

12184 STEMLEY ROAD  
Lincoln, AL 35096



## OFFERING SUMMARY

Sale Price: \$750,000

Acres: 1.59

Price / SF: \$10.83

## LOCATION OVERVIEW

1.59 acres strategically located directly off I-20 on Exit 165. This site provides high visibility and easy access on a major transportation route. I-20 AADT 50,386 & Stemley AADT 4,780 (Source ALDOT 2023). Other retailers off Exit 165 include: Pilot, Chevron, Dee Fords Bar&Grill, Ricks truck and tire shop, Gupta Travel Plaza, I-20 Truck Stop, and Turnipseed Truck Wash. Traffic Generators near site include: Logan Martin Lake, Talladega Super speedway, and the Honda manufacturing plant.

## PROPERTY HIGHLIGHTS

- I-20 great visibility and easy access
- High volume of traffic
- Major traffic generators near site
- Ideal for gas station/service station

WALTER KELLEY  
205.235.0440  
walterk@acrerep.com

GRIFFIN CARROLL  
205.235.0440  
griffinc@acrerep.com

ACRE REAL ESTATE PARTNERS, LLC  
1607 Richard Arrington Jr Blvd S  
Birmingham, AL 35205  
205.235.0440 | acrerep.com

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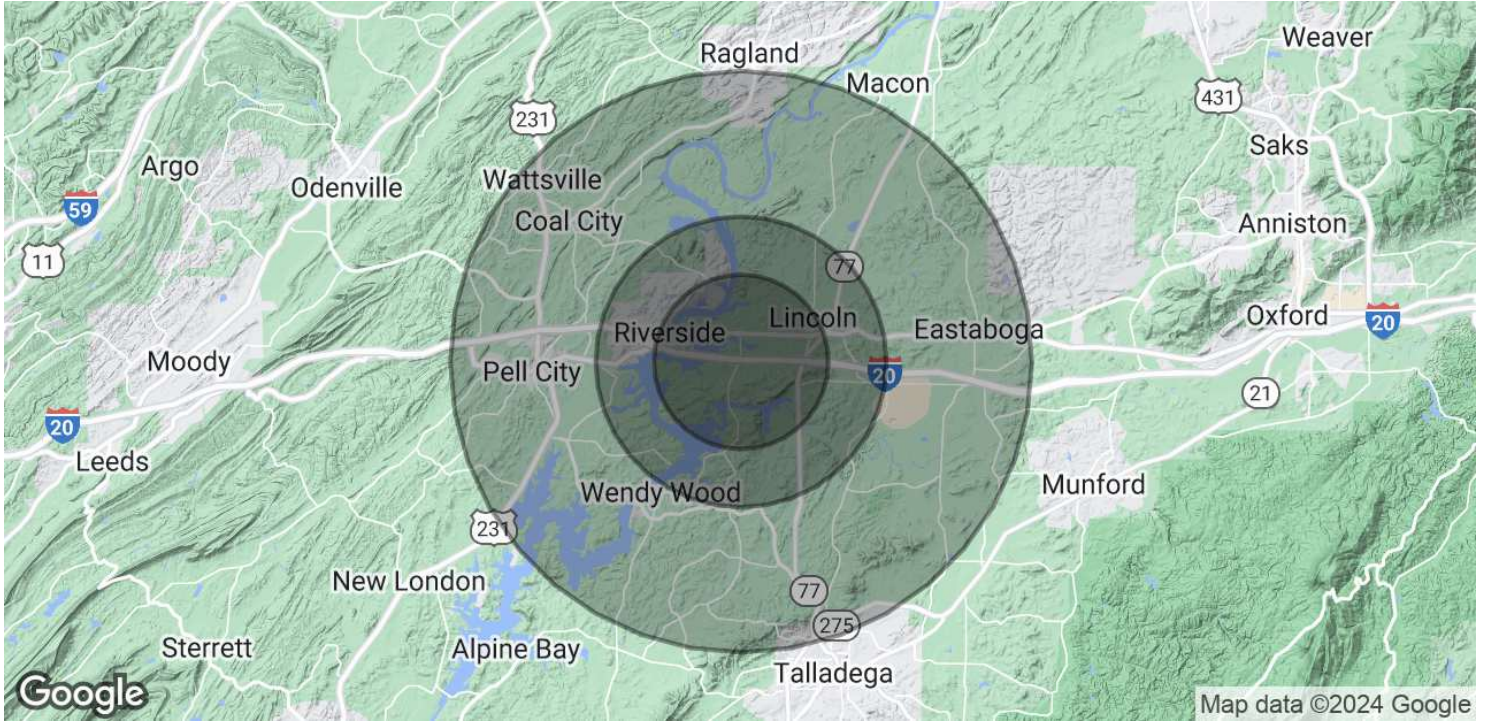


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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	4,820	12,781	47,273
Average Age	43	43	42
Average Age (Male)	42	42	41
Average Age (Female)	44	44	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	2,069	5,268	19,066
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$85,240	\$84,167	\$73,174
Average House Value	\$261,204	\$276,271	\$249,768

Demographics data derived from AlphaMap

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