

State Farm Building
1311 Woodmont Drive
Tuscumbia, AL 35674
Only \$225,000 Owner/User



Executive Summary

1311 Woodmont Drive
Tuscumbia, AL 35674

List Price:	\$225,000
CAP:	Owner user
Building S.F.	2,094
Parcel Size:	28,500 sqft
Built:	2000
Traffic Counts:	6,770 VPD

Subject property consists of a 2,094 square foot Retail /Office building. Soon to be Vacated. Other retailers nearby include Fred's, Chevron, AutoZone, O'Reilly Auto, Marathon Gas, Texaco, Burger King and More.

INVESTMENT HIGHLIGHTS

- State Farm Occupies Site but will be Vacating soon
- Traffic Counts 6,770 VPD (2022 costar)
- Population 1 Mile 3,142 / 3 Mile 19,700 / 5 Mile 38,074
- Average Income 3 Mile \$60,546
- Growth Rate 2023 – 2028 1.0%
- 2,094 Square Foot Retail / Office Building
- Approx. 28,500 sf Land Parcel
- Located next to Domino's Dollar Tree, AutoZone, Burger King, O'Reilly & More



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1311 Woodmont Drive

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Bang Realty also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own Investigation, and not on Bang, the Owner or this Memorandum, in determining whether to purchase the Property. Please Note the Following: Bang Realty, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the property. This Memorandum includes statements and estimates provided by or to Bang and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the Property’s (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein. This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Bang may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner’s consent, Bang will provide the Recipient with copies of all referenced contracts and other documents.

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Population

<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
3,142	19,700	38,074

Income:

<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
\$48,441	\$60,546	\$63,552

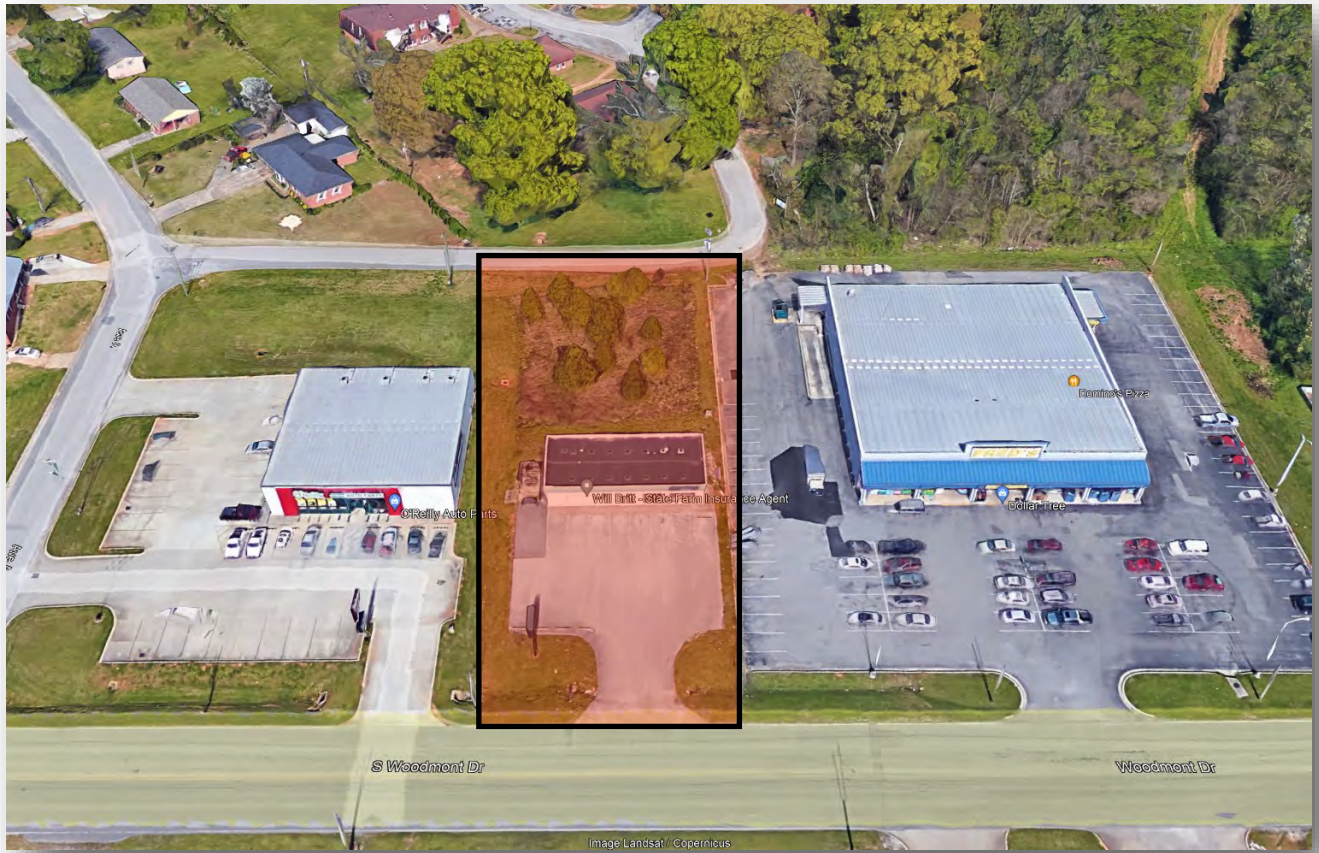
Population Growth

2023-2028 3 Mile 1.00%

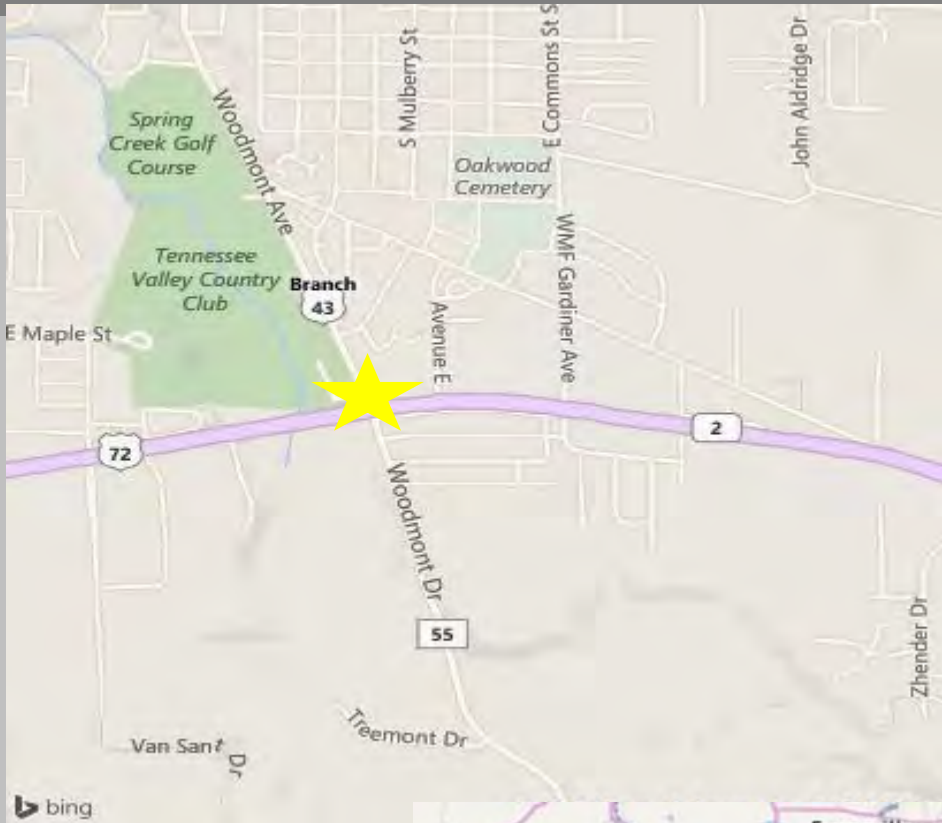
TUSCUMBIA, AL

Tuscumbia is the county seat of Colbert County, located in the Northwest corner of the state. This strategic location places Tuscumbia at the hub of the great Tennessee River Valley. Tuscumbia is strategically located with easy access to major southeast cities. Highway accessibility is excellent with four lane traffic on U.S. highways 43 and 72. Interstate 65 is only 45 miles southeast of the city. Birmingham is approximately 100 miles from Tuscumbia, AL.

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Maps



Local Map



Regional Map

Photos



Aerial Photo



Colbert County
Offices

New Condo
Development



Alabama Music
Hall of Fame

Aerial Photo

