

PARCELS AVAILABLE

US 231-431 & TWIN RIVERS DRIVE , HAZEL GREEN, AL 35750

FOR SALE & LEASE



LOCATION DESCRIPTION

The area's prime location at US 231-431 & Twin Rivers Drive offers convenient access to major highways and thoroughfares, making it an ideal spot for land or retail investment. Hazel Green is situated near an array of amenities, including popular dining and shopping destinations. With a growing community and strong economic prospects, the area presents an attractive opportunity for investors seeking to capitalize on this burgeoning locale.



PROPERTY HIGHLIGHTS

- Available: +/- 0.65 AC up to +/- 4.33 AC
- Located in the heart of the retail corridor within the Hazel Green Trade Area
- Signalized access available
- Outparcel and junior anchor pads available

 DEMOGRAPHICS	3 MILES	5 MILES	7 MILE
POPULATION	9,008	18,076	37,480
HOUSEHOLDS	3,610	7,343	14,739
AVERAGE HH INCOME	\$110,907	\$116,319	\$120,449



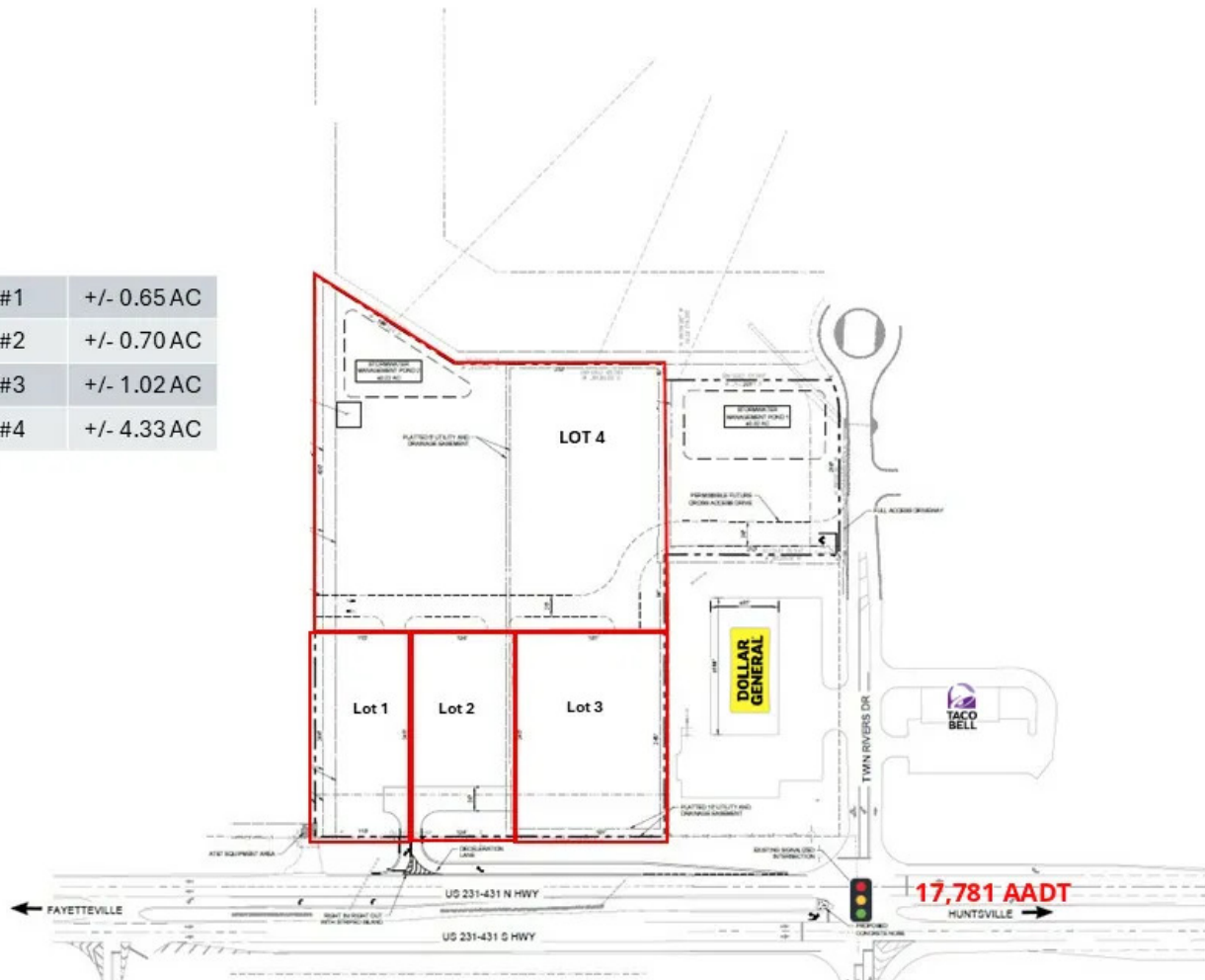
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Lot #1	+/- 0.65 AC
Lot #2	+/- 0.70 AC
Lot #3	+/- 1.02 AC
Lot #4	+/- 4.33 AC



PET
SUPPLIES
PLUS

Walgreens



HIBBETT
SPORTS

Bojangles

verizon

Walmart
Supercenter



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