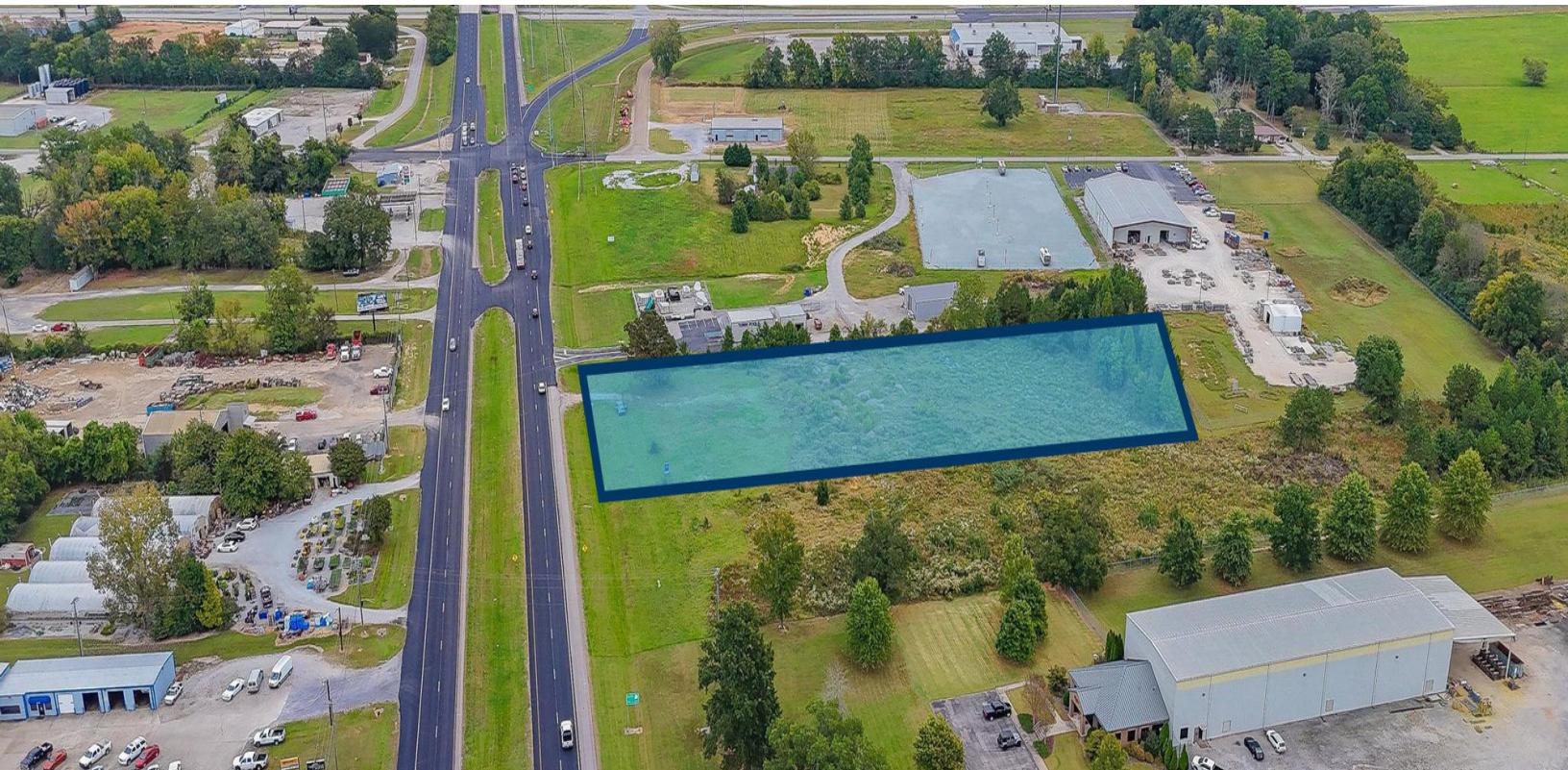


+/- 3 ACRES FOR SALE

2545 Gordon Terry Parkway, Decatur, AL 35601



PROPERTY DESCRIPTION

This property is located on Gordon Terry Parkway, next to River City Fabrication, with +/- 235 frontage feet. It is just off the intersection of Gordon Terry Parkway and McEntire Lane, and only .3 mile from Beltline Road. It is in the county, with police jurisdiction, but does not have any zoning restrictions. It is not in a flood zone. There is a sewer line on the front of the property, with gas and water also available. Property cannot be subdivided.

PROPERTY HIGHLIGHTS

- Strategic location with high visibility
- Expansive space for versatile development
- Convenient access to major roadways
- Endless potential for custom construction
- Zoned with no zoning restrictions
- Strategic location for industrial investment
- Ample space for custom industrial development
- Ideal for land and industrial investors

OFFERING SUMMARY

Sale Price:	\$397,000
Lease Rate:	\$2,000.00 per month (Ground)
Lot Size:	3 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	210	12,195	36,803
Total Population	571	30,297	92,613
Average HH Income	\$66,319	\$57,688	\$55,139

For More Information, Please Contact:

PAULA PRESTWOOD

256.227.1524

Commercial Agent

pprestwood@aol.com

GATEWAY COMMERCIAL BROKERAGE, INC.

300 Market St NE, Suite 3, Decatur, AL 35601

256.355.0721

www.gatewaycommercial.com

The information contained herein is derived from sources deemed reliable. Gateway Commercial Brokerage assumes no liability for errors or omissions. Offering is subject to change or be withdrawn without notice.

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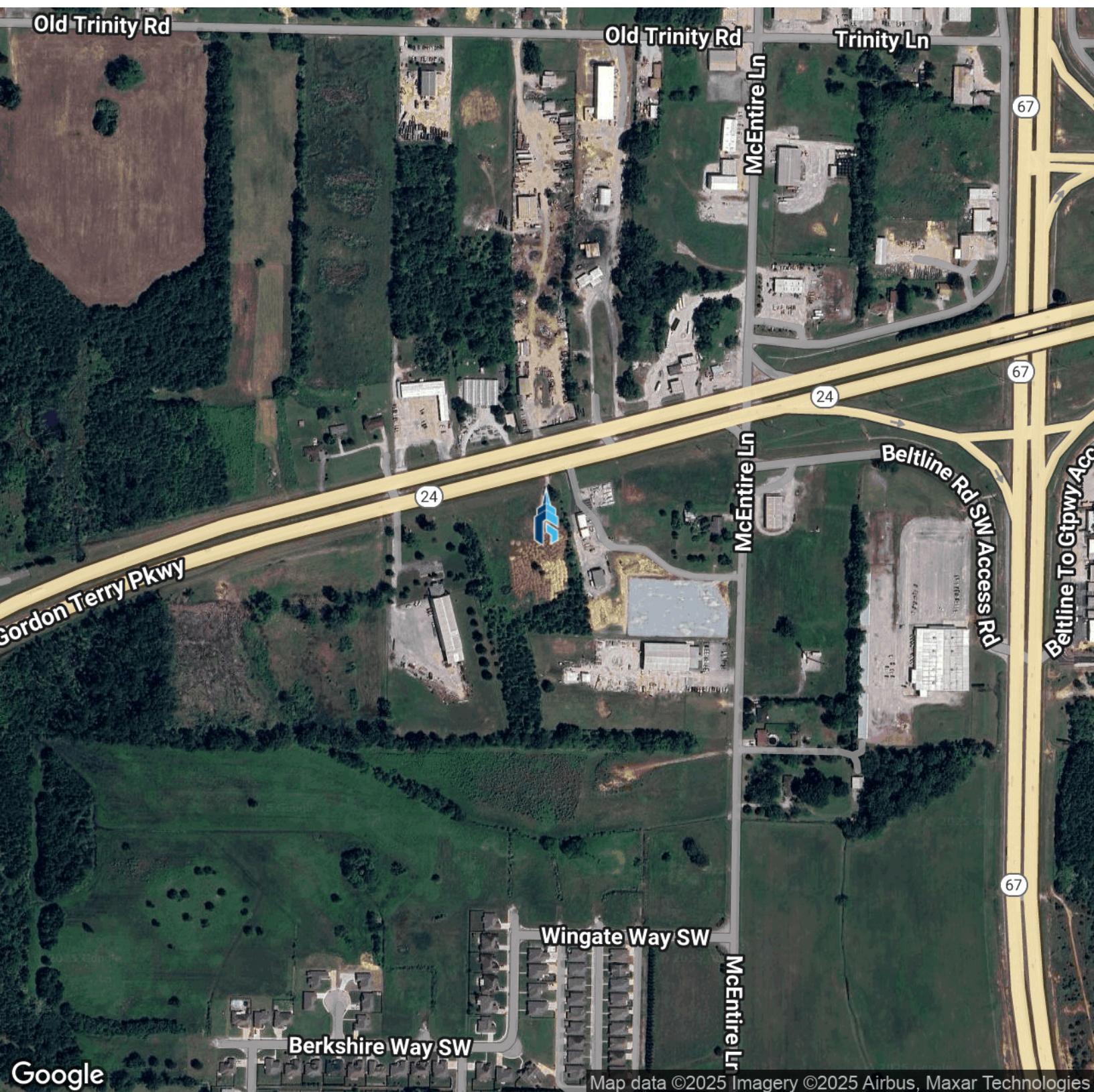
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