

FOR SALE

10781 AL-27, Chancellor, AL 36316

NAI TALCOR



Specialty Food Business

- Located on N. State Hwy. 27 with easy access to AL-52, AL-167 and US Hwy-84. Close proximity to City of Enterprise, Fort Novosel and Dothan.
- Turnkey Operation: Ready-to-operate specialty food/sauce production and packaging business.
- Valuable Equipment: Includes all essential kitchen, plant/production equipment such as hot/cold kettles, piston fillers, semi-automatic cappers, conveyor system, air compressor and much more.
- Product Development Program: Comprehensive client service offering that enhances growth potential, including sample preparation, label design, and nutritional analysis.
- Existing Client Base: Established clientele and online website presence provide a strong foundation for continued business success and expansion.
- Growth Potential: Substantial revenue growth potential with significant production projections.

OFFERING SUMMARY

SALE PRICE	\$1,629,000
BUILDING SIZE	6,048 SF
ACREAGE	1.72

Demographics	10 Miles	15 Miles	30 Miles
Total Population:	17,882	75,361	209,834
Average HH Income:	\$85,281	\$87,483	\$81,913

[KYLEIGH FARMS WEBSITE](#)

✉ **Kenny Whatley**
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

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107 Hidden Glen Way
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PROPERTY OVERVIEW

Kyleigh Farms business offers a unique opportunity to acquire a turnkey specialty food/sauce production and packaging business, complete with 1.72 acres of land and a 6,048 sq. ft. commercial building located on N. State Hwy. 27 in Chancellor, AL. This well-established operation includes all of the essential equipment needed for maintaining and expanding production and the owner's own Pukka sauce brand, featuring 10 unique gourmet sauce formulas. A standout feature of the business is the comprehensive product development program, which offers clients a full suite of services from sample preparation to label design, making it highly attractive for buyers looking to grow and innovate in the specialty food market. With significant growth potential, demonstrated by production projections and an existing key client base, Kyleigh Farms is primed for continued success and expansion.

The real estate component of Kyleigh Farms offers substantial value, featuring prime land with 446' of frontage on State Hwy 27 and just 10 mi from the City of Enterprise. The property includes a spacious 6,048 sq. ft. commercial building designed for optimal production efficiency, complete with a warehouse (1,155 sq. ft.) and loading dock with a convenient 10' roll-up door for easy loading and unloading of goods. Additionally, the property includes 802 sq. ft. of office or living space, which includes bedrooms and a full bath, living room, and a fully equipped kitchen, providing a unique live-work opportunity. The spacious kitchen comes with lab supplies, 2 commercial grade range hoods, Oster stove, 5x7 walk-in freezer and 7x9 walk-in cooler. The combination of expansive land, functional warehouse + production space, and residential amenities makes this property highly versatile.

Pro forma and financials available upon an executed CA.

PROPERTY DETAILS	
SALE PRICE	\$1,629,000
LOT SIZE	1.72 Acres
BUILDING SIZE	6,048 SF
CONSTRUCTED	1992



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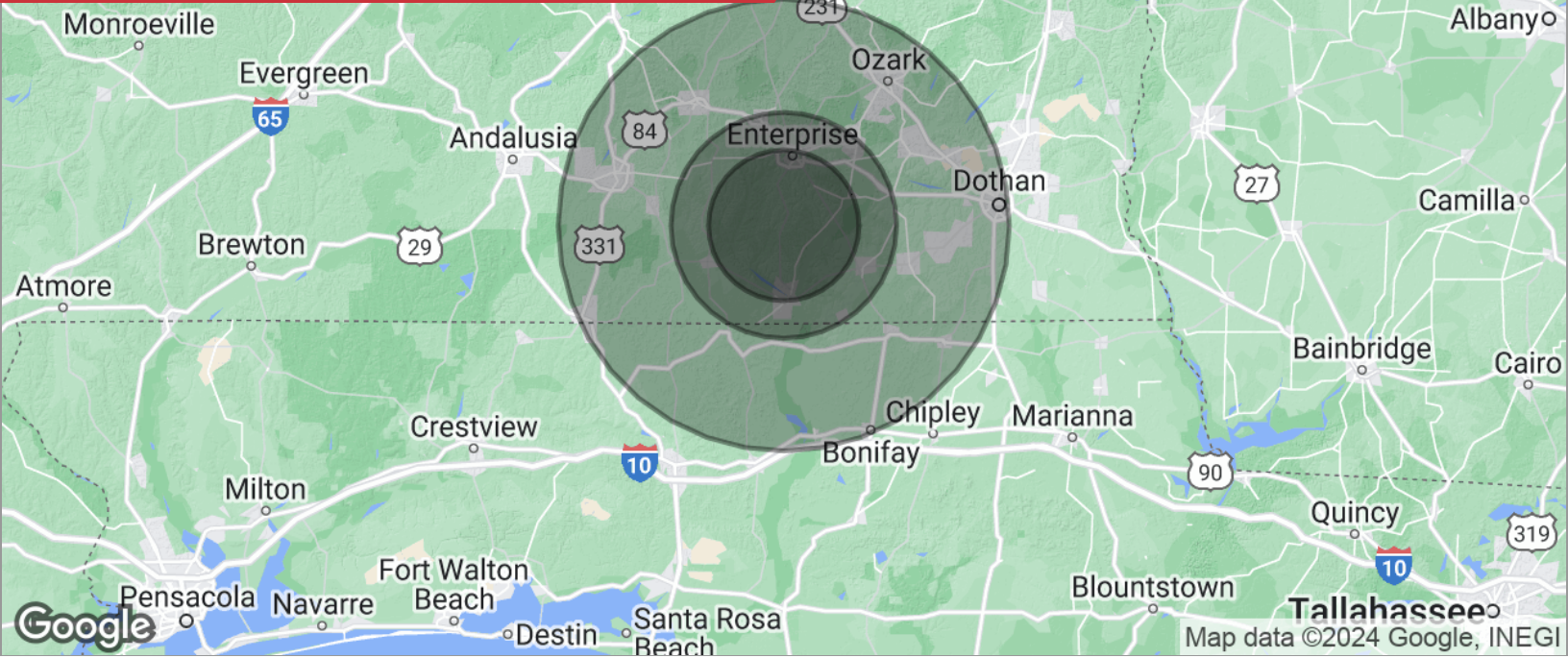
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DEMOGRAPHICS

POPULATION	10 MILES	15 MILES	30 MILES
Total population	17,882	75,361	209,834
Median age	43	40	42
Median age (male)	41	39	40
Median age (Female)	44	41	43
HOUSEHOLDS & INCOME	10 MILES	15 MILES	30 MILES
Total households	6,654	28,509	80,738
# of persons per HH	2.7	2.6	2.6
Average HH income	\$85,281	\$87,483	\$81,913
Average house value	\$217,317	\$208,938	\$207,627

* Demographic data derived from 2020 ACS - US Census