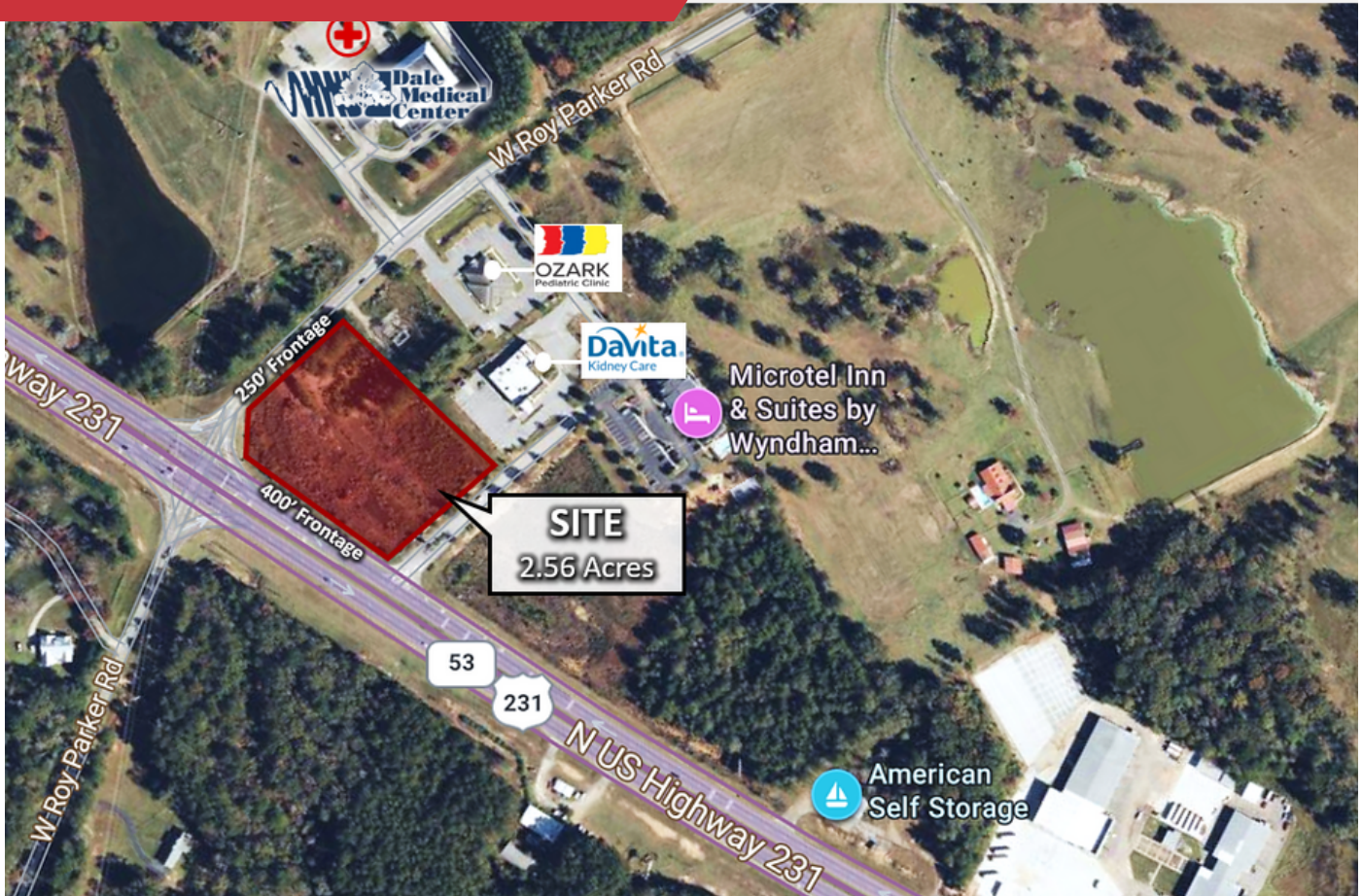


FOR SALE

Us Highway 231 Ozark, AL 36360

NAI TALCOR



US Hwy 231 | 2.56 Acres

2.56-acre corner lot located on US Hwy-231N and W. Roy Parker Road in Ozark, AL. This site offers great visibility and easy access from Highway 231 and is suitable for a range of potential uses such as retail, medical, restaurant, offices, and more. With 400 feet of frontage on Hwy 231 and 250 feet of frontage on W. Roy Parker Road, this property offers excellent exposure to passing traffic. Situated near key establishments such as Dale Medical Center, Ozark Pediatric Clinic, Davita Dialysis and Microtel Inn & Suites, this site offers a high level of visibility and potential customer base.

- 2022 AADT: 17,570 VPD
- 400' frontage on Hwy 231N
- 250' frontage on W. Roy Parker Rd
- Located by Dale Medical Center, Ozark Pediatric Clinic, Davita Dialysis & Microtel Inn & Suites
- Zoned B-4 Highway Commercial

OFFERING SUMMARY

| | |
|------------|-----------|
| SALE PRICE | \$495,000 |
| ZONING | B-4 |
| LOT SIZE | 2.56 AC |

| Demographics | 5 Miles | 15 Miles | 25 Miles |
|--------------------|----------|----------|----------|
| Total Population: | 11,864 | 72,260 | 182,942 |
| Average HH Income: | \$50,338 | \$55,724 | \$56,703 |

[CITY OF OZARK INFO](#)

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✉ **Shannon Auty**
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sauty@talcor.com

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 **NAI TALCOR**
107 Hidden Glen Way
talcor.com

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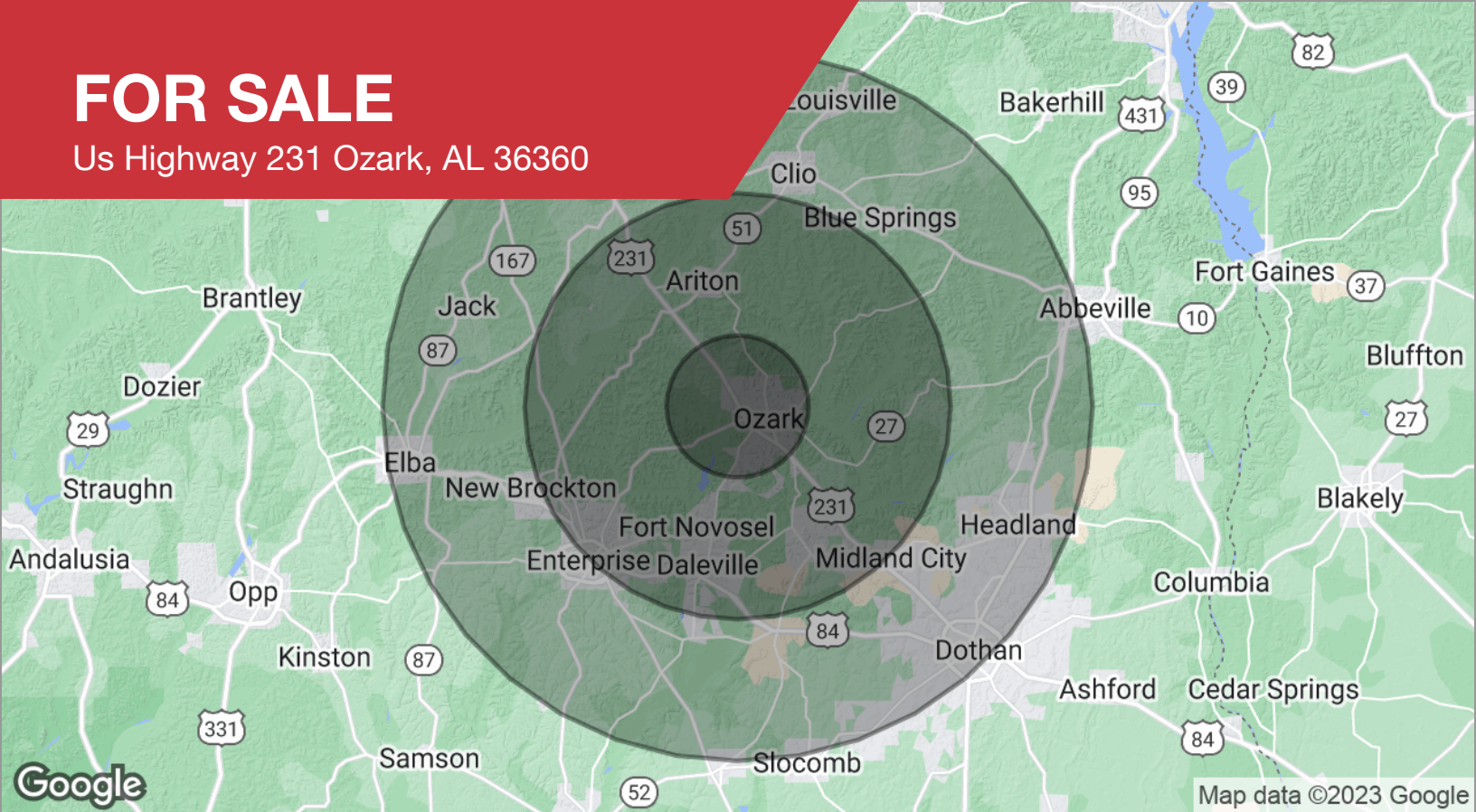
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NAI TALCOR

FOR SALE

Us Highway 231 Ozark, AL 36360



DEMOGRAPHICS

| POPULATION | 5 MILES | 15 MILES | 25 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 11,864 | 72,260 | 182,942 |
| Median age | 42.6 | 38.5 | 39.6 |
| Median age (male) | 39.4 | 37.9 | 37.7 |
| Median age (Female) | 44.3 | 40.1 | 41.7 |
| HOUSEHOLDS & INCOME | 5 MILES | 15 MILES | 25 MILES |
| Total households | 5,770 | 32,561 | 83,461 |
| # of persons per HH | 2.1 | 2.2 | 2.2 |
| Average HH income | \$50,338 | \$55,724 | \$56,703 |
| Average house value | \$129,822 | \$127,267 | \$140,753 |

* Demographic data derived from 2020 ACS - US Census

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