

COMMERCIAL PROPERTIES FOR SALE

2695 Dadeville Rd ♦ Alexander City, AL ♦ 35010 ♦ Tallapoosa County



26,724 +/- SF RETAIL/WAREHOUSE ON 3.32 +/- ACRE LOT and 2.28 +/- ACRE LOT ♦ PRICE: \$799,000

Mark Dinan, MBA, CCIM

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MARK DINAN
Commercial & Investment Real Estate



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PROPERTY DETAILS

2695 Dadeville Rd ◇ Alexander City, AL ◇ 35010 ◇ Tallapoosa County

- ◆ 18,320 +/- SF 2 Story Retail Warehouse Building
- ◆ 2,926 +/- SF Garden Center Building
- ◆ 4,120 +/- SF and 1,358 +/- SF Warehouses
- ◆ All buildings total 26,724 +/- SF on 3.32 acre Lot
- ◆ Built 1974, Renovated in 1982, 1996, & 2002
- ◆ Four buildings provide flexibility for owner-user or investment potential.
- ◆ Warehouses feature drive-in doors, Eave heights 12 - 24 Ft
- ◆ Premium accessibility from Dadeville Road for both customers and freight.
- ◆ Buildings zoned B-1, Alexander City Neighborhood Business
- ◆ Additional 2.28 Acre Lot zoned B-2, Alexander City General Business
- ◆ Total Combined Lot Size 5.6 +/- Acres
- ◆ Alexander City's Median property value increased 17.8% from 2022-2023
Median Household Income increased 7.8% from 2022—2023 (DataUSA)
- ◆ New residential and commercial developments bolster economic growth.
- ◆ Nearby 40,000 acre Lake Martin is a major source of growth and tourism.
- ◆ Appraised for \$1,005,000. Will Sell Separately,

26,724 +/- SF Warehouse
on 3.32 Acre Lot



2.28 Acre Lot

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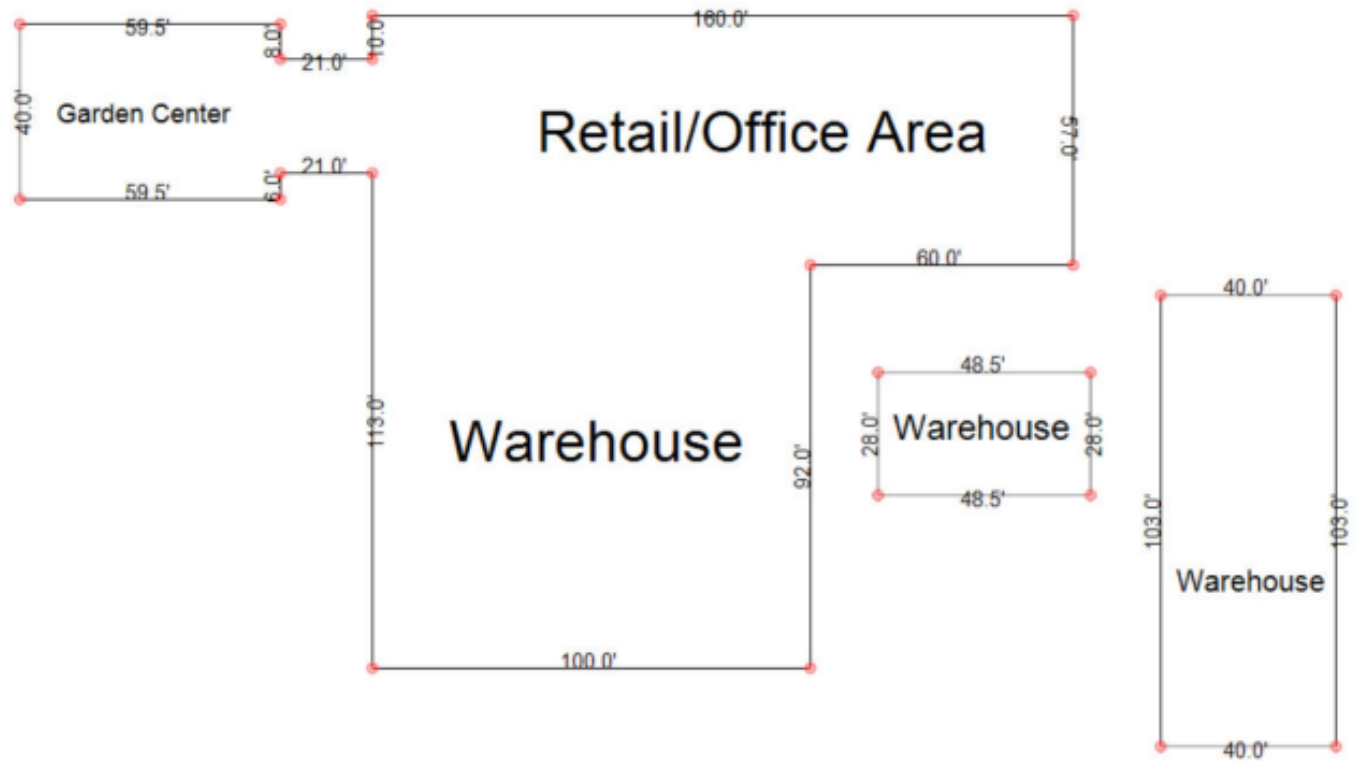


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FLOOR PLAN

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BUILDING SKETCHES



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PROPERTY PHOTOS

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AERIAL PHOTOS

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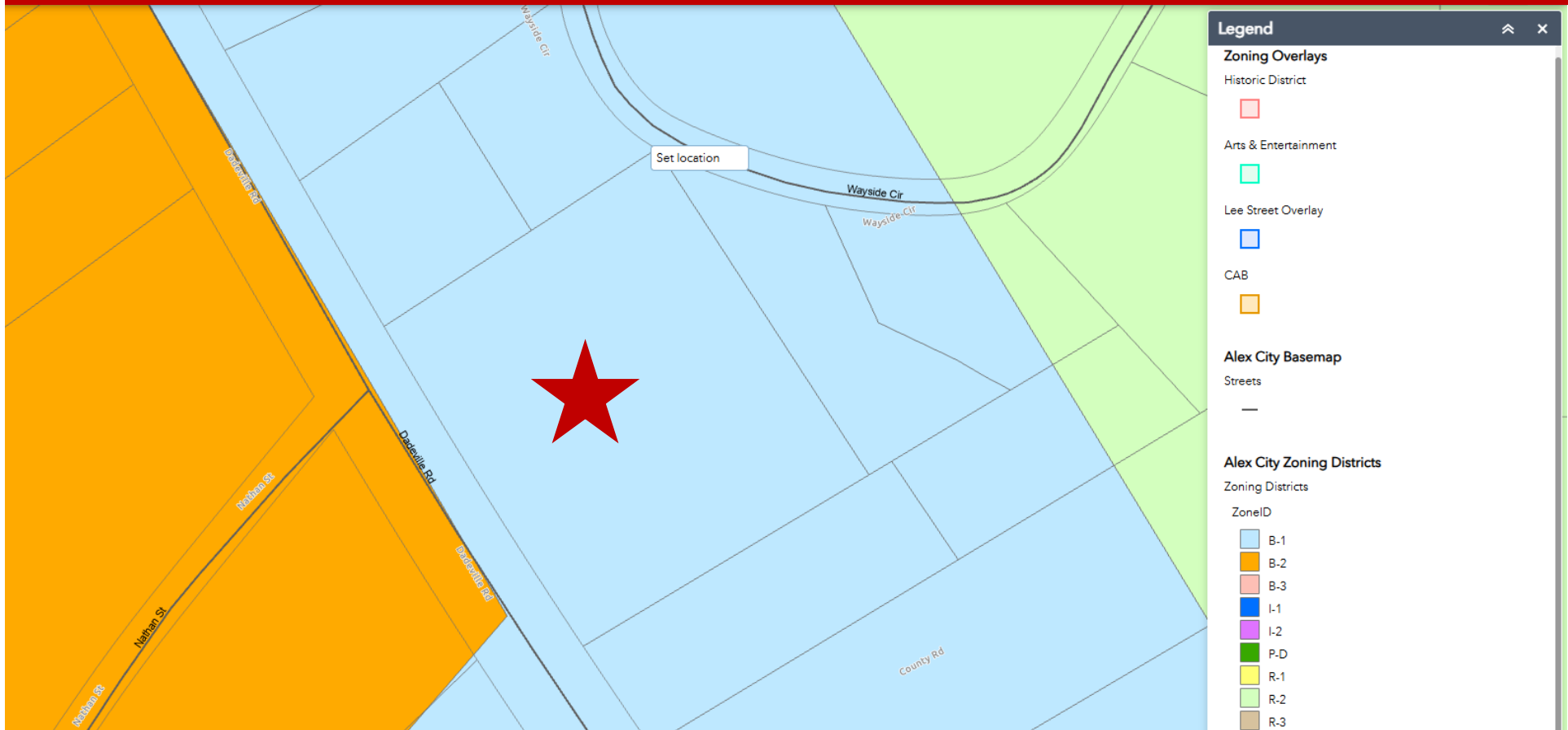
AERIAL PLAT

2695 Dadeville Rd ◇ Alexander City, AL ◇ 35010 ◇ Tallapoosa County



ZONING

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ZONING ORDINANCE

2695 Dadeville Rd ♦ Alexander City, AL ♦ 35010 ♦ Tallapoosa County

♦ SECTION 11 - B-1: NEIGHBORHOOD BUSINESS ZONING DISTRICT

11.1 District Intent. The purpose of this district shall be to provide opportunities for small scale, low impact, commercial business, office, and service operations utilizing less than 2,500 square feet of gross floor area, (excluding accessory residential uses for the property owner, manager, or proprietor)

Article V: Zoning District Requirements and associated compatible uses that primarily serve neighborhood or local business needs. The local shopping zoning district is designed to serve small scale business opportunities in a neighborhood setting (rather than in a central business district or along a major highway corridor), where good traffic access is available (such as street corner locations where a neighborhood collector street intersects with another collector street or an arterial highway). The size of a B-1 zone should be limited to the areas immediately surrounding key neighborhood intersections, to help minimize the intrusion of commercial uses into stable residential areas.

11.2 Permitted Uses. The following uses shall be permitted in the B-1: Local Business Zoning District

- A. Retail establishments customarily serving residential neighborhoods, such as: pharmacies or drug stores, grocery markets, clothing and apparel stores, gift shops, greeting card shops, book stores, music stores, pet stores, consignment shops, news stands, toy stores, fish and tackle shops, craft and hobby shops, florist shops, video stores, small electronic and computer retailers, and furniture stores, but not pawn shops.
- B. Personal or professional service establishments, and businesses repairing and servicing small equipment, such as: barber shops and salons, child care centers, photocopiers or print shops, coin-operated laundromats, tailors, shoe repair shops, electronic or small appliance repair shops, pet grooming establishments, photography studios, camera shops, health and fitness clubs, newspaper offices, radio station studios, television station studios, and jewelry and watch repair shops.
- C. Professional offices such as: banks, doctors offices, dentist offices, accounting and tax preparation services, real estate offices, attorneys offices, investment offices, consulting offices, and veterinary clinics (but not veterinary hospitals).
- D. Dine-in or carry-out restaurants that do not offer drive-through services and that do not offer alcoholic beverages for sale in any form such as: cafes, delis, bakeries, coffee shops, ice cream parlors, pizza parlors, and other similar dining or food establishments.
- E. Family entertainment and cultural uses such as: dance studios, and other similar establishments that cater to children and families (not adults exclusively) and that do not serve or offer alcoholic beverages for sale.
- F. Clubs or lodges, public and private.
- G. Public and private educational institutions and associated accessory uses.
- H. Churches and cemeteries.
- I. Monasteries.
- J. Public and semi-public institutions and offices, including government offices, fire stations, police stations, and other similar uses.
- K. Bed and breakfast inns.
- L. Automobile Filling and Service Stations, provided that all structures, including pumps, shall comply with the setback line of any abutting street and that points of ingress and egress shall not be located closer than fifty (50) feet to each other (centerline to centerline) nor less than one hundred (100) feet to any street intersection, and shall not exceed 25 feet in width.

M. Boarding or rooming houses.

N. Single and multi-family Group homes, subject to the standards established in Article II, Section 2 and Article IV, Section 2 of this Ordinance.

O. Nursing homes.

P. Residential uses permitted in an adjoining residential district; however, such residential uses shall be subject to and regulated by all applicable dimensional and dwelling unit requirements of such adjoining residential district, except that in the case where more than one such district is adjoining thereto, the least restrictive district requirements for such residential use shall apply. Any building used in whole or in part for more than one dwelling unit shall also comply with minimum lot area City of Alexander City Zoning Ordinance requirements for each additional dwelling unit.

Q. Condominiums and Townhouses, in accordance with Article IV, Section 13 of this Ordinance.

R. Multi-family and loft apartments. Apartments shall be allowed only on the second or other upper floor of any building housing or containing a permitted commercial use on the first floor, provided that all of the following requirements are satisfied:

1. Appropriate soundproofing or sound attenuation measures have been installed to limit noise impacts that may be generated by ground floor commercial uses.
2. Adequate off-street parking for all proposed apartment units is provided in the rear or side yard of the lot.
3. Separate building entrances are available for the proposed apartments.
4. All exterior apartment windows and doors are secured by appropriate locks or security devices.
5. Adequate fire escape ladders are available for each apartment unit and hard-wired fire alarms and sprinkler systems are provided on all floors of the building in accordance with all applicable fire and building codes.
6. The lower floor commercial uses in the building will not operate between the hours of 8:00 p.m. and 6:00 a.m..

S. Studios engaged in the manufacture of handcrafted art, pottery, clothing, glass, metal, or wood products.

T. Public utility structures and lands, provided that there is no outside storage area and a buffer is provided for the side and rear yards.

U. Accessory off-street parking and loading spaces, subject to the standards established in Article IV, Section 5, provided that no equipment or inoperable vehicles are externally parked or stored. Off-street parking lots shall be located in the rear or side yard of the property. If no on-street parking spaces and sidewalk have been constructed along the front of the property, the property owner may establish off-street diagonal parking within the front yard of the property. No required off-street loading space shall be established within the front yard of the property.

ZONING ORDINANCE

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♦ **Prohibited Uses.** The following specific uses shall be prohibited in the B-1: Local Business Zoning District.

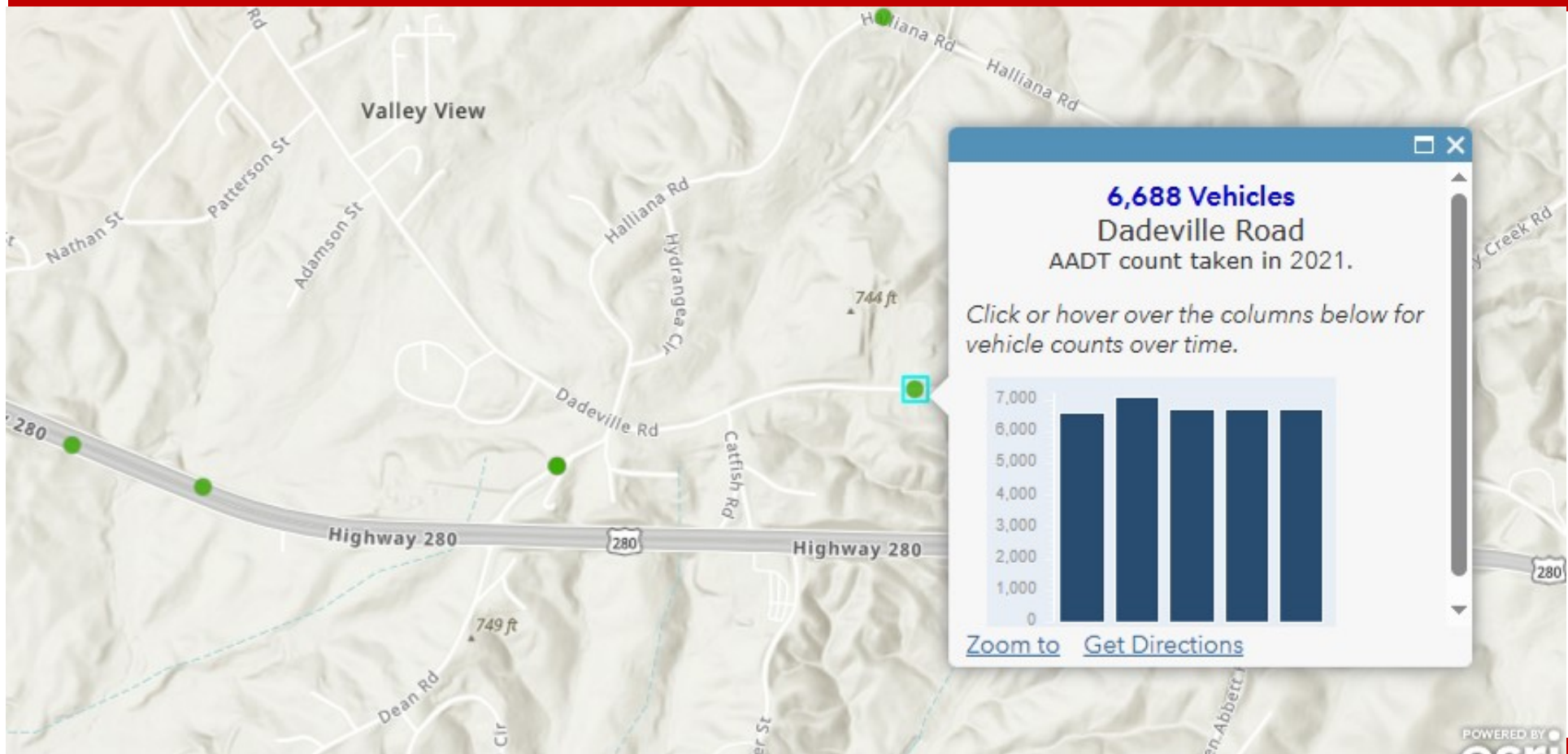
- A. Body Shops and Junkyards.
- B. Laundry and Dry Cleaning Plants.
- C. Manufacturing uses.
- D. Pawn shops.
- E. All uses allowed in the B-2: General Business Zoning District that are not specifically allowed in this district.

11.4 Dimensional Requirements:

- A. Maximum business size: Not more than two thousand, five hundred (2,500) square feet of gross floor area devoted to the business use, including areas used for inventory storage and administrative offices. Accessory residential uses on any property shall not exceed the gross floor area of the primary commercial use(s) on the lot. The subject lot shall be of sufficient size to accommodate the proposed commercial building and all accessory uses, including on-site parking.
- B. Minimum Lot Size: No specific minimum area required. It is the intent of the ordinance that lots of sufficient size be used for any business or service permitted, provided, however, that such use shall have adequate space for normal operations plus required space for off-street parking and loading, and yard requirements.
- C. Minimum Front Yard Setback: Twenty (20) feet from the edge of the right-of-way line. An additional setback may be required under the conditions specified in Article III, Section 7 of this Ordinance. However, every effort should be made to site commercial structures as close to the required front yard setback as is possible. Where a sidewalk exists along the front yard, the building storefront shall be located along the front yard setback line. Commercial buildings that will be located on a vacant lot between two pre-existing, structurally sound buildings shall not be located closer to or farther from the right-of-way line than the buildings on the immediate adjoining side lots.
- D. Minimum Side Yard Setbacks: Ten (10) feet. Where the side yard of a non-residential use property adjoins a residential zoning district, a side yard buffer along the residential zoning district line shall be provided. If the adjoining property is zoned and developed for a business or commercial use, interior side yards may on that side of the property may be reduced to zero (0) feet; however, if the adjoining structure is not built to the side lot line, a minimum setback of at least ten (10) feet shall be maintained.
- E. Minimum Rear Yard Setback: Twenty-five (25) feet. Where the rear yard of a non-residential use property adjoins a residential zoning district, a rear yard buffer along the residential zoning district line shall be provided.
- F. Maximum Percentage of Lot Covered by Impervious Surfaces: Sixty-five (65) percent.
- G. Maximum Structure Height: Thirty-five (35) feet or two and one-half (2.5) stories, except that principal public and semi-public use buildings may have a height not to exceed forty-five (45) feet or three (3) stories.
- H. Vehicular Access: Vehicular approaches to the property shall be so designed and located that they will create minimum interference with traffic on the surrounding public street. To this end, no more than two driveways, each not to exceed thirty (30) feet in width at the property line, shall be permitted on each street frontage of the property. No portion of an access curb cut shall be closer than fifty (50) feet from the closest right-of-way line of an intersecting street or railroad. A design requiring backing of vehicles into a public street or highway shall be prohibited.

TRAFFIC COUNTS

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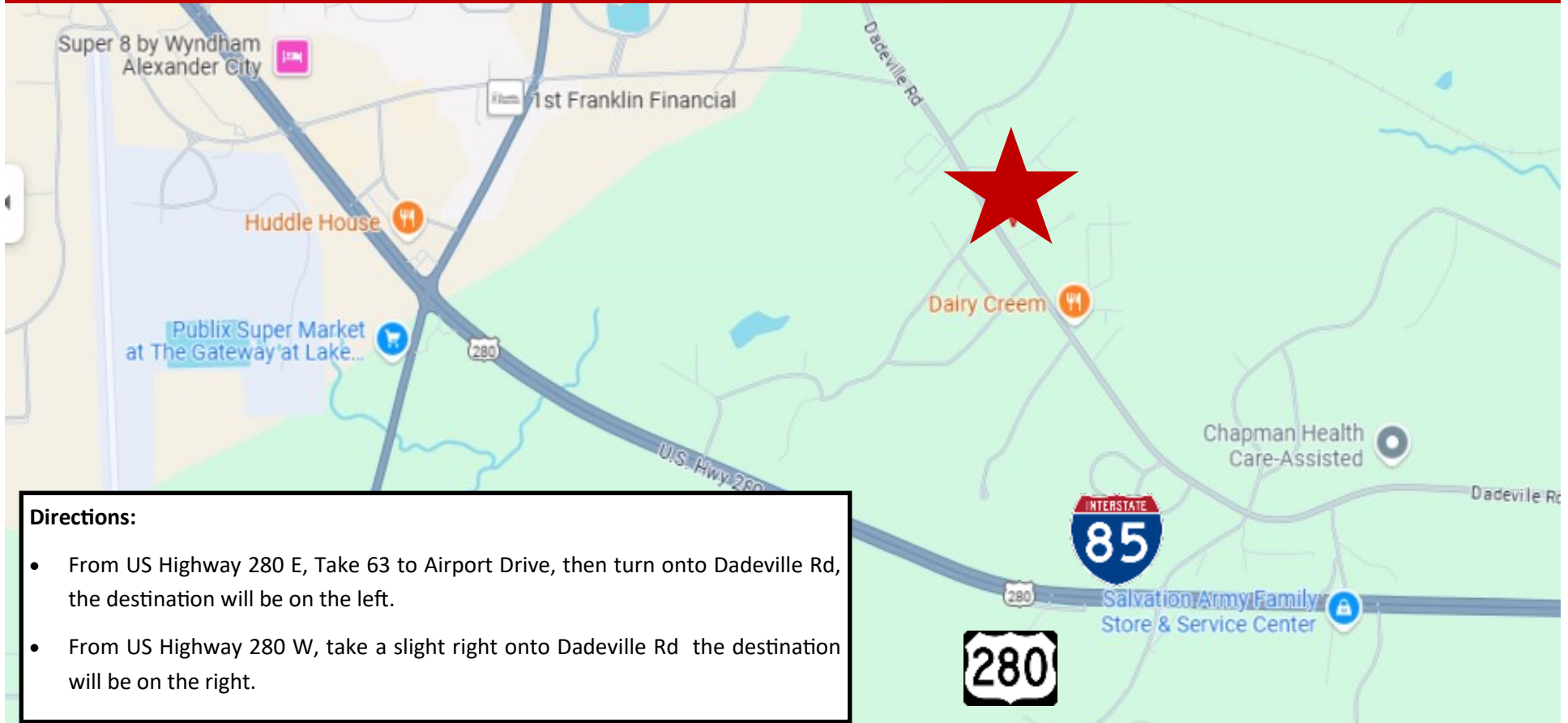
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LOCATION MAP

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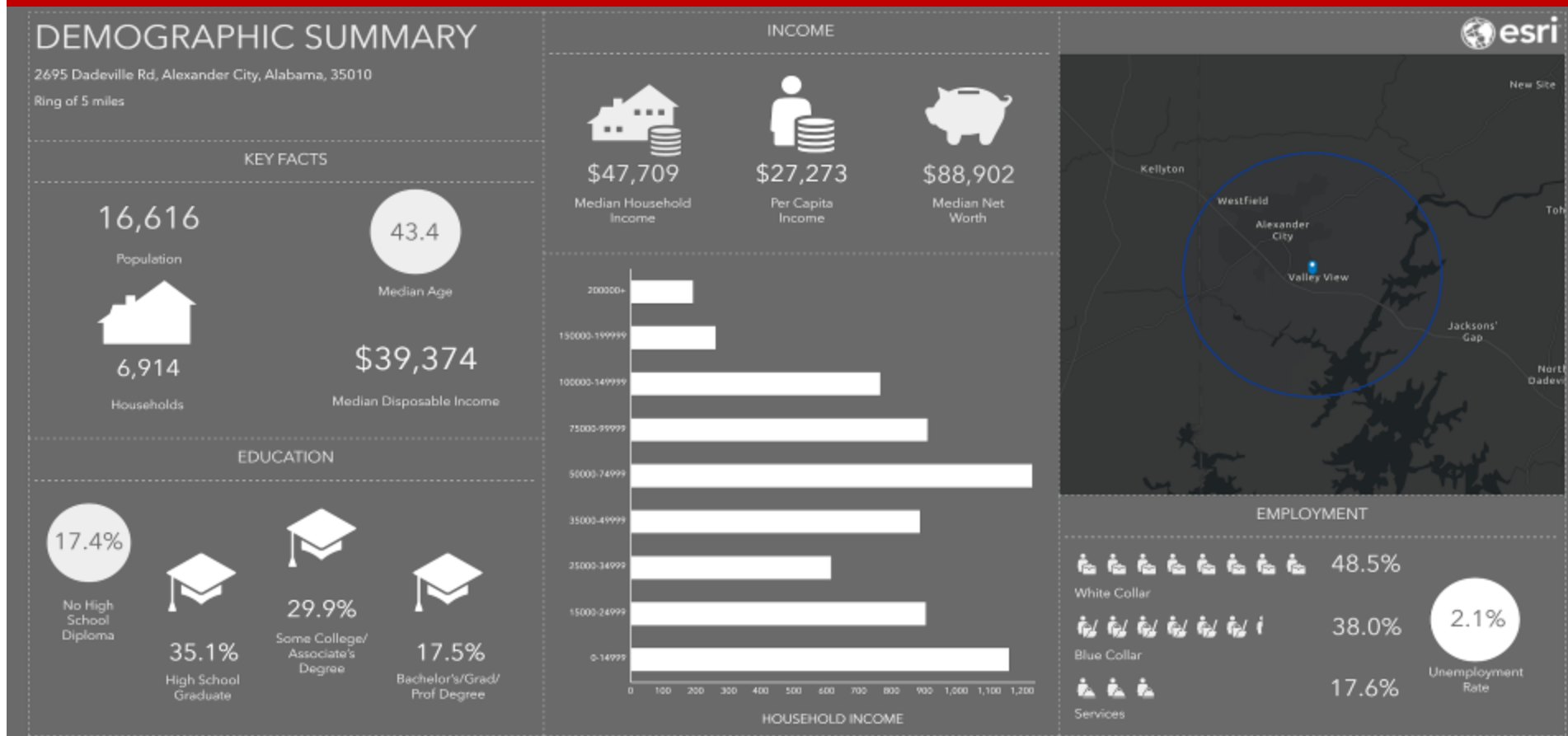
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DEMOGRAPHICS

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