



For sale

\$350,000

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±2.07 Acres

PREMIER COMMERCIAL DEVELOPMENT OPPORTUNITY

3000 Hawkins Lane (Lots 5 & 6)

Property Details

- Designed for 10,000 SF one-story building plus 60 parking spaces
- Zoned B-2 General Business District, all utilities available
- Site is flat and graded

Highlights

- First intersection off I-65 Fultondale exit (Loden Lane signalized intersection)
- Fronts on Decatur Hwy: Excellent branding opportunity (25,101 traffic count)
- Adjacent to Fultondale elementary School (982 students), Fultondale ballfeilds and Fultondale Event Center
- Great location for coffee shop, daycare, food and general retail/commercial

3000-3004 Decatur Hwy

Access: The site is served by I-65 interstate exits at both southern and northern approaches. Loden Lane is the first signaled intersection coming off Exit 256-B, the first northbound I-65/US Hwy 31 Fultondale exit. From the north, Walker Chapel Rd. (1.4 miles) also has an I-65 interchange (Promenade Fultondale Power Center) to conveniently access to the sites for both northbound and southbound travelers.

Location Map



5 Mile Demographics



64,918
Population



41,061
Daytime
Workers



26,282
Households



7,791
Children
>9 Yrs Old

Sources: ESRI & Colliers Hydra

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