

1.74 ACRES FOR SALE

HIGHWAY 75 IN HENAGAR, DEKALB COUNTY, AL

KOCH FOODS, INC.

DOLLAR
GENERAL

Limon's
Mexican Restaurant



HENAGAR EYE CLINIC INC

BEAUTY SHOP

SITE

FAMILY
DOLLAR

BARBER SHOP
LIQUOR STORE

LAUNDROMAT

SUBWAY

A - MAYS - ING TUXEDOS

ACE
Hardware

AL-75 = 5430 VPD



CONTACT:

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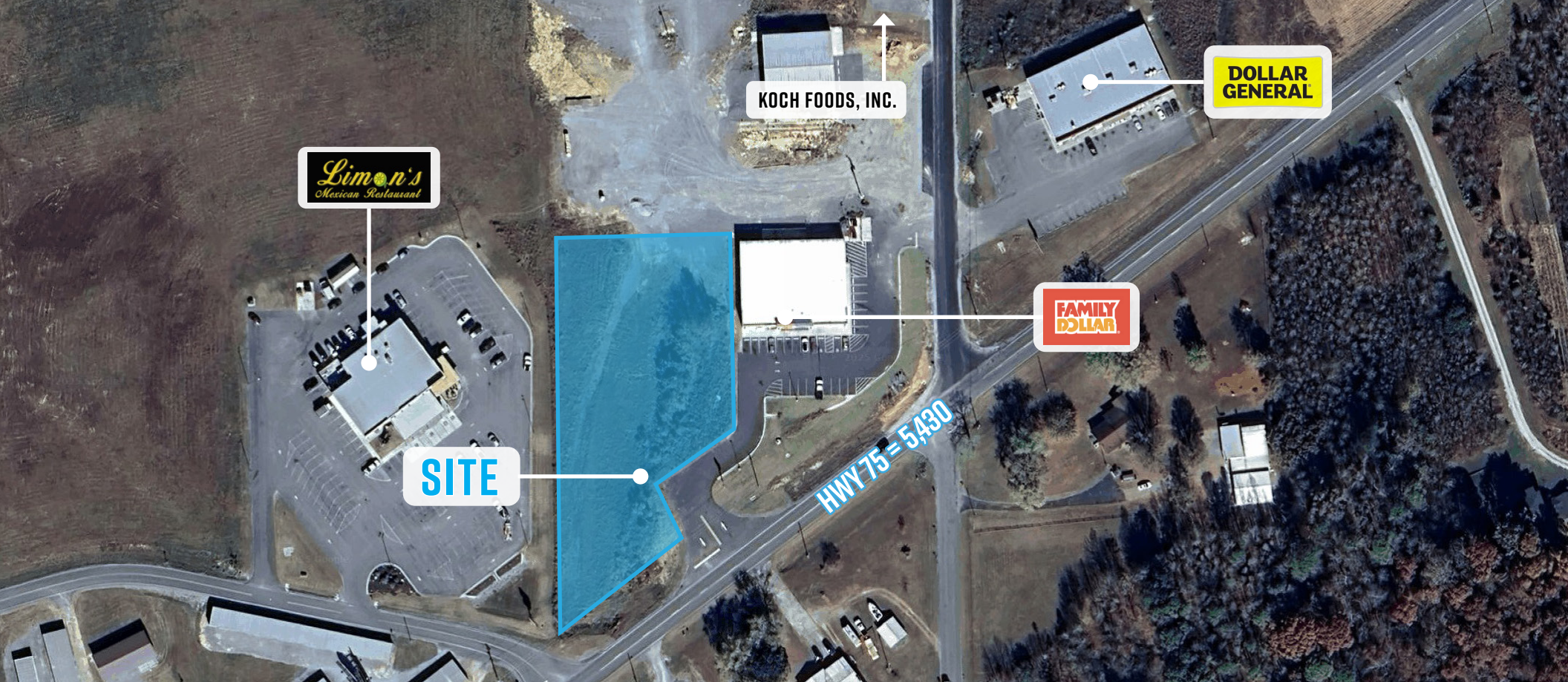
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JOE@TWINRIVERSCAP.COM

656 ELLIS OAK AVENUE

CHARLESTON, SC 29412

Twin Rivers
Capital
Real Estate Development



OFFERING SUMMARY

PRICE	CALL FOR INFORMATION
LAND AREA	1.74 AC
PARCEL #	08-01-01-0-001-032.001
ZONING	B-1, BUSINESS DISTRICT

INVESTMENT HIGHLIGHTS



SHARED ACCESS WITH
FAMILY DOLLAR STORE



VPD ON HIGHWAY
75 = 5,430



5-MILE HHI
\$55,512 (MEDIAN)
\$67,157 (AVERAGE)



ZONED COMMERCIAL



DIRECT ACCESS TO
AL-75



EXCELLENT VISIBILITY
AT INTERSECTION

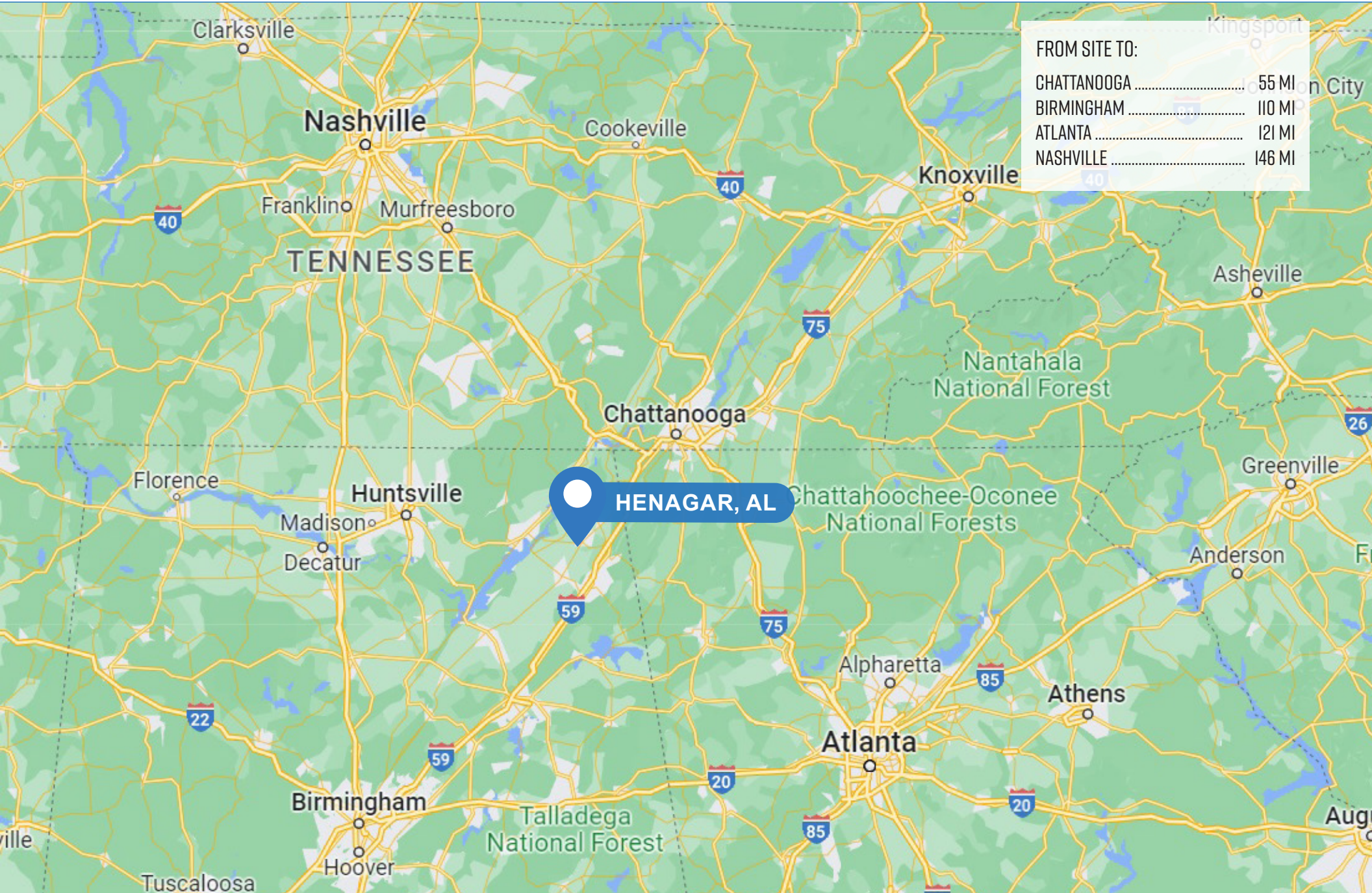
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LOCATION OVERVIEW

HENAGAR, AL

HIGHWAY 75 IN HENAGAR, DEKALB COUNTY, AL



HIGH AERIAL

HENAGAR, AL

HIGHWAY 75 IN HENAGAR, DEKALB COUNTY, AL



LOW AERIAL

HENAGAR, AL

HIGHWAY 75 IN HENAGAR, DEKALB COUNTY, AL



KOCH FOODS, INC.

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UNITED STATES
POSTAL SERVICE

HENAGAR EYE CLINIC INC

BEAUTY SHOP

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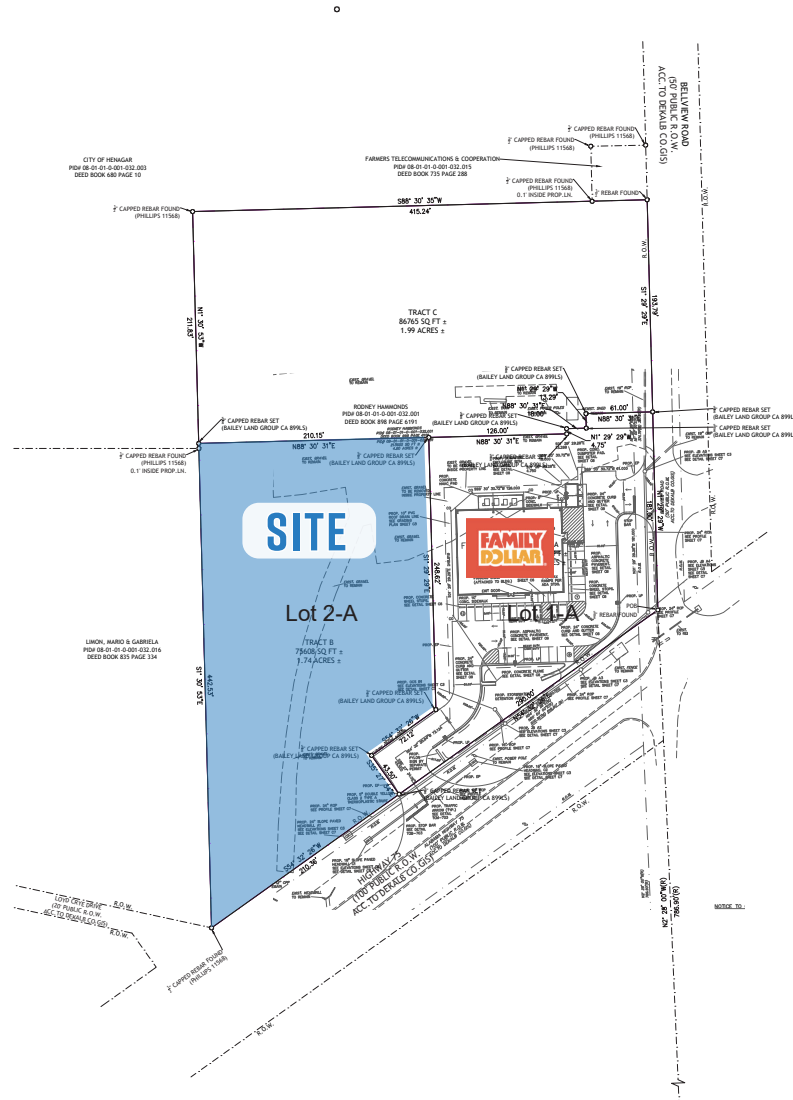
A - MAYS - ING TUXEDOS

ACE
Hardware

SITE PLAN

HENAGAR, AL

HIGHWAY 75 IN HENAGAR, DEKALB COUNTY, AL



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CITY OVERVIEW | HENAGAR, AL

HENAGAR, AL

HIGHWAY 75 IN HENAGAR, DEKALB COUNTY, AL

BUSINESS



HENAGAR

THE CITY OF HENAGAR, AL, IS LOCATED IN DEKALB COUNTY IN THE NORTHEAST CORNER OF ALABAMA. THE CITY OF HENAGAR HAS A POPULATION OF 2,292 (AS OF THE 2020 CENSUS). OUR ZIP CODE IS 35978. THE CITY OF HENAGAR COVERS APPROXIMATELY 21.9 SQUARE MILES.

LIFESTYLE / INDUSTRIES



PARKS

HENAGAR PARK
SYLVANIA PARK



MEDIAN HOUSEHOLD

INCOME
\$55,512 ON A 5 MI RANGE



POPULATION

22,804 ON A 10 MI RANGE



AVERAGE HOUSEHOLD

INCOME
\$67,157 ON A 5 MI RANGE



HIGHWAY

I-59 (8 MI)
US-72 (20 MI)



CHATTANOOGA
AIRPORT (61 MI)

HUNTSVILLE
INTERNATIONAL AIRPORT
(72 MI)



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DEMOGRAPHICS

HENAGAR, AL

HIGHWAY 75 IN HENAGAR, DEKALB COUNTY, AL



AVERAGE HOUSEHOLD SIZE



LEADING INDUSTRIES

AGRICULTURE, OIL & GAS AND MINING,
CONSTRUCTION, MANUFACTURING,
WHOLESALE, RETAIL,
TRANSPORTATION, UTILITIES

2024 SUMMARY	3 MILE	5 MILES	10 MILES
POPULATION	2,857	6,295	22,804
HOUSEHOLDS	1,171	2,574	9,040
FAMILIES	795	1,758	6,368
AVERAGE HOUSEHOLD SIZE	2.44	2.44	2.52
OWNER OCCUPIED HOUSING UNITS	897	2,010	7,177
RENTER OCCUPIED HOUSING UNITS	274	564	1,863
MEDIAN AGE	43.6	44.1	43.7
MEDIAN HOUSEHOLD INCOME	\$53,894	\$55,512	\$57,372
AVERAGE HOUSEHOLD INCOME	\$65,039	\$67,157	\$73,909
2029 SUMMARY	3 MILE	5 MILES	10 MILES
POPULATION	2,910	6,343	22,818
HOUSEHOLDS	1,204	2,615	9,121
FAMILIES	816	1,782	6,412
AVERAGE HOUSEHOLD SIZE	2.42	2.42	2.50
OWNER OCCUPIED HOUSING UNITS	918	2,033	7,217
RENTER OCCUPIED HOUSING UNITS	286	582	1,904
MEDIAN AGE	43.4	44.1	43.7
MEDIAN HOUSEHOLD INCOME	\$59,458	\$60,398	\$64,699
AVERAGE HOUSEHOLD INCOME	\$74,151	\$75,772	\$84,163



HENAGAR, AL

HENAGAR IS LOCATED IN DEKALB COUNTY, ALABAMA. THE TOWN RESTS ON TOP OF SAND MOUNTAIN, A SOUTHERN EXTENSION OF THE CUMBERLAND PLATEAU. SOUTH SAUTY CREEK, A TRIBUTARY OF THE TENNESSEE RIVER, FLOWS SOUTHWEST THROUGH THE CENTRAL AND SOUTHERN PART OF THE CITY. THE SAND MOUNTAIN POTATO FESTIVAL IS CELEBRATED EACH JULY IN HENAGAR, WITH POTATOES, LIVE MUSIC, ENTERTAINMENT, ARTS AND CRAFTS, GAMES, AND FIREWORKS.

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