

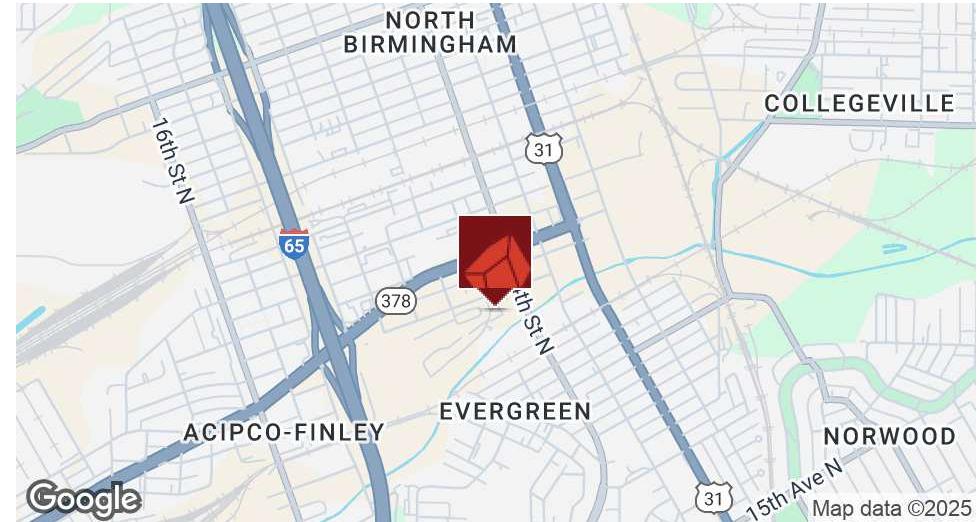


PROPERTY DESCRIPTION

Rare opportunity to backfill this 3.6 acre compacted gravel truck yard with office building. Located less than .5 miles from I-65 and Hwy 31.

PROPERTY HIGHLIGHTS

- Turnkey for Truck Parking
- 560 sf Office Building - 1st Floor
- 2,000 SF Covered Pad with Power & Water
- Less than 0.5 miles to I-65



OFFERING SUMMARY

Lease Rate:	\$5,000.00 per month (NNN)
Available SF:	3.6 Acres
Lot Size:	3.6 Acres
Building Size:	560 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	102	332	2,622
Total Population	231	731	6,248
Average HH Income	\$26,398	\$30,005	\$32,733

BUD BALLARD

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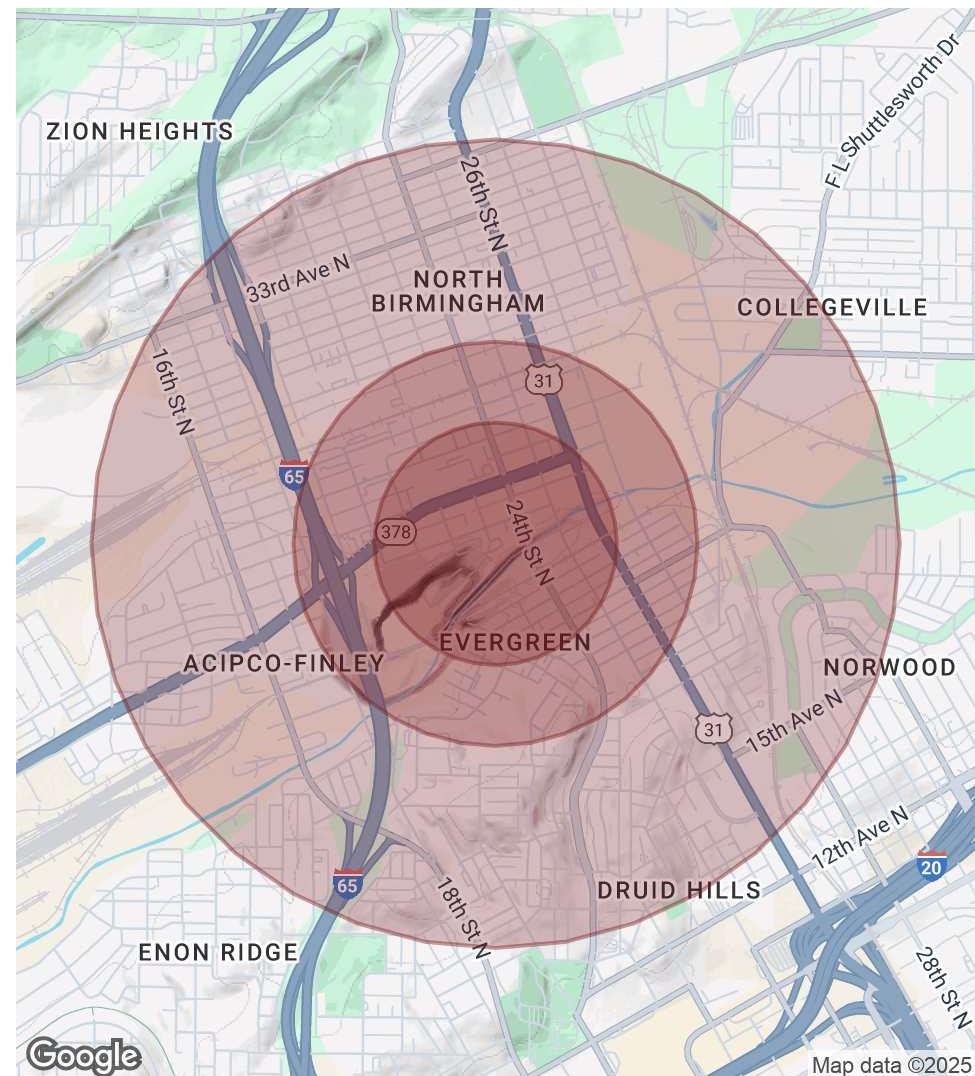
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	231	731	6,248
Average Age	44	43	43
Average Age (Male)	45	44	42
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	102	332	2,622
# of Persons per HH	2.3	2.2	2.4
Average HH Income	\$26,398	\$30,005	\$32,733
Average House Value	\$63,298	\$69,812	\$75,682

Demographics data derived from AlphaMap



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