

LAND FOR SALE

Development Opportunity

Highway 75, Henagar, AL

1.74 ACRES
Call for Pricing



1.74 ACRES
HIGHWAY 75

Location



Property Highlights

- 1.74 Acres with direct access to Hwy 75.
- Zoned commercial.
- High visibility from intersection.
- Shares access with Family Dollar / Dollar Tree combo store.

Area Demographics

	Population	Total Households	Average HH Income
3 Mile	2,609	1,046	\$56,493
5 Mile	6,322	2,532	\$61,873
10 Mile	24,862	9,728	\$67,437

NAI Chase Commercial

Commercial Real Estate Services, Worldwide.

P.O. Box 18153, Huntsville, AL 35804
www.chasecommercial.com

Clarke Todd

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Area Amenities



Location Advantages

The 1.74 Acre log is zoned commercial and shares access with Family Dollar Tree combo store, offering direct access to AL-75. The VPD count on Highway AL-75 is 4,940. There is excellent visibility at intersection AL-75 and Bellview Road/Andrew Lee Drive.



For more information and to see other available properties, check out this listing at [chasecommercial.com](https://www.chasecommercial.com) or scan the QR code on your mobile device.

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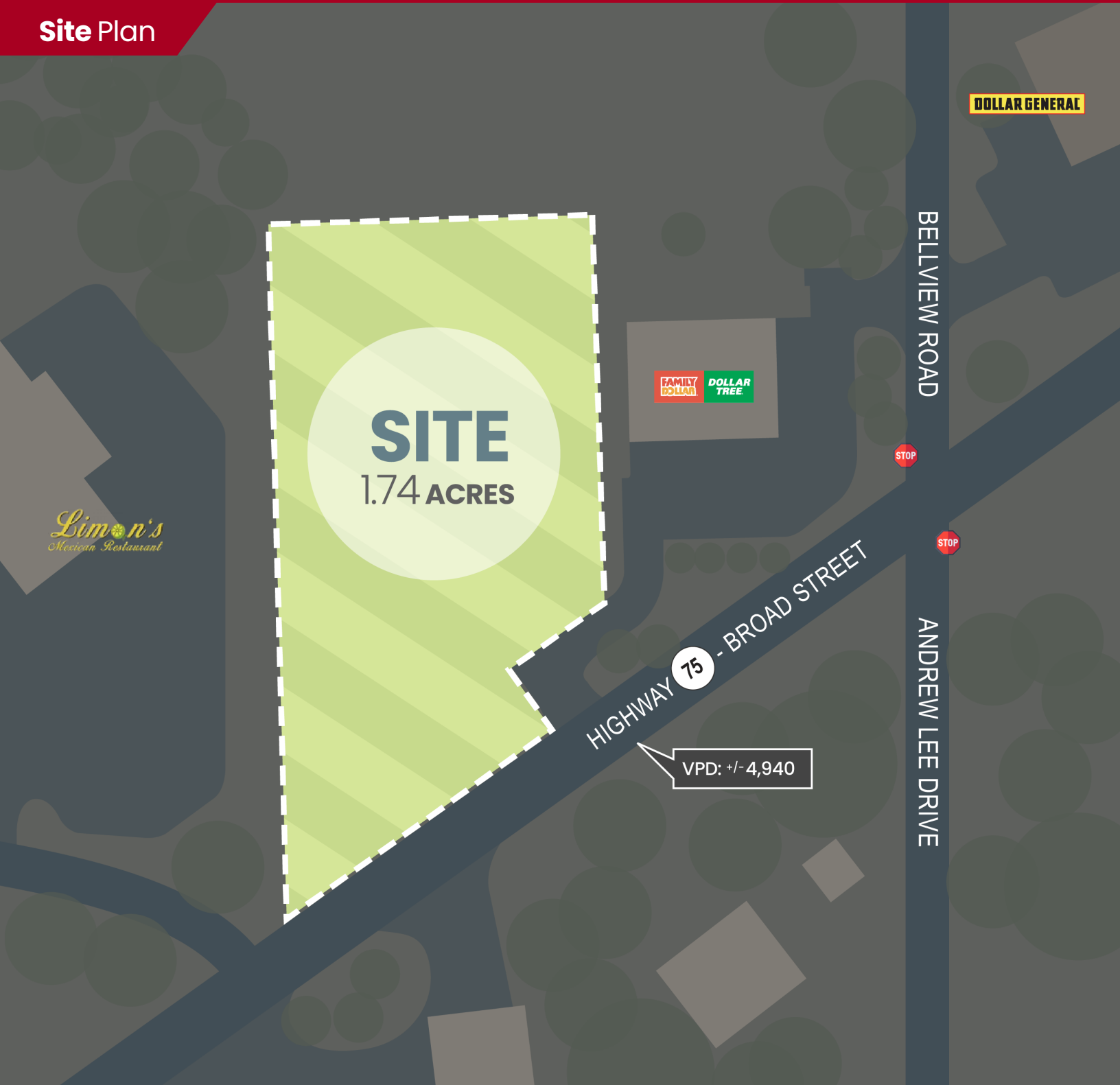
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Site Plan



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About Henagar and Dekalb County

Henagar is located in Dekalb County, Alabama. The town rests on top of Sand Mountain, a southern extension of the Cumberland Plateau. South Salty Creek, a tributary of the Tennessee River flows southwest through the central and southern part of the city. The Sand Mountain Potato Festival is celebrated each July in Henagar, with potatoes, live music, entertainment, arts and crafts, games, and fireworks.



2,609

within 3-mile radius



Top Area Industries

Agriculture, Oil & Gas Mining, Construction, Manufacturing

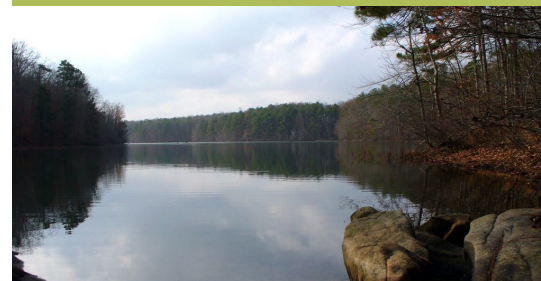


56,493

Average HH income within 3-mile radius

DeKalb County is located in Northeast Alabama, less than two and a half hours from over six major Southeastern markets. I-59 runs through the county, and DeKalb is also close to I-20, I-24, I-65, and I-75. The county's ideal location has made it a popular choice for distribution companies, automotive suppliers, and other manufacturers. Residents of DeKalb County benefit from the county's close proximity to large cities while enjoying a lower cost of living.

DeKalb County has small communities, which allows residents to enjoy relatively lower costs of living and lower crime rates. However, county residents do not have to sacrifice cultural and entertainment opportunities to enjoy the benefits of small town living. DeKalb County's larger cities – Fort Payne and Rainsville – have national retailers, restaurants, theaters (both performing arts and movies), and an abundance of outdoor recreation opportunities. Fort Payne, the county seat, is located about an hour from Chattanooga, Tennessee.



Top Employers in Dekalb County, Alabama



KOCH FOODS

Renfro Brands

THE CHILDREN'S PLACE DISTRIBUTION CENTER



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