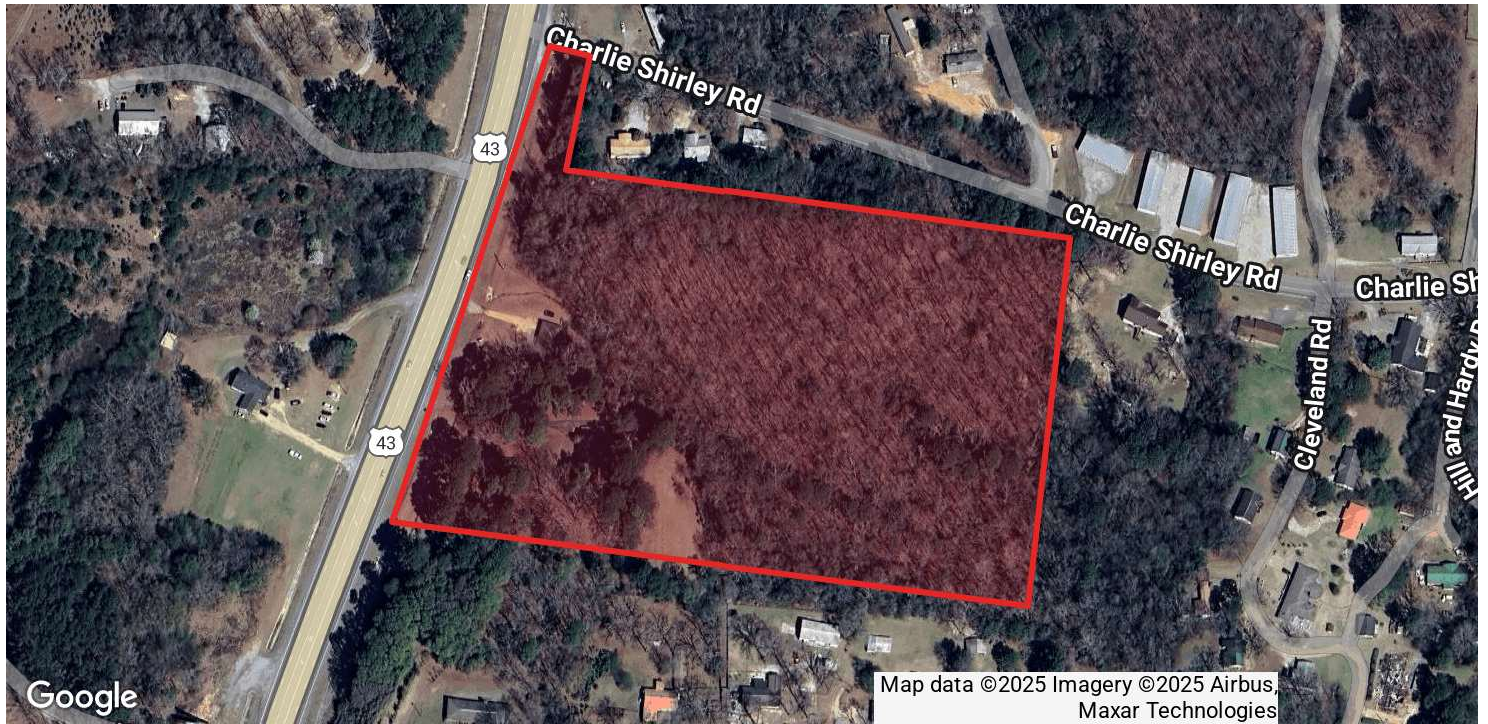


9501 US-43

Northport, AL 35473



PROPERTY DESCRIPTION

Prime investment opportunity in Northport, AL! This strategically positioned property at 9501 US-43 offers unparalleled potential for land and retail investors. Boasting a highly desirable location, this site provides excellent visibility and accessibility for commercial development. With its prominent position, this property presents an ideal canvas for creating a thriving retail destination or a lucrative land development project.

LOCATION DESCRIPTION

Situated in close proximity to local attractions, the location provides a backdrop for a retail or land investment. Within reach are landmarks such as Lake Tuscaloosa, Northport Medical Center and Kentucky Art Center, Winn-Dixie, McDonalds and Alabama Credit Union, enhancing the appeal and potential of the surrounding area. Northport's thriving community and strategic position make it an attractive prospect for a diverse range of commercial ventures.

PROPERTY HIGHLIGHTS

- Excellent accessibility for customers
- Ideal for retail development
- Prominent position for maximum exposure
- Large land area for expansive development
- Prime opportunity for commercial use
- Strategic location for retail investment
- Opportunity for high-traffic retail destination
- 2 homes located in the property. Each home is a 3 Br/3 Ba. Both are currently rented with combined income of approximately \$43,000 per year

OFFERING SUMMARY

Sale Price:	\$2,800,000
Lot Size:	15 Acres

PRESENTED BY:

Scott Harris

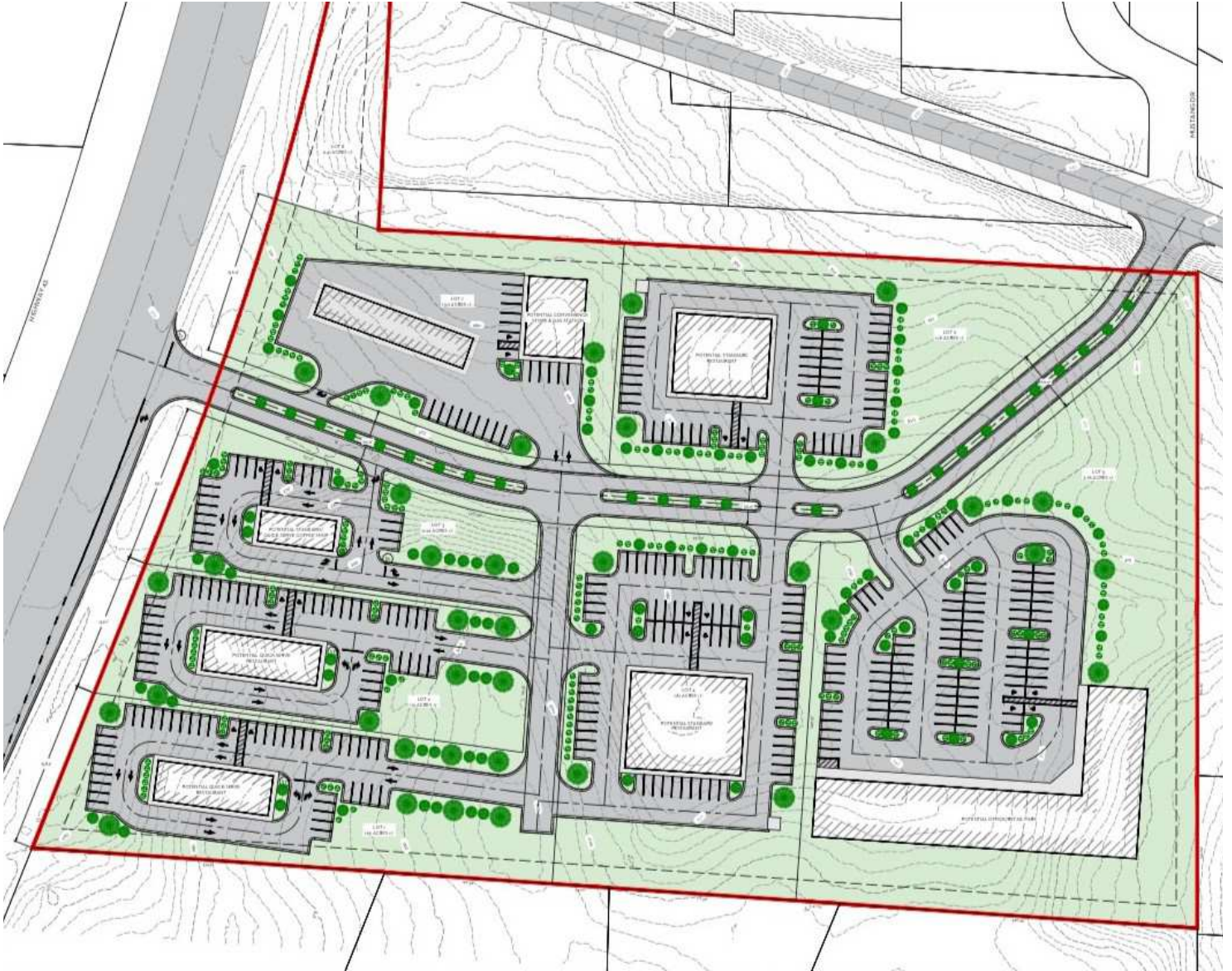
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LOT #	APN	SUB-TYPE	SIZE	PRICE
1	20-09-29-1-003-002.001	Industrial	0.35 Acres	N/A
2	20-09-29-1-005-001.000	Industrial	4 Acres	N/A
3	20-09-29-1-005-002.000	Industrial	2.56 Acres	N/A
4	20-09-29-1-005-003.000	Industrial	7.4 Acres	N/A

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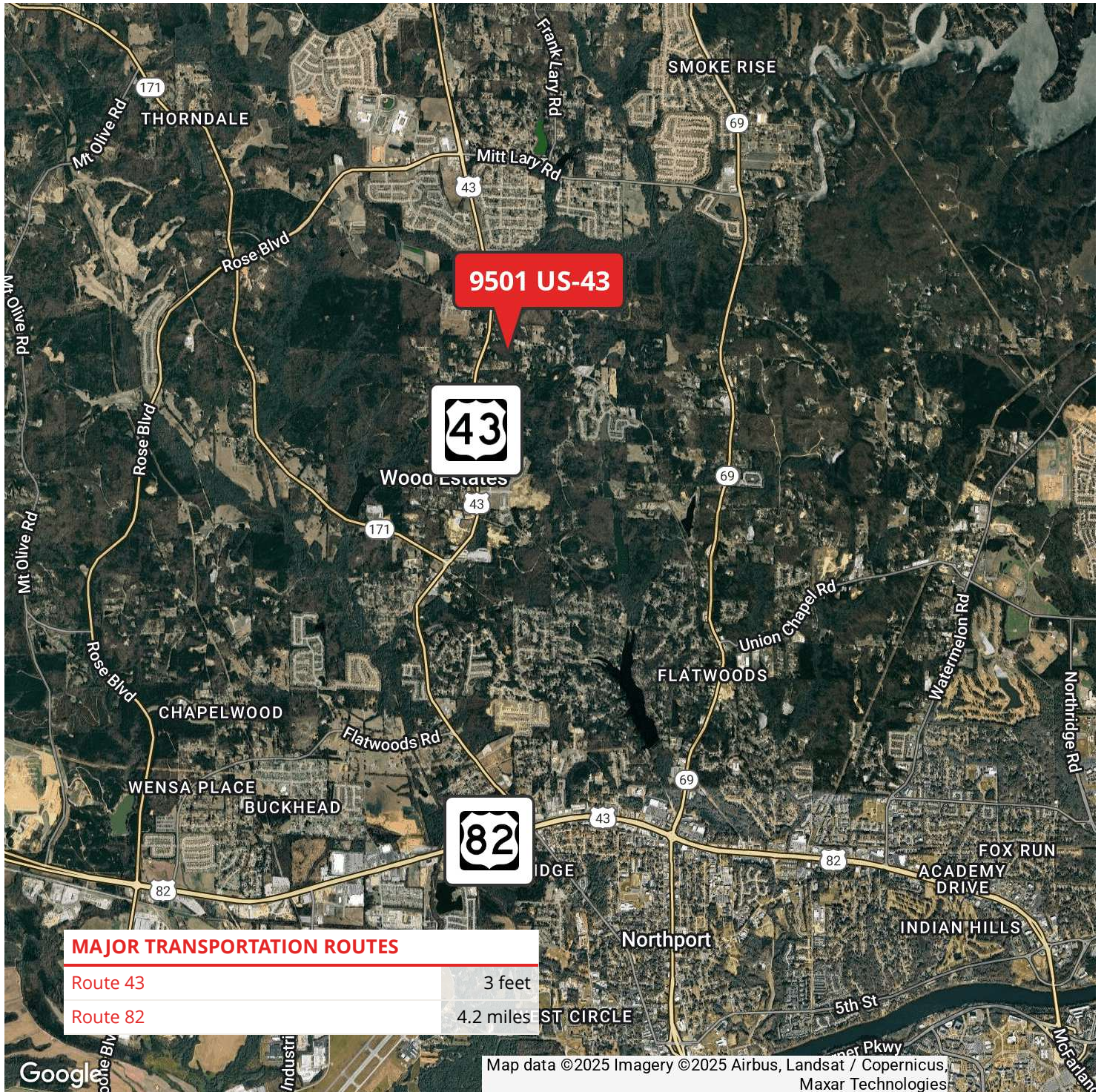
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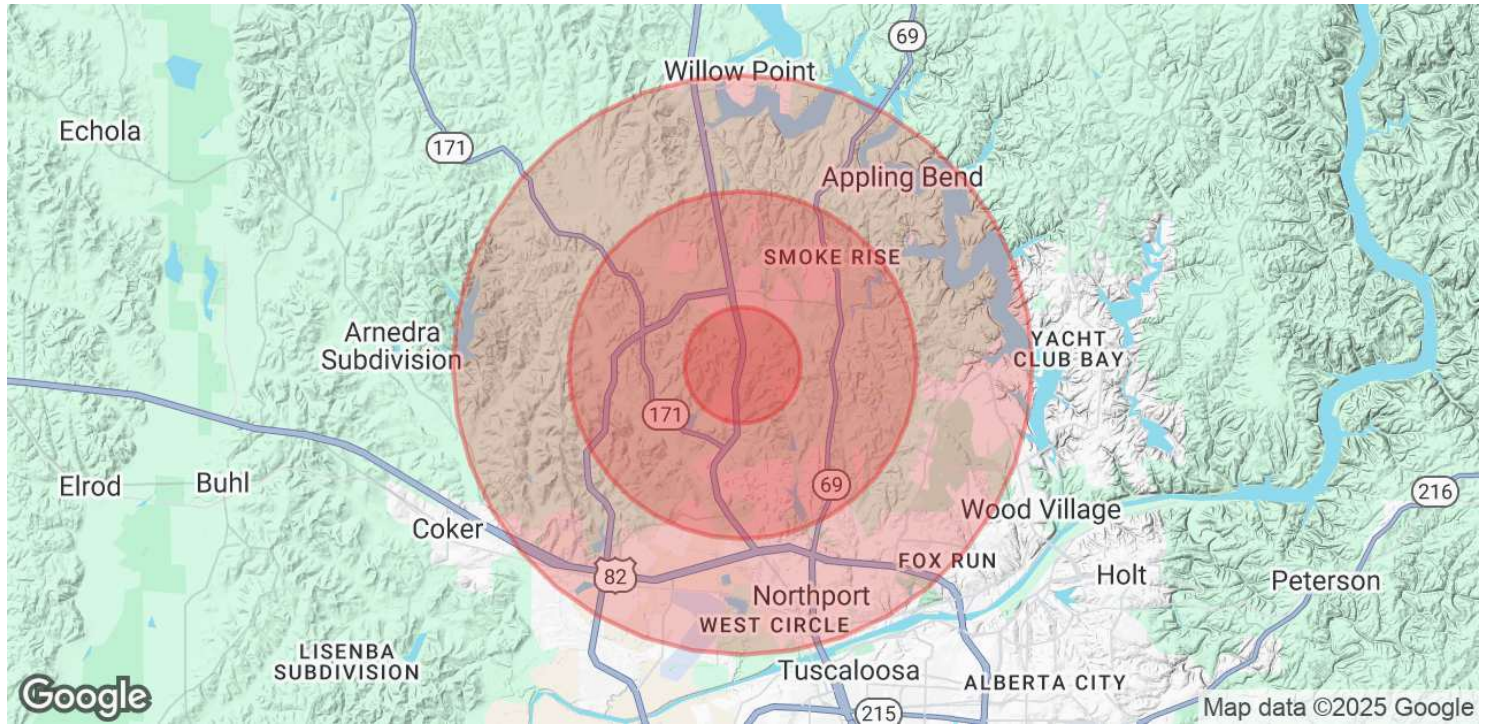
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,604	22,454	48,627
Average Age	38	39	41
Average Age (Male)	38	38	39
Average Age (Female)	39	40	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	959	8,553	19,068
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$114,293	\$114,489	\$113,734
Average House Value	\$277,621	\$329,318	\$339,280

Demographics data derived from AlphaMap

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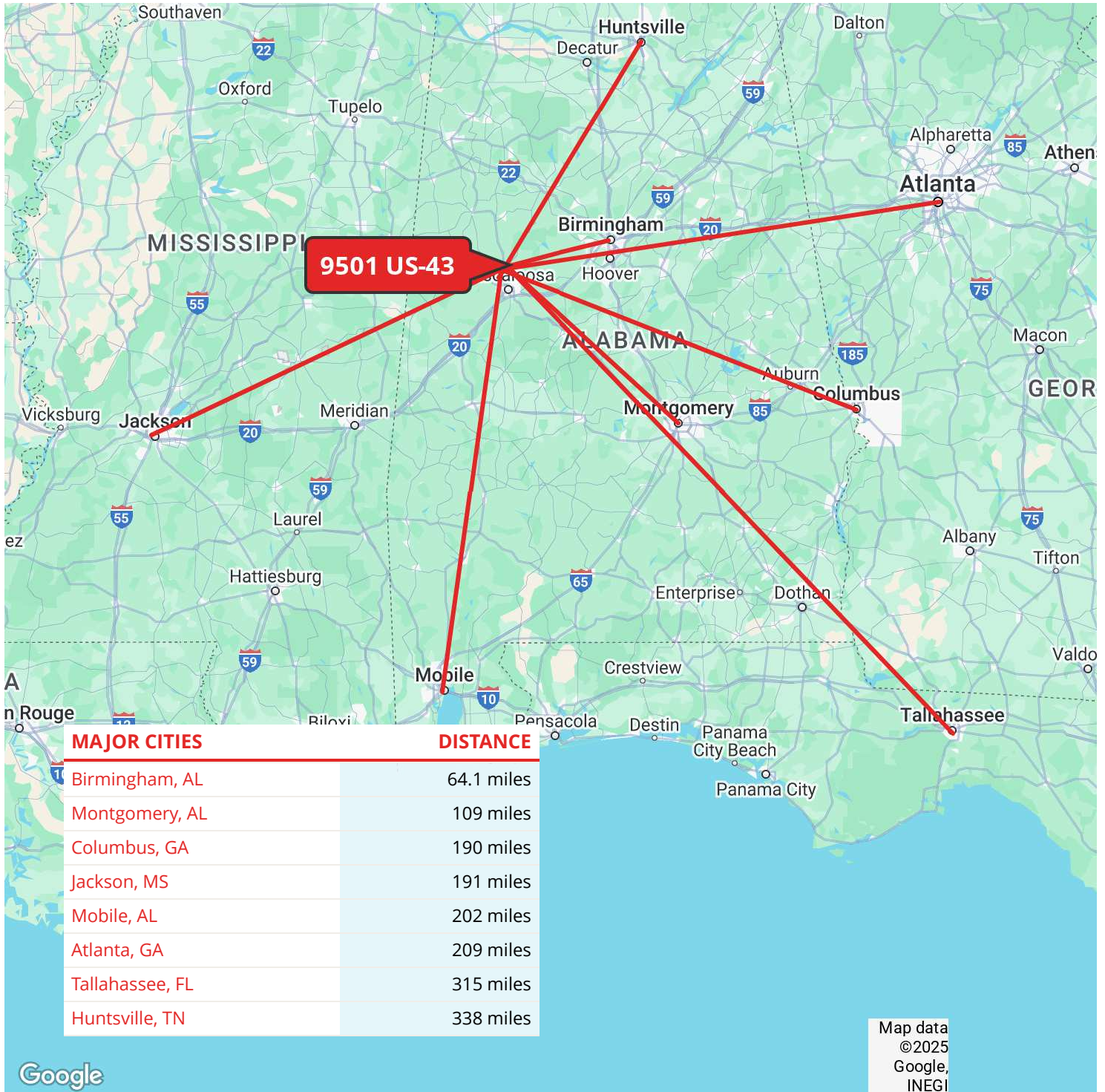
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