



The City of Southern Hospitality

For Lease

Longhorn Crossing

900 US-31

Hartselle, AL

New Retail Center

- Hard corner location on primary thoroughfare - over 25,000 cars per day on Highway 31
- Strong surrounding tenancy that includes Super Walmart, Dollar Tree, Jack's Fast Food, KFC, Arby's, and Sonic
- Intersection proposed for new traffic signal and extension of Longhorn Rd, with preliminary plan approval from Alabama Dept. of Transportation
- Built-to-Suit or Ground Lease opportunities available



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±13 Mi / 20 Min North



Walmart
Save money. Live better.

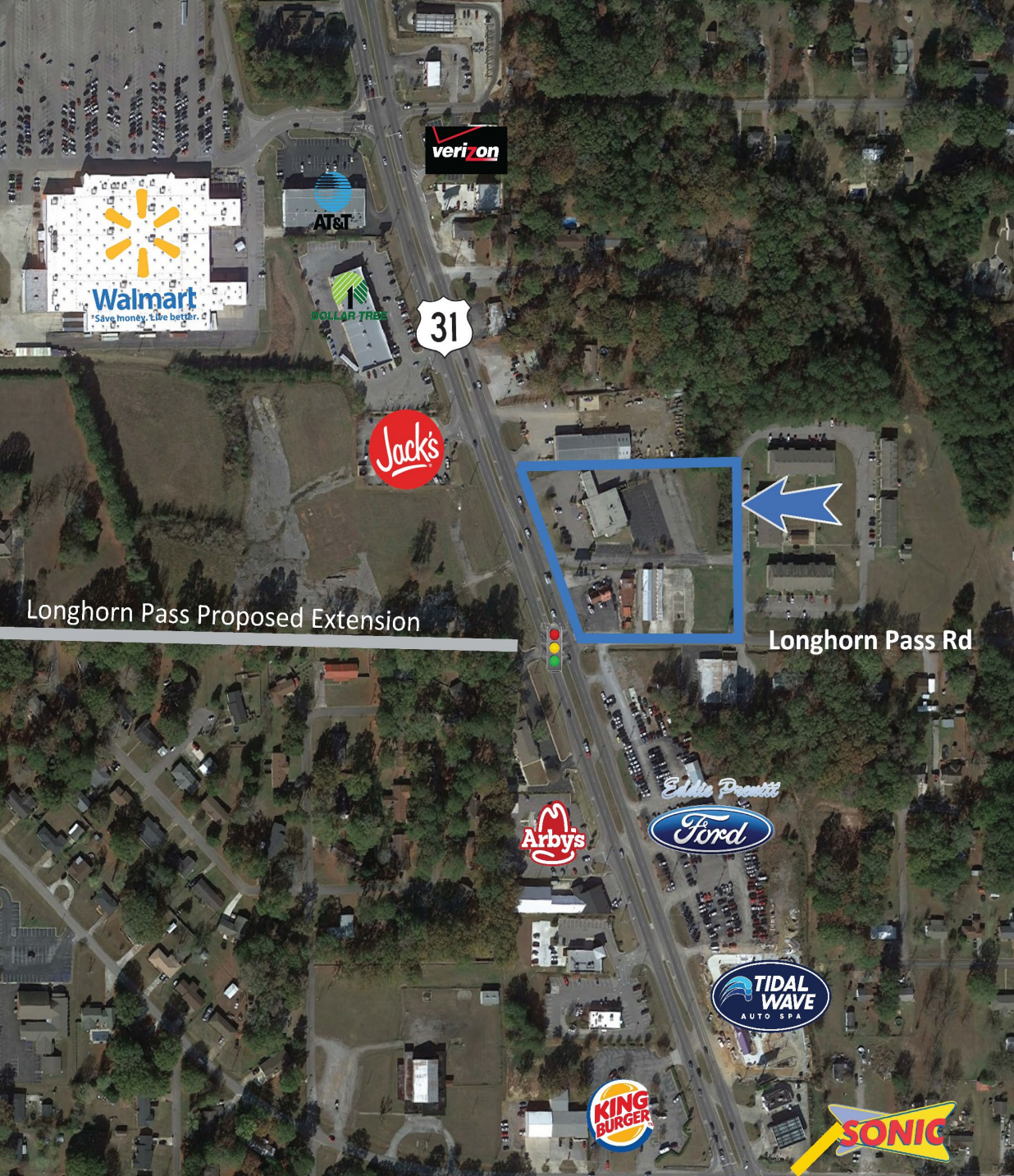


Longhorn Pass Rd

+25,468 VPD

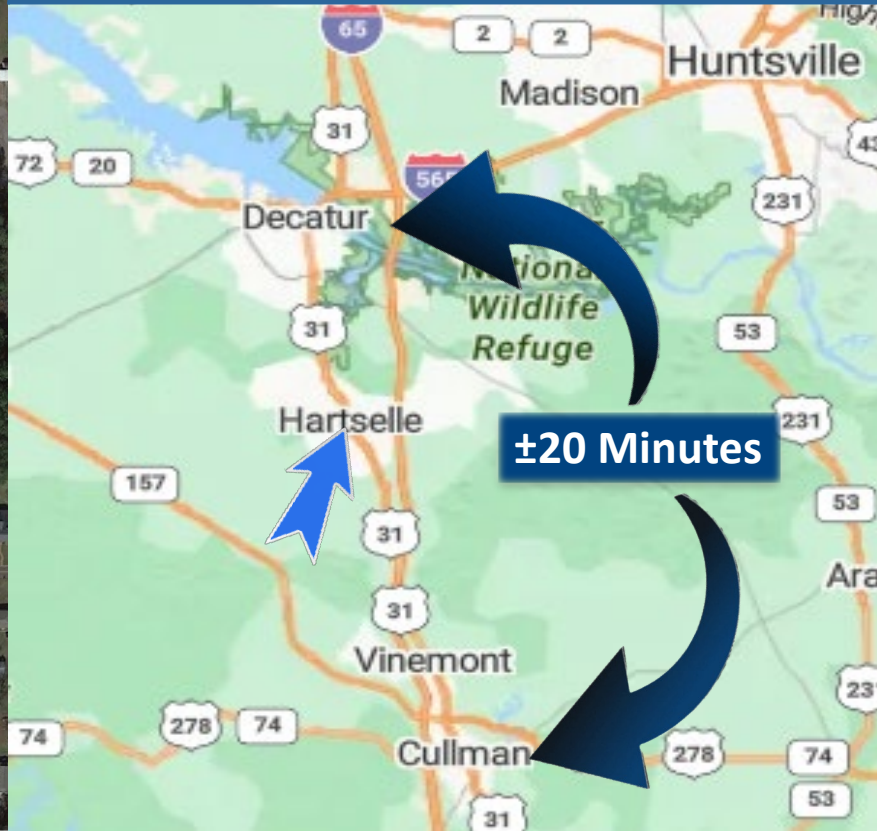


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Demographics

	1 Mile	3 Miles	5 Miles
Population	15,746	26,849	37,774
Households	6,256	9,580	14,816
Daytime Employees	12,500	21,500	30,800
Median Income	\$65,400	\$70,500	\$70,900



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