



PROPERTY DESCRIPTION

+/-36 Acres of Land for retail or office development. Property is subdivided into 5 proposed parcels ranging from 1.48 to 4.15 acres of usable land. Remaining land is within the floodway of the Little Cahaba River. All parcels lay along the route of the City's River Walk Project that will connect City Hall with land near the Publix Shopping Center by the interstate. Parcels can be subdivided as needed or the entire property can be purchased including the River frontage and Floodway. Call to discuss in more detail.

PROPERTY HIGHLIGHTS

- Prime Commercial Land for Development
- Proposed Subdivision Plat of usable land.
- Can be subdivided as needed for end user.
- Heavy Traffic and Great Visibility
- Moody Pkwy +/-32,000 VPD

OFFERING SUMMARY

Sale Price:	Call to Discuss
Lot Size:	36 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2	7	32
Total Population	4	15	72
Average HH Income	\$67,052	\$64,140	\$58,010

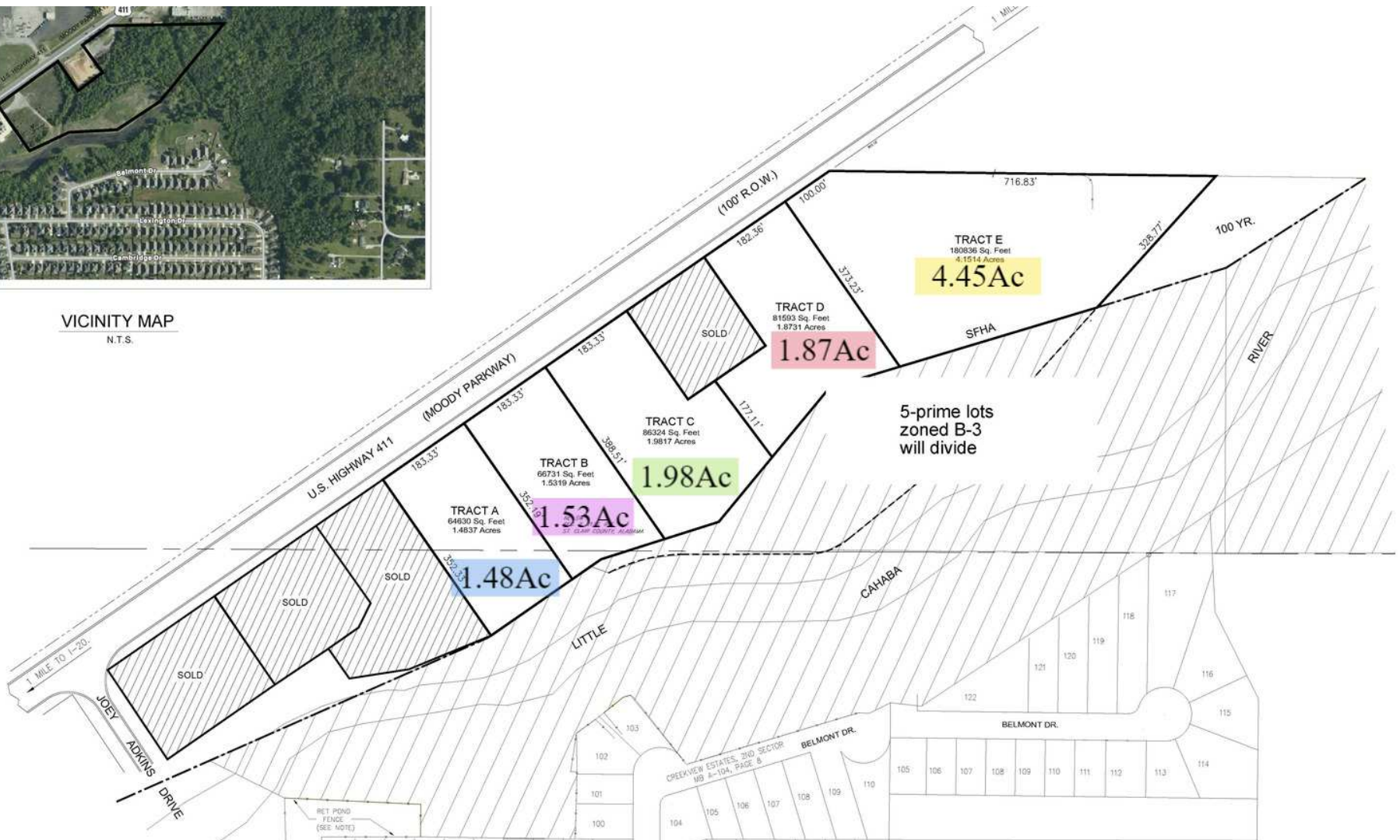
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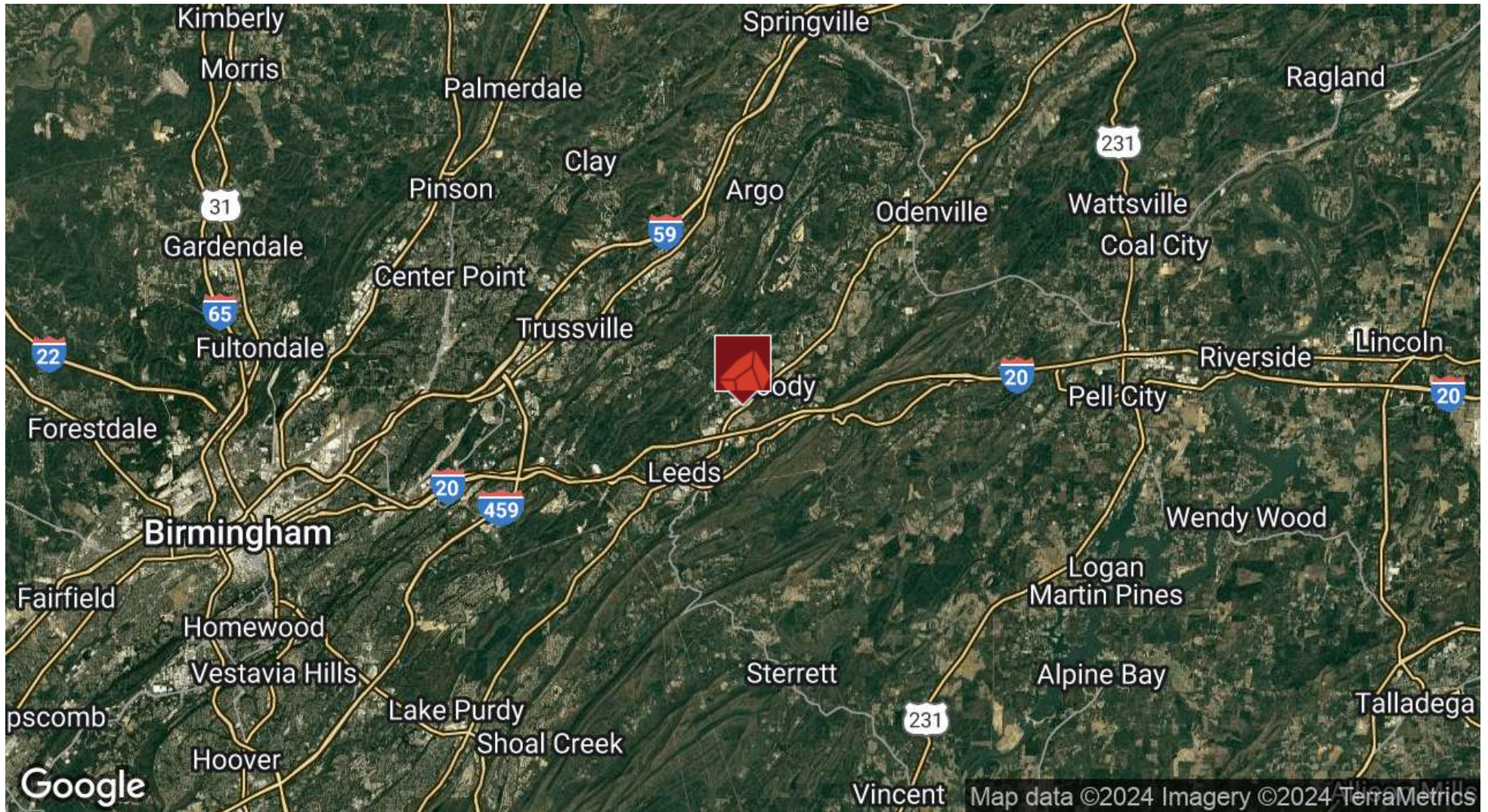
VICINITY MAP
N.T.S.



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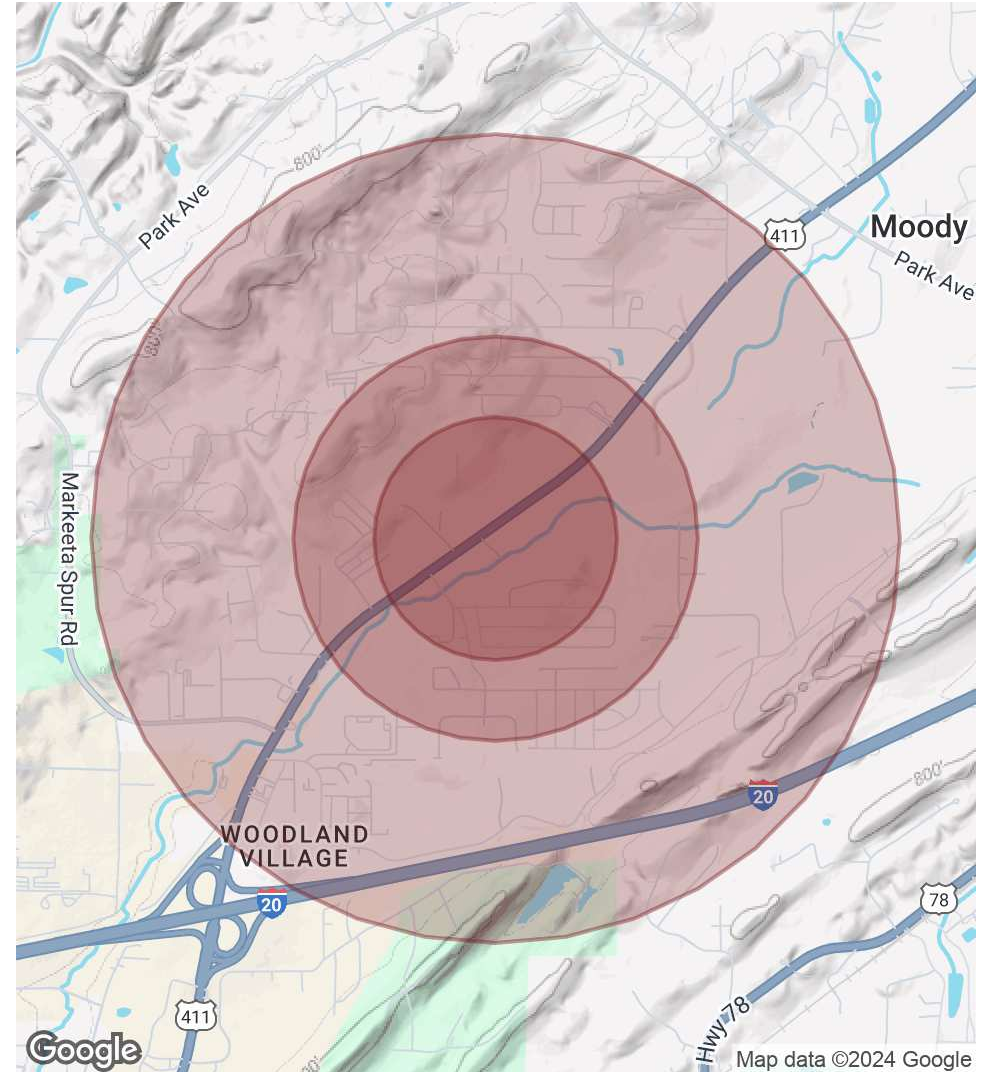
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4	15	72
Average Age	52	51	49
Average Age (Male)	48	48	47
Average Age (Female)	55	54	52

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2	7	32
# of Persons per HH	2	2.1	2.3
Average HH Income	\$67,052	\$64,140	\$58,010
Average House Value	\$194,411	\$181,903	\$156,166

Demographics data derived from AlphaMap



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