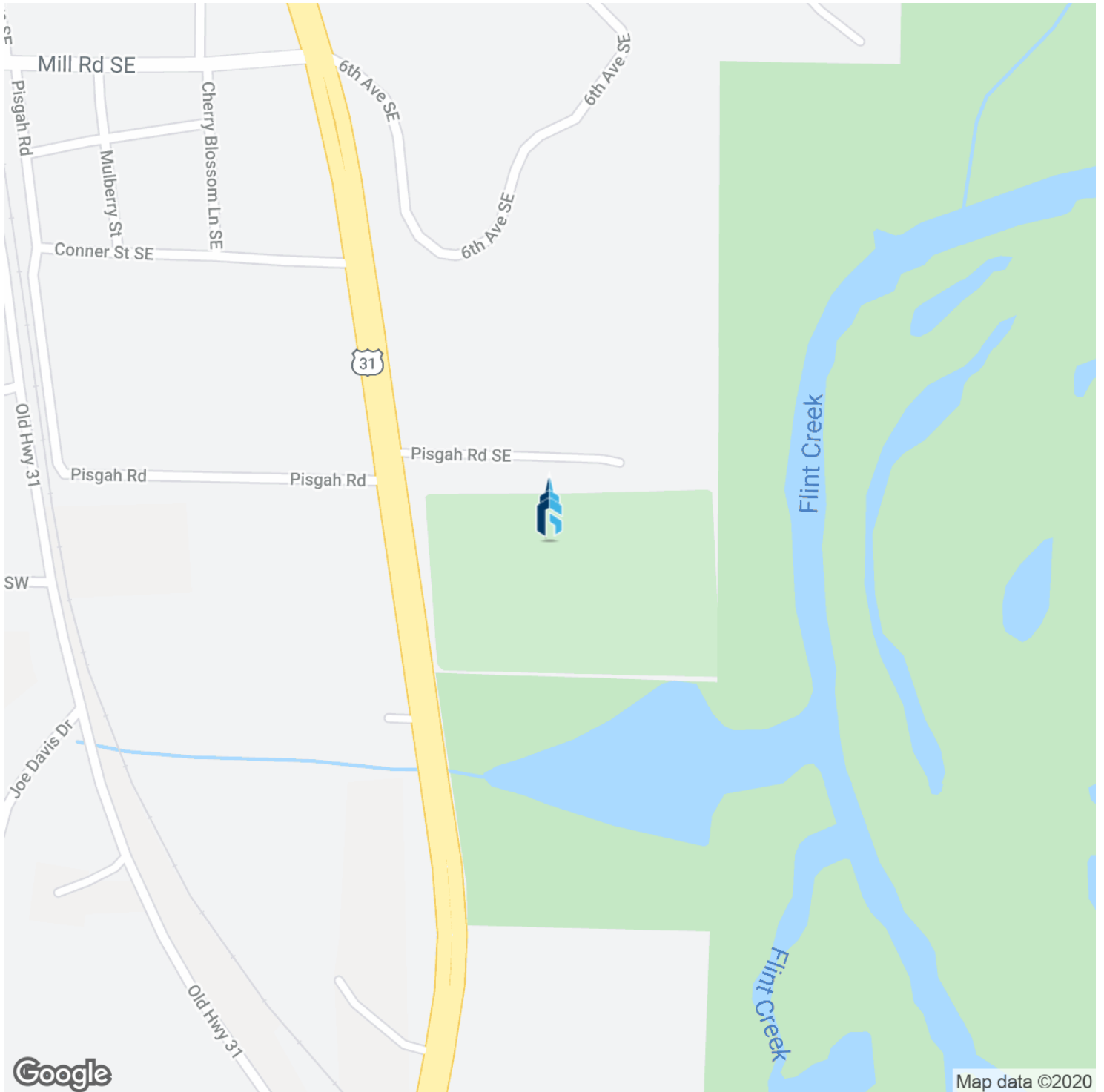
GENE HAMILTON

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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 This offering is subject to change or be withdrawn without notice.

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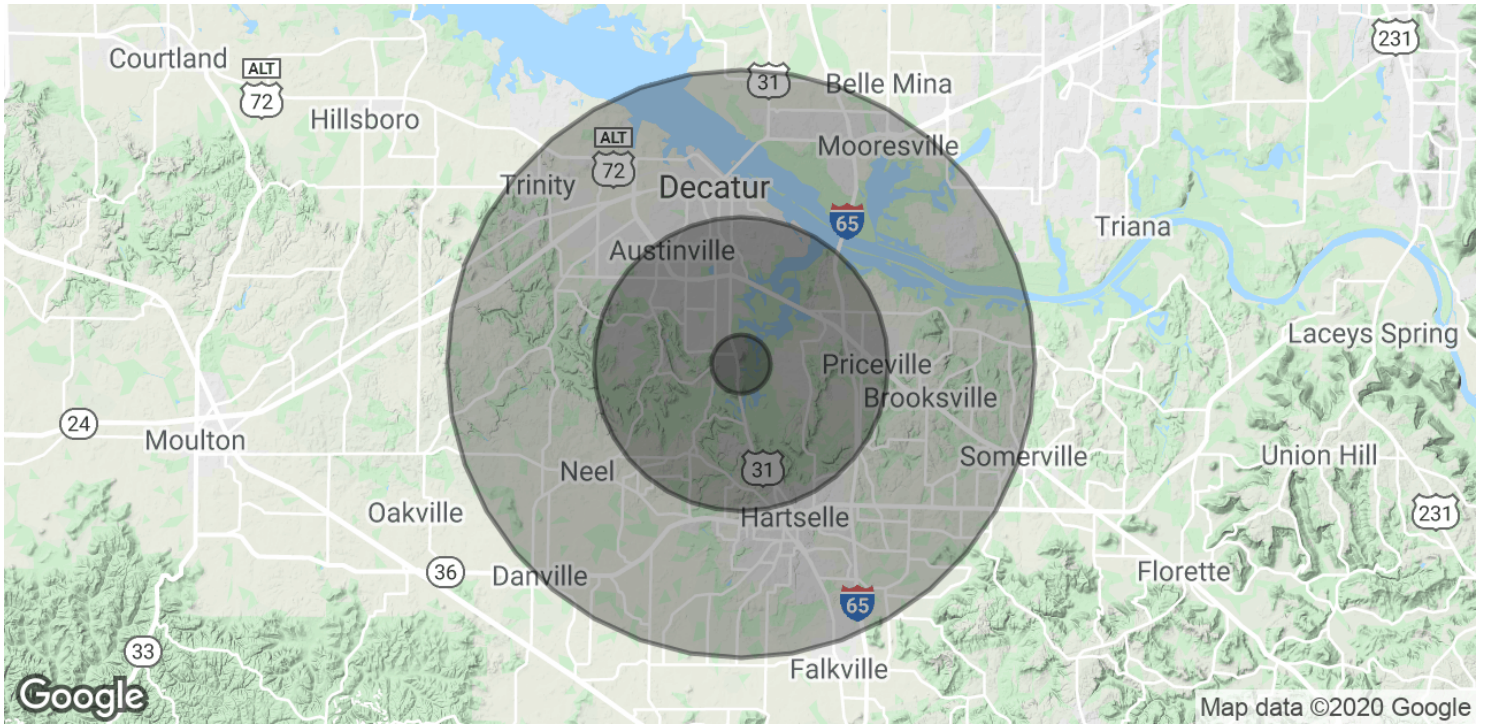


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,013	44,147	110,873
Average age	44.1	38.1	38.1
Average age (Male)	46.1	36.9	36.6
Average age (Female)	43.9	39.4	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	359	17,694	43,652
# of persons per HH	2.8	2.5	2.5
Average HH income	\$67,547	\$60,474	\$58,286
Average house value		\$145,051	\$128,612

* Demographic data derived from 2010 US Census



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Decatur, AL 35601



GENE HAMILTON

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