

DEERFOOT MAIN CAMPUS

5450 MOUNT OLIVE CHURCH RD, TRUSSVILLE, AL 35173



LOCATION DESCRIPTION

Discover a prime investment opportunity in the thriving Trussville area, near Birmingham. This desirable location is an ideal setting for a special purpose investment, such as a school. Surrounded by a growing community, the area offers access to a range of essential amenities, making it an attractive prospect for educational institutions. Just a short distance from the property, you'll find the Trussville Shopping Center, as well as diverse dining options, providing convenient amenities for students, faculty, and staff. With its close proximity to Birmingham's metropolitan area, the location offers a blend of accessibility and community appeal, making it an excellent choice for a school investment.

OFFERING SUMMARY

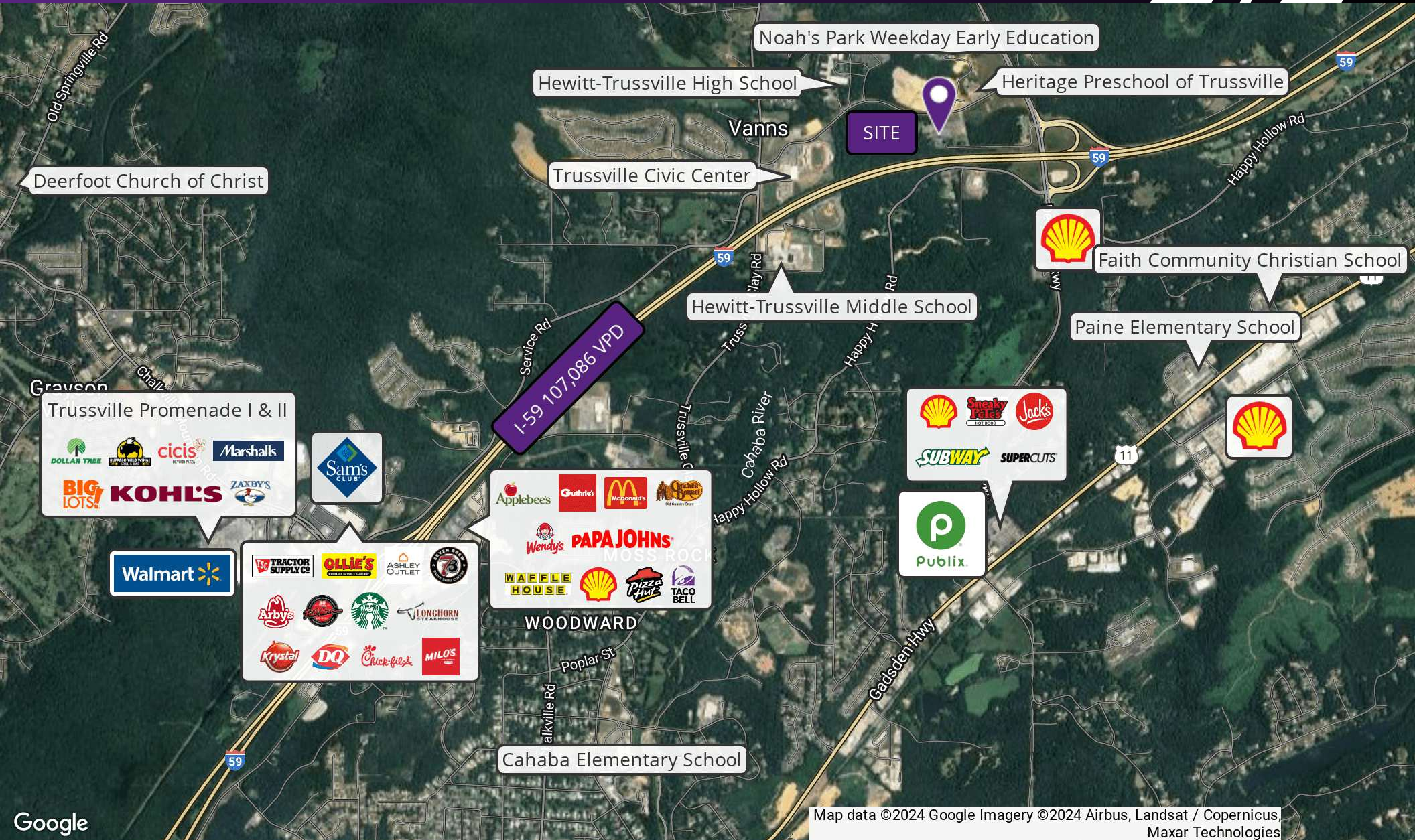
Sale Price:	Call For Pricing
Lot Size:	24.85 Acres
Building Size:	57,951 SF

PROPERTY HIGHLIGHTS

- 57,951 SF building, built in 1997
- Zoned IN-1
- Trussville area location
- Spacious classrooms, Multipurpose auditorium, Gymnasium facilities
- Outdoor recreational areas, Ample parking space
- Modern security systems & Updated technology infrastructure
- ADA compliant facilities
- Proximity to amenities and potential for expansion opportunities

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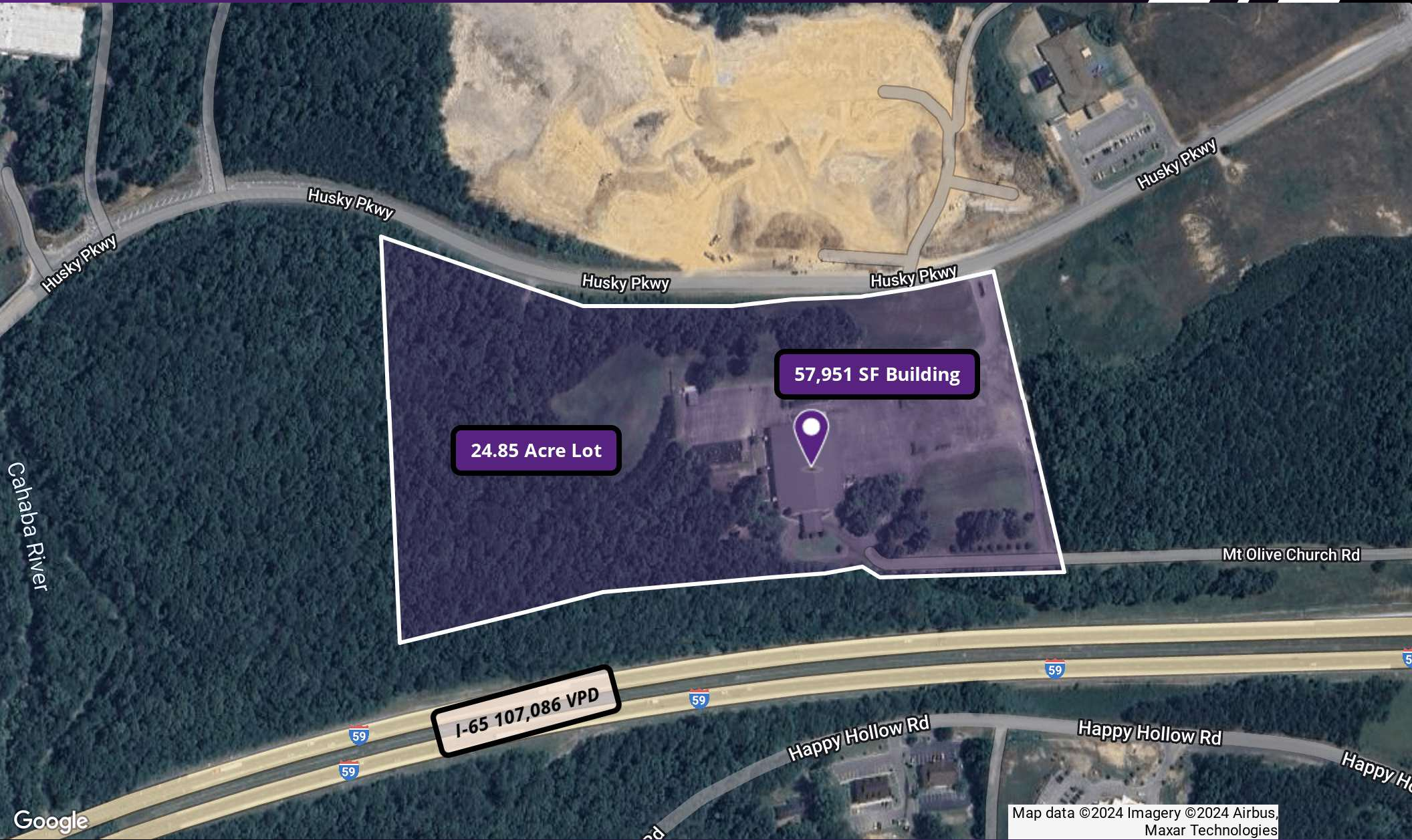
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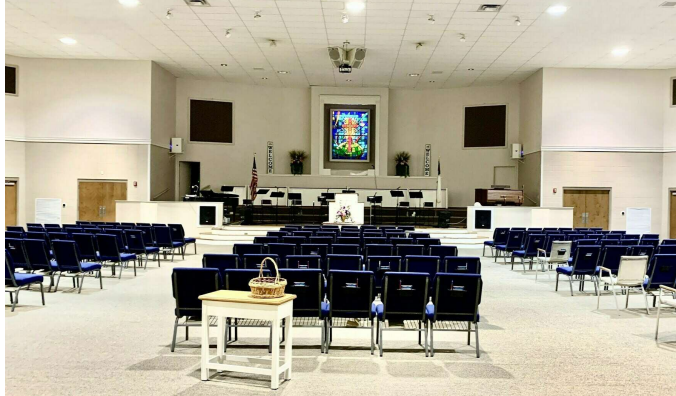
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	942	15,396	56,633
Average Age	43	41	40
Average Age (Male)	42	40	38
Average Age (Female)	45	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	353	5,600	20,746
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$150,059	\$139,739	\$109,043
Average House Value	\$433,170	\$380,278	\$292,016

Demographics data derived from AlphaMap

