

10.36 ACRES ON GORDON TERRY PKWY

3537 Gordon Terry Parkway, Decatur, AL 35603



PROPERTY DESCRIPTION

Discover the investment potential of this prime property in charming Decatur, AL. Zoned Unrestricted, this versatile space offers endless possibilities for development. Strategically located in the thriving Decatur area, the property presents a lucrative opportunity for investors seeking a dynamic and growing market. With its prime location and flexible zoning, this property is ideal for those looking to capitalize on the area's economic growth and development. Take advantage of this exceptional investment opportunity in the vibrant city of Decatur.

PROPERTY HIGHLIGHTS

- Unrestricted zoning
- Prime location with easy accessibility
- Zoned Unrestricted
- Prime location in Decatur area

OFFERING SUMMARY

Sale Price:	\$40,000 / Acre
Lease Rate:	\$3,000.00 per month (Ground)
Lot Size:	10.36 Acres
Total Acreage:	10.36 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	17	95	337
Total Population	44	241	856
Average HH Income	\$69,587	\$69,587	\$76,259

For More Information, Please Contact:

PAULA PRESTWOOD

256.227.1524

Commercial Agent

pprestwood@aol.com

GATEWAY COMMERCIAL BROKERAGE, INC.

300 Market St NE, Suite 3, Decatur, AL 35601

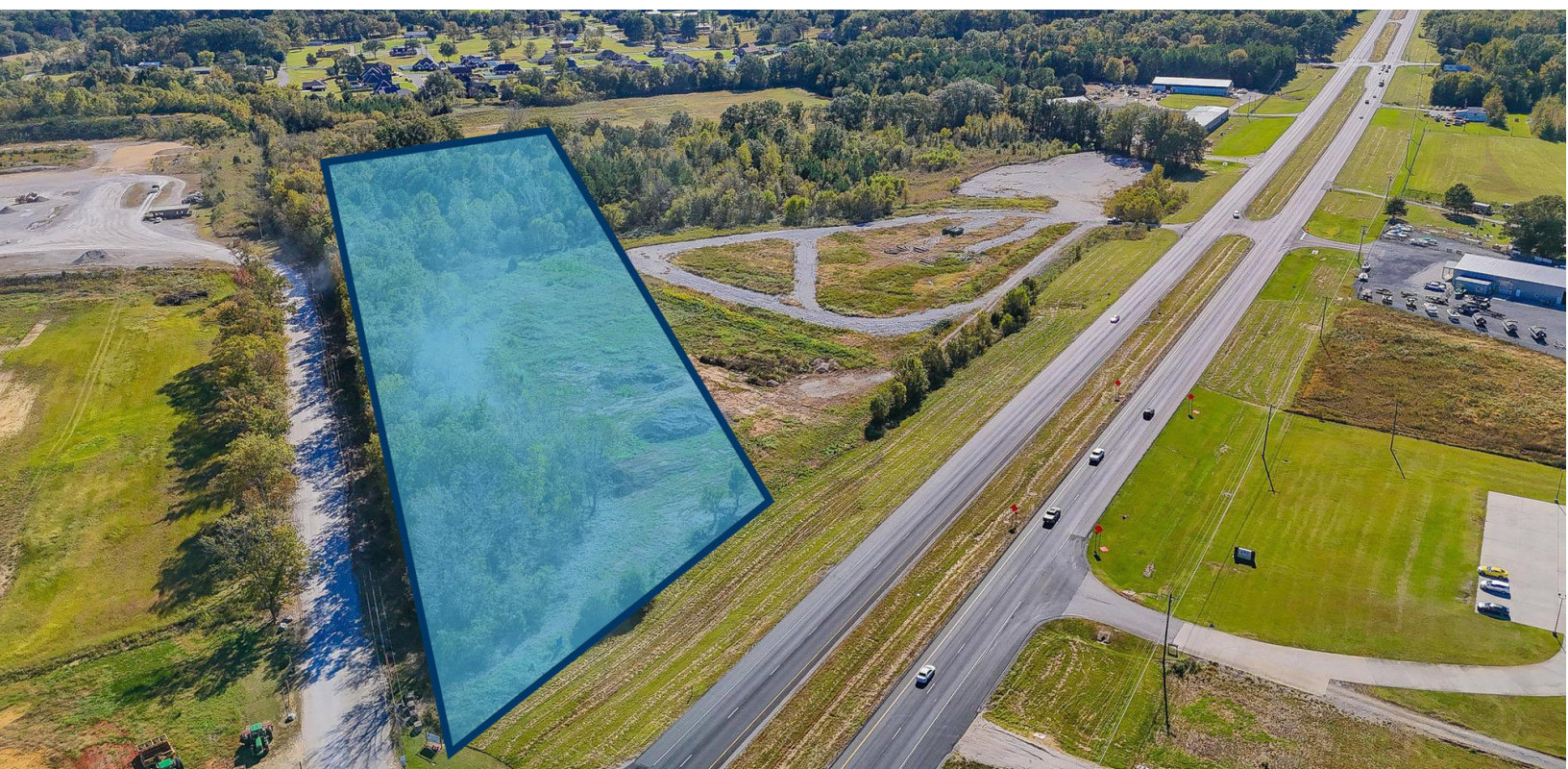
256.355.0721

www.gatewaycommercial.com

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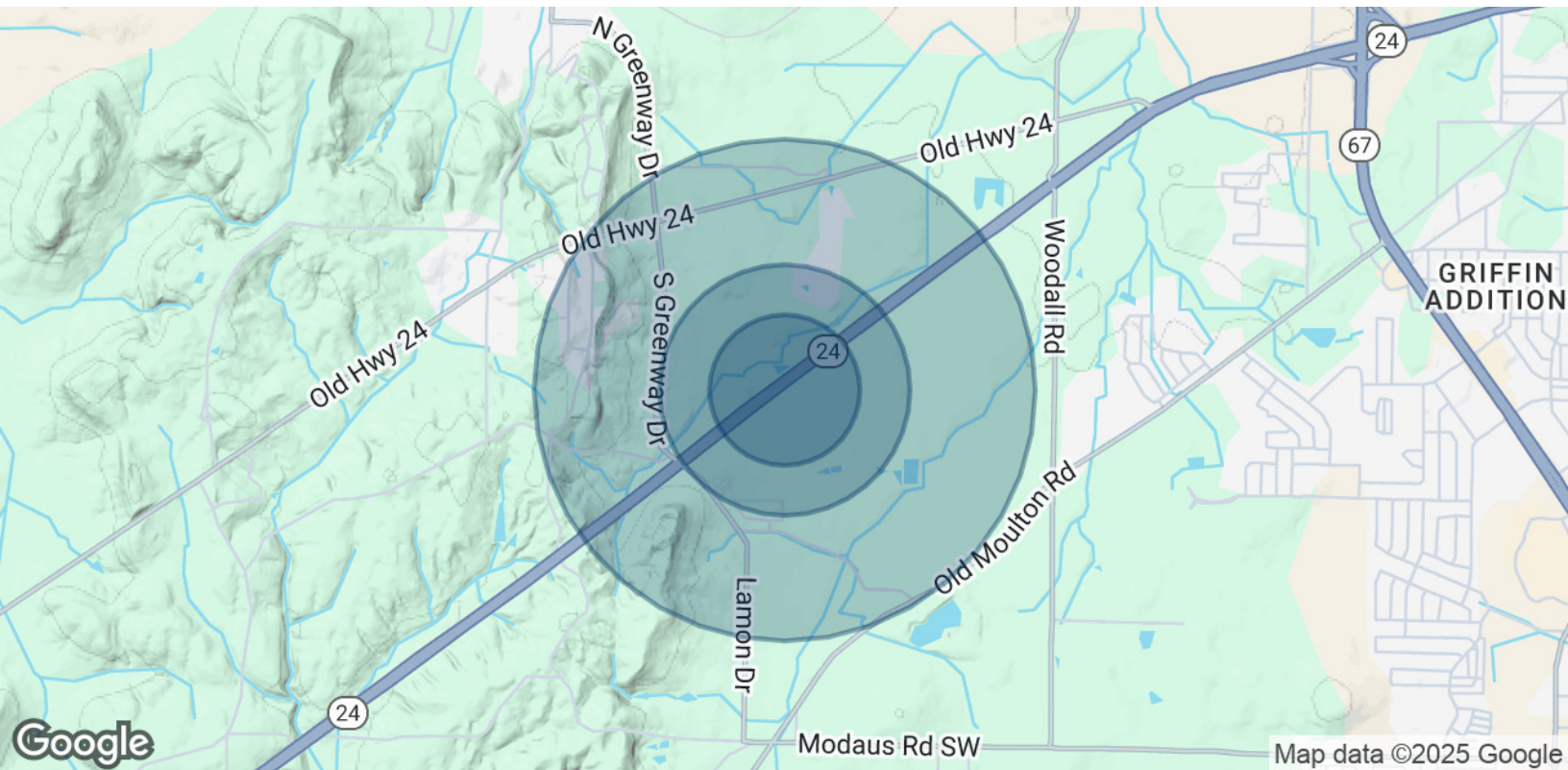
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	44	241	856
Average Age	40	40	40
Average Age (Male)	38	38	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	17	95	337
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$69,587	\$69,587	\$76,259
Average House Value	\$281,667	\$281,667	\$295,428

Demographics data derived from AlphaMap

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