



FOR SALE DEVELOPMENT OPPORTUNITY

Two Adjacent Land Parcels
\$299,000

HIGHLIGHTS

- Includes immediate income-producing lease on Parcel B
 - 5-year lease to the City of Anniston
 - Annual rent increases
- Surrounded by small office, retail, restaurants, and light industrial properties
- Easily accessible with secondary roads to US Highways 78 and 431
 - Quick access to I-20
 - Adjacent to railroad tracks

Coleman Road Anniston, AL 36203

Land Area

Parcel A	7.77 acres
Parcel B	4.28 acres

Parcel B Lease

In-Place NOI	\$15,732
Lease Type	Gross
Lease Expiration	09.30.28

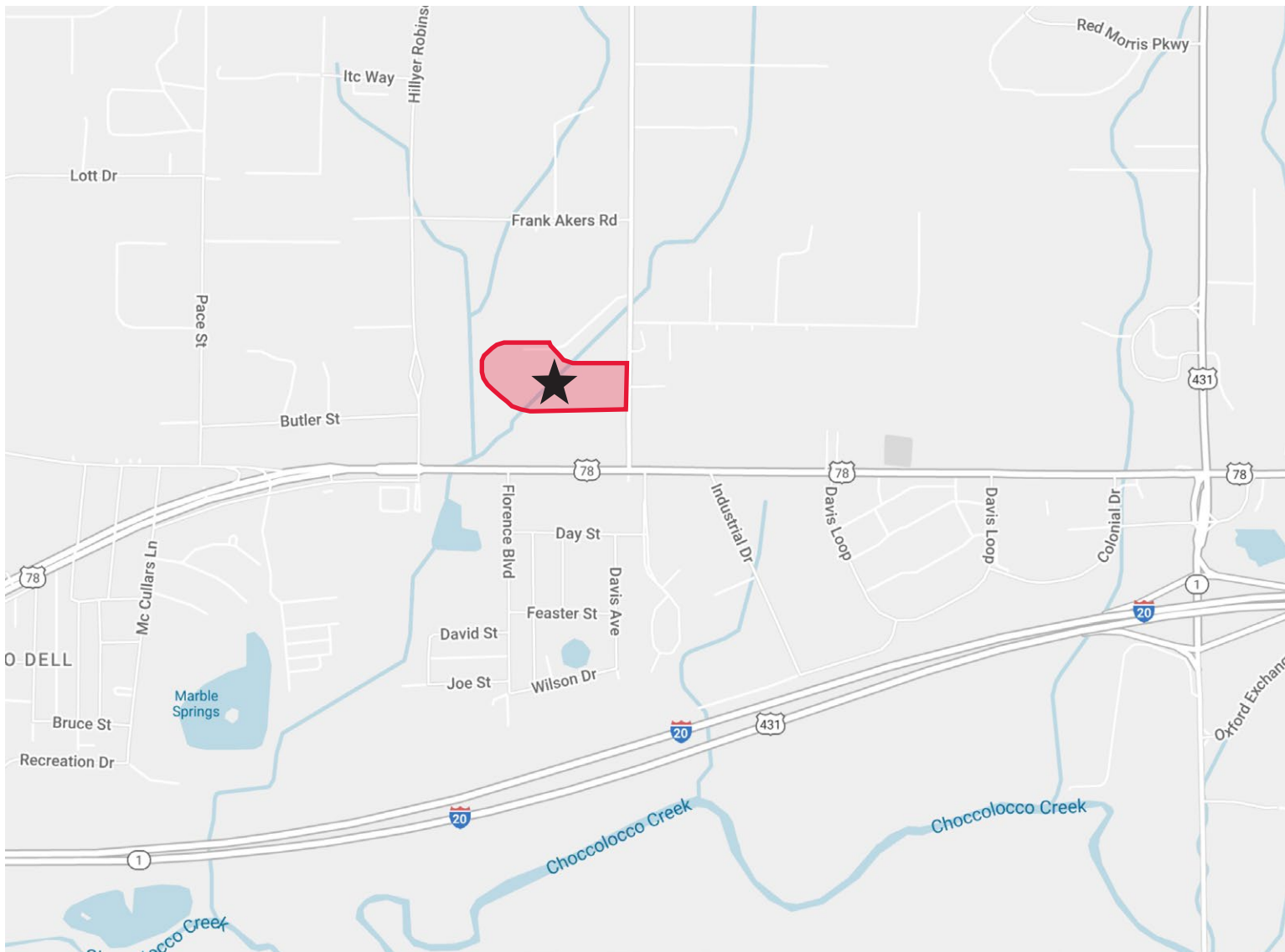


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DEMOGRAPHICS BY DISTANCE

	1mi	3mi	5mi
Population	3k	22k	17k
Average Age	44	43	43
Average HHI	\$85k	\$72k	\$68k