

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$199,000
Building Size:	4,700 SF
Lot Size:	2.8 Acres
Price / SF:	\$42.34

PROPERTY OVERVIEW

Great warehouse location and former salvage yard situated on a 2.8 acre lot in Union Springs, Alabama. One free standing warehouse structure consisting of 3,569 SF with an additional 1,140 SF of office space totally 4,700+ SF of commercial office space. 80' digital trucking scale on site. High Traffic Counts.

LOCATION OVERVIEW

Highway 110 begins at Vaughn Rd. in Montgomery and continues to Union Springs where it merges with U.S. Highway 82. Union Springs is located in the southeastern region of Alabama near the center of Bullock County. The city is located at the intersection of U.S. Highway 82 and U.S. Route 29. Route 82 leads east 40 miles to Eufaula and northwest 46 miles to the state capital, Montgomery. Route 29 leads north 23 miles to Tuskegee and southwest 40 miles to Troy.

PROPERTY HIGHLIGHTS

- Qualified Opportunity Zone
- Commercial Office Space
- Warehouse Office Space
- 80' Digital Trucking Scale

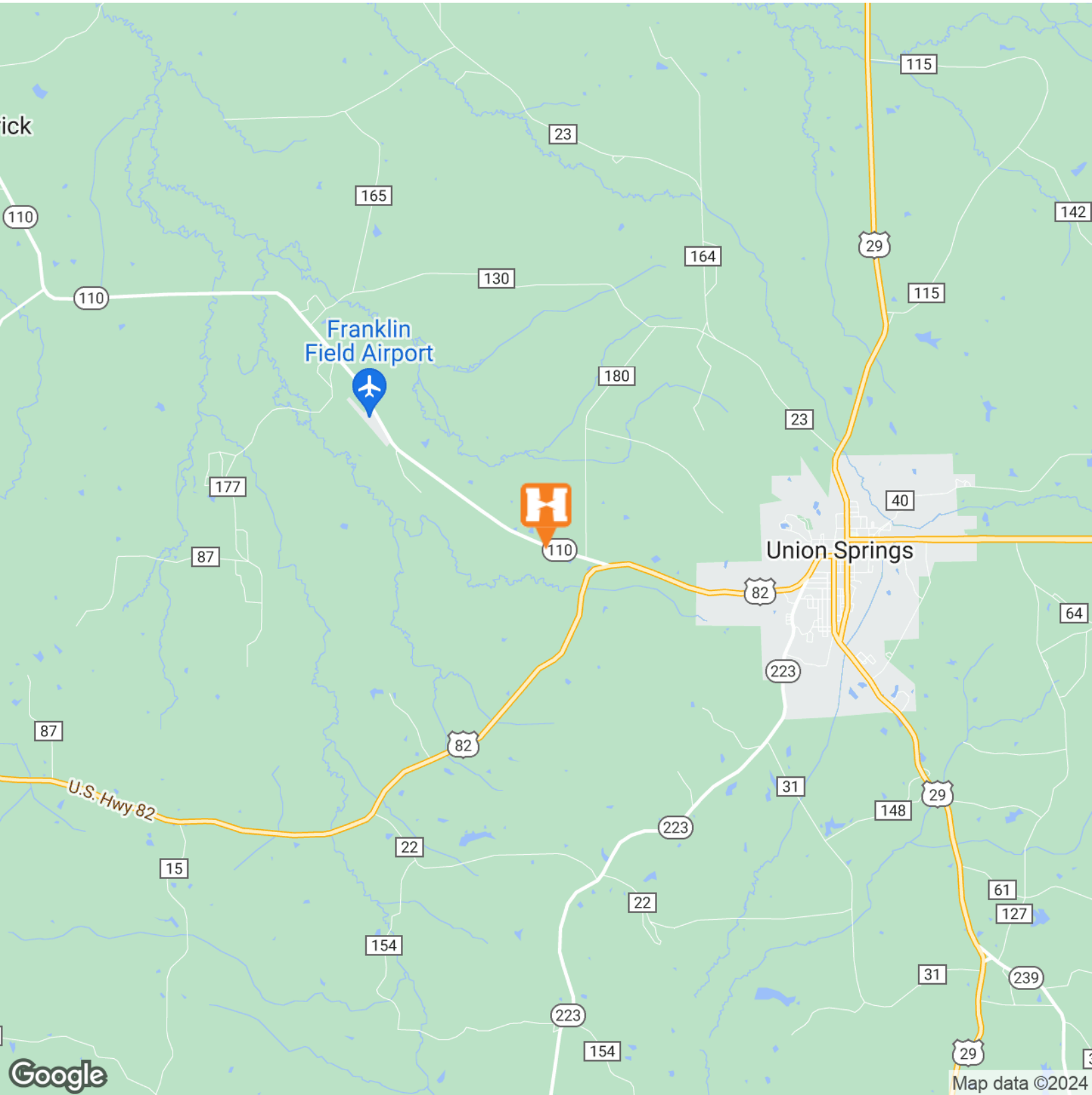
ADDITIONAL PHOTOS



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LOCATION MAP



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765 HWY 110, UNION SPRINGS AL - SALVAGE YARD W 80FT SCALE | INDUSTRIAL PROPERTY FOR SALE

AERIAL MAP

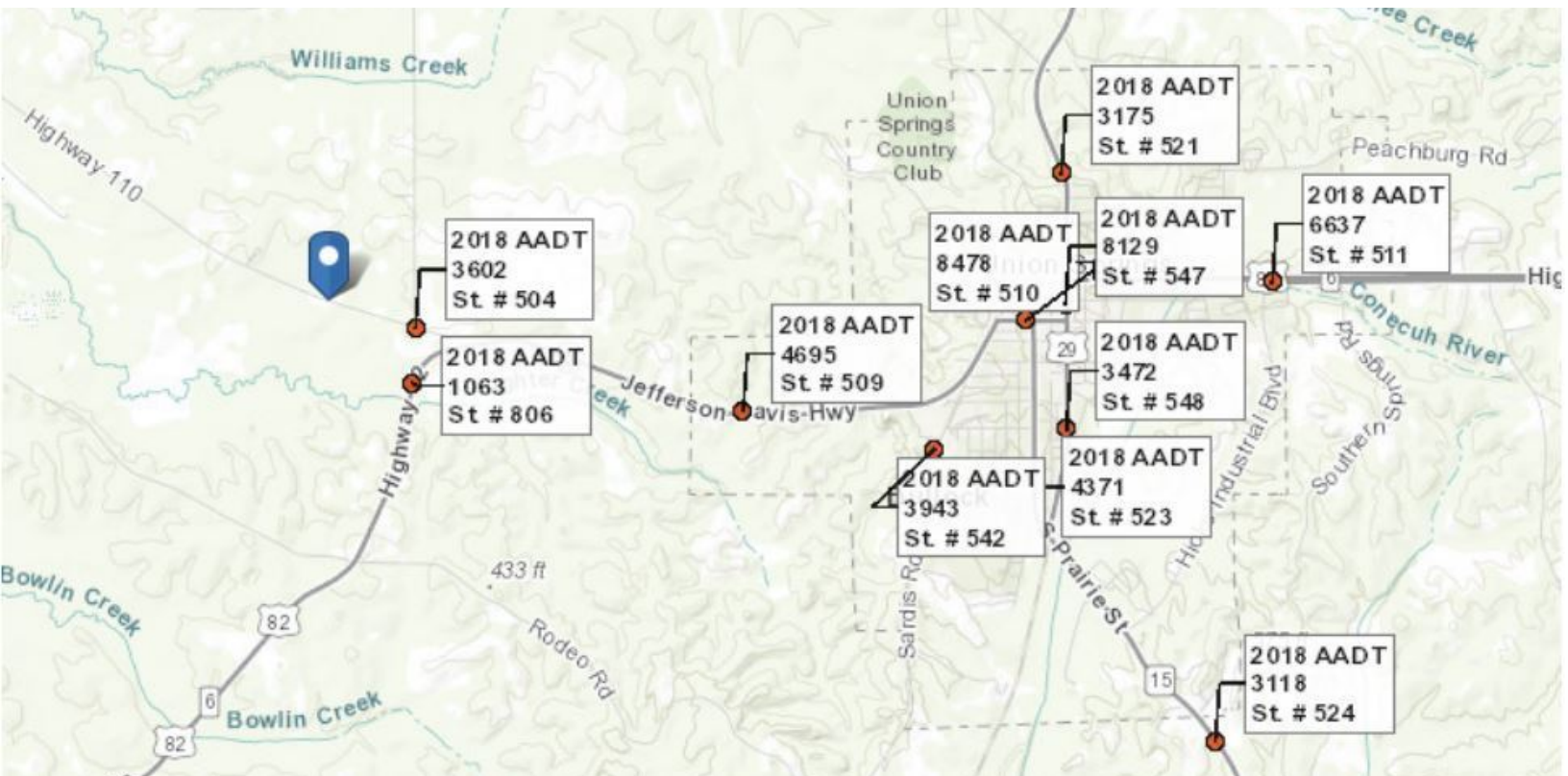
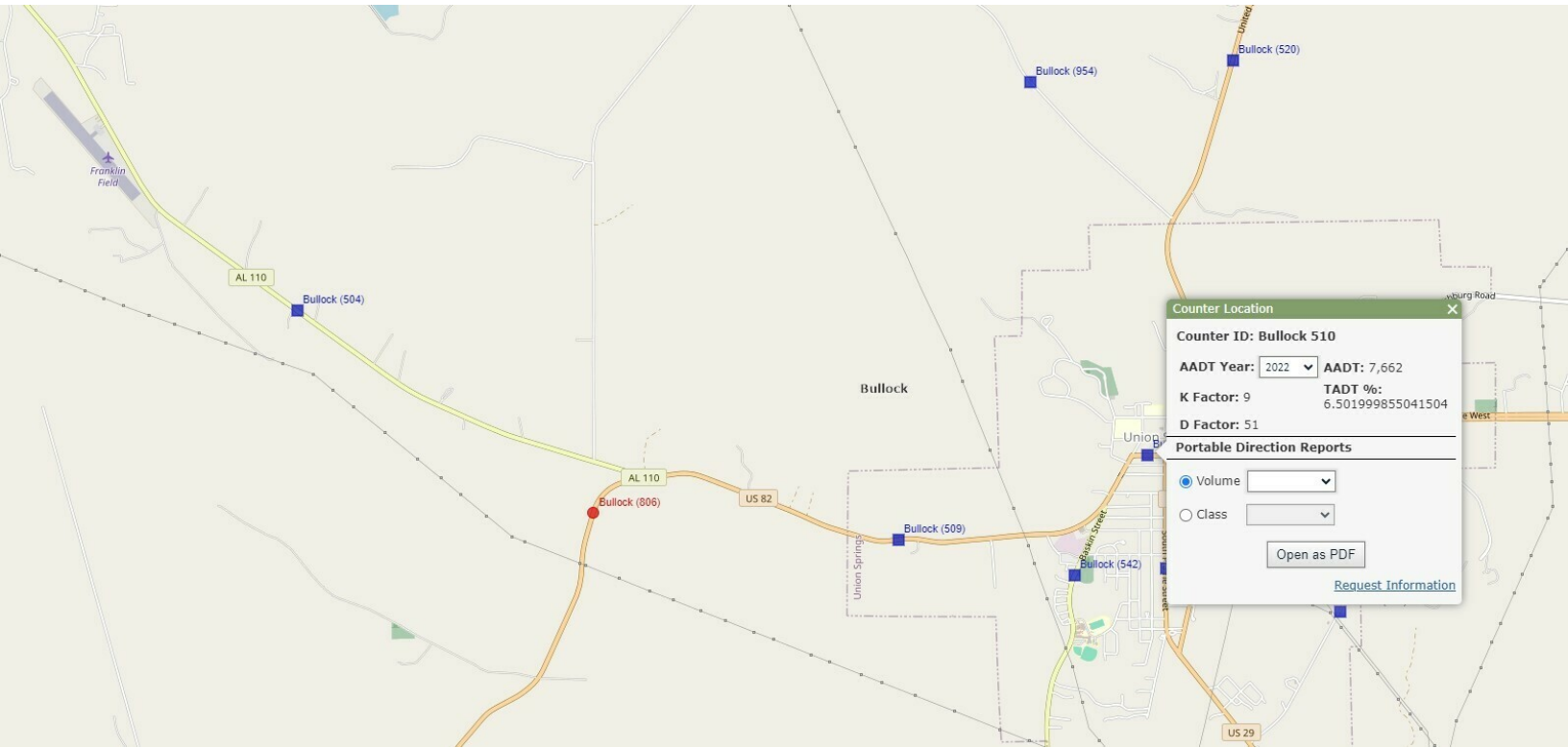


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*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

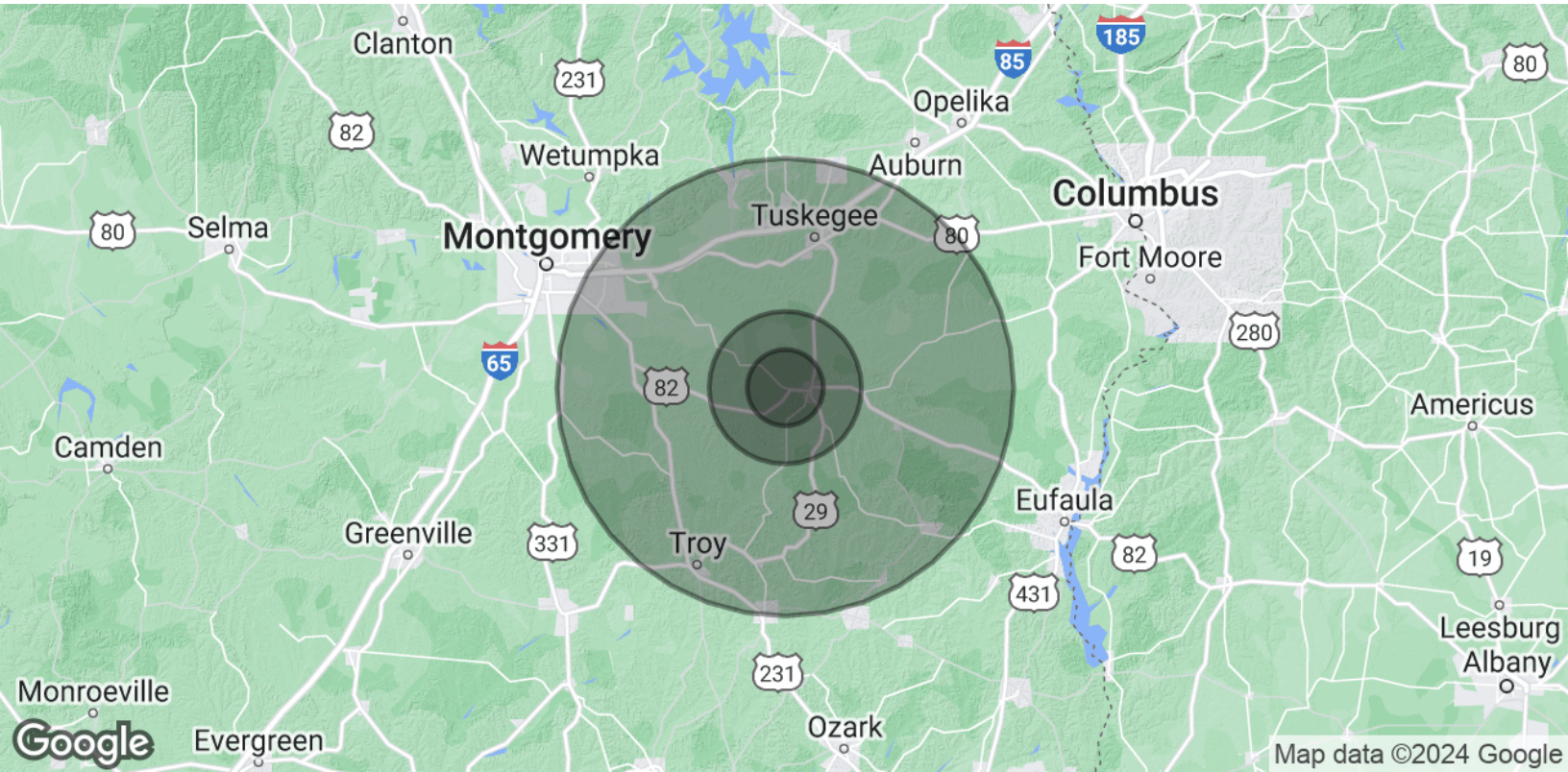
TRAFFIC DATA



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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	30 MILES
Total Population	2,859	7,167	217,099
Average Age	40	42	40
Average Age (Male)	38	41	39
Average Age (Female)	41	43	41

HOUSEHOLDS & INCOME	5 MILES	10 MILES	30 MILES
Total Households	1,197	2,669	89,225
# of Persons per HH	2.4	2.7	2.4
Average HH Income	\$42,424	\$44,698	\$82,116
Average House Value	\$135,816	\$133,134	\$242,373

* Demographic data derived from 2020 ACS - US Census

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