

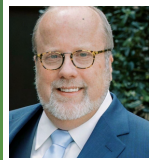


650

OZARK ROAD

ABBEVILLE, AL 36310

Offering Memorandum



David R Cornelius, CCIM, CPM
OWNER/BROKER
334.685.1276
david@forrestandfields.com
AL #000086953-0



Table of Contents



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Forrest & Fields CRE its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Forrest & Fields CRE its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Forrest & Fields CRE will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Forrest & Fields CRE makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Forrest & Fields CRE does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Forrest & Fields CRE in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION	3
LOCATION INFORMATION	7
DEMOGRAPHICS	9
ADVISOR BIOS	11



SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

Introducing an investment opportunity at 650 Ozark Rd, Abbeville, AL. This 3,361 SF retail building, built in 1985, presents an ideal prospect for retail investors eager to secure a solid foothold in the Abbeville area. This property offers versatile usage options, making it an attractive canvas for various ventures. Former Hardee's location, now vacant and ready for a new restaurant or redevelopment.

PROPERTY HIGHLIGHTS

- 3,361 SF retail building
- Built in 1985
- Highly visible +/- 40ft Lighted Pylon Sign

OFFERING SUMMARY

Sale Price:	\$1,279,000
Lot Size:	1.15 Acres
Building Size:	3,361 SF

DEMOGRAPHICS

	5 MILES	25 MILES	50 MILES
Total Households	1,488	47,057	155,217
Total Population	3,452	112,688	385,465
Average HH Income	\$66,116	\$66,531	\$75,255

Property Description



PROPERTY DESCRIPTION

Introducing an investment opportunity at 650 Ozark Rd, Abbeville, AL. This 3,361 SF retail building, built in 1985, presents an ideal prospect for retail investors eager to secure a solid foothold in the Abbeville area. This property offers versatile usage options, making it an attractive canvas for various ventures. Former Hardee's location, now vacant and ready for a new restaurant or redevelopment.

LOCATION DESCRIPTION

Located in the city of Abbeville, the area surrounding 650 Ozark Road offers a blend of rich heritage and modern allure. With a commercial landscape, this presents an array of retail investment possibilities, complemented by the nearby attractions that draw in a steady stream of visitors. The downtown district offers a diverse selection of shops and dining destinations, creating a setting for retail endeavors. Former Hardee's location, now vacant and ready for a new restaurant or redevelopment.

POWER DESCRIPTION

Pea River Electric

GAS DESCRIPTION

Southeast Gas

Additional Photos





SECTION 2

LOCATION INFORMATION

Location Map



Google

Map
data
©2025



SECTION 3

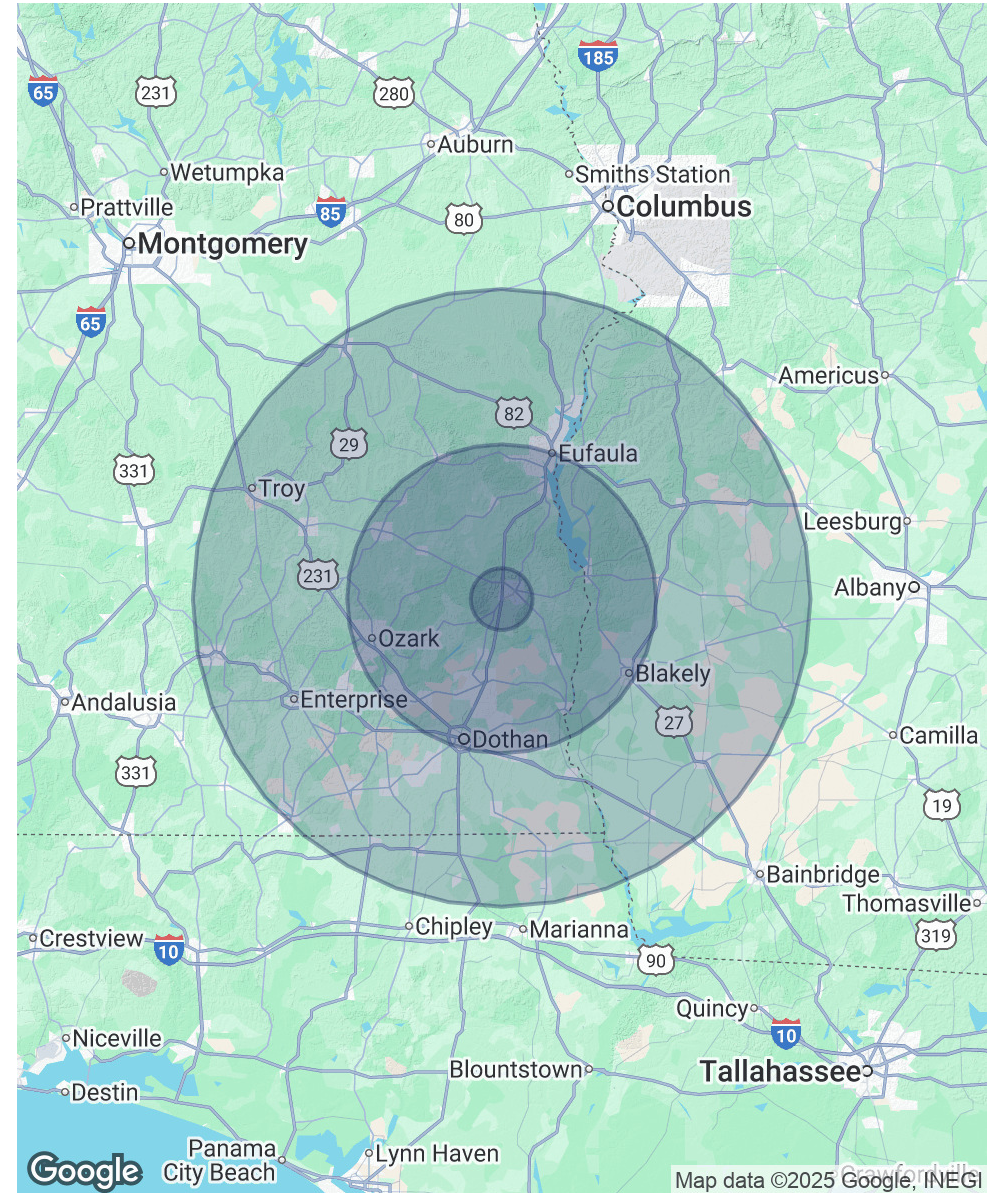
DEMOGRAPHICS

Demographics Map & Report



POPULATION	5 MILES	25 MILES	50 MILES
Total Population	3,452	112,688	385,465
Average Age	46	42	41
Average Age (Male)	43	40	40
Average Age (Female)	48	43	43
HOUSEHOLDS & INCOME	5 MILES	25 MILES	50 MILES
Total Households	1,488	47,057	155,217
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$66,116	\$66,531	\$75,255
Average House Value	\$187,018	\$172,473	\$195,802

Demographics data derived from AlphaMap





SECTION 4

ADVISOR BIO

Advisor Bio



DAVID R CORNELIUS, CCIM, CPM

Owner/Broker

david@forrestandfields.com

Direct: 334.685.1276 | Cell: 334.685.1276

AL #000086953-0 // GA #356361

PROFESSIONAL BACKGROUND

David R. Cornelius, CCIM, CPM is a licensed real estate broker, property manager and insurance agency owner with strong analytical, comprehension, and problem-solving skills. He brings over 20 years of experience in real estate investing in the commercial, industrial, retail, office, and residential real estate sectors, along with broker's license in Alabama and Georgia. David also has over 30 years of property & casualty insurance experience, and is currently managing over 500 residential doors.

MEMBERSHIPS

- Certified Commercial Investment Member
- Member of the International Council of Shopping Centers (ICSC)
- Certified Property Manager
- Member of NARPM
- IREM Member

Forrest & Fields CRE
1050 West Main Street
Dothan, AL 36301