

OFFERING MEMORANDUM

# 8384 Highway 18

Vernon, Alabama 35592

37,884 SF • Flex / Industrial • 9.2 Acres • Owner-User Opportunity



Offered exclusively by

**Jody Davis | Hometown Realty**

(662) 295-0619 • Listing ID 40680522

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This Offering Memorandum has been prepared by Hometown Realty solely for the use of qualified, prospective purchasers in evaluating the potential acquisition of the property located at 8384 Highway 18, Vernon, Alabama 35592 (the "Property"). It is intended to be reviewed only by the party receiving it and should not be made available to any other person or entity without the prior written consent of Hometown Realty.

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## Executive Summary

8384 Highway 18 is a 37,884-square-foot flex / industrial building situated on approximately 9.2 acres in Vernon, Alabama — the county seat of Lamar County in the west-central part of the state, just east of the Mississippi line. Offered at \$2,400,000 (\$63.35 per square foot), the Property is currently owned and occupied by the seller and will be delivered vacant at closing, giving an owner-user immediate possession of a turnkey facility. Built in 1989, the building pairs a clear-span, steel-frame warehouse — complete with an overhead bridge crane — with finished, move-in-ready office space, a versatile footprint suited to manufacturing, distribution, fabrication, or large-scale operations.

The site fronts Alabama State Route 18 on the southwest edge of Vernon, roughly a mile and a half from the courthouse square, with the Mississippi state line only a few miles to the west. Highway 18 provides direct, truck-friendly access west toward Columbus, Mississippi and east toward Fayette, while the broader region connects to Interstate 22 (Corridor X) to the north and the Interstate 20/59 corridor at Tuscaloosa to the southeast. The Property sits within a federally designated Opportunity Zone, and its 9.2-acre site offers room to expand, stage equipment, or accommodate outdoor storage and laydown yard.

### Investment Highlights

- Delivered vacant — ideal for an owner-user (manufacturer, distributor, fabricator, or contractor) seeking immediate occupancy of a turnkey facility.
- Attractive basis at \$63.35/SF, well below the cost to replace comparable industrial space; county appraised value alone is approximately \$1.18M.
- Clear-span warehouse with an overhead bridge crane and grade-level overhead doors — ready for production, assembly, or heavy storage.
- Finished, move-in-ready office space adjoining the warehouse for administrative and sales functions.
- Located within a federal Opportunity Zone; qualifying investment may be eligible for capital-gains tax advantages.
- 9.2-acre site with direct Highway 18 frontage provides visibility, expansion capacity, and an outdoor storage / laydown yard.

### Offering Summary

Price: \$2,400,000 (\$63.35 / SF • ~\$260,870 / acre)

Building Area: 37,884 SF • Site: 9.2 acres • Year Built: 1989 • Stories: 3

Occupancy: Vacant at closing (owner-user opportunity) • County: Lamar

Opportunity Zone: Yes • Parcel: 1104202000007001 • Listing ID: 40680522

## Property Overview

### Property Facts

<b>Address</b>	8384 Highway 18, Vernon, AL 35592
<b>County</b>	Lamar County, Alabama
<b>Property Type</b>	Flex — Industrial Manufacturing / Warehouse
<b>Rentable Building Area</b>	37,884 SF
<b>Site Area</b>	±9.2 Acres
<b>Number of Stories</b>	3
<b>Year Built</b>	1989
<b>Occupancy</b>	Vacant — available for immediate owner-occupancy at closing
<b>Notable Features</b>	Clear-span warehouse with overhead bridge crane; grade-level overhead doors; finished office
<b>Frontage / Access</b>	Alabama State Route 18 (Highway 18)
<b>Opportunity Zone</b>	Yes
<b>Parcel / Tax ID</b>	11 04 20 2 000 007.001
<b>Real Estate Taxes (2024)</b>	\$8,643.20
<b>Asking Price</b>	\$2,400,000 (\$63.35 / SF)
<b>Construction</b>	Steel-frame / metal warehouse with finished office area

### Property Description

The improvements consist of a substantial clear-span warehouse and production building complemented by finished office space for administrative functions. The main warehouse is served by an overhead bridge (gantry) crane and grade-level overhead doors, making it well suited to manufacturing, fabrication, assembly, distribution, or heavy storage. The finished office area — with reception, private offices, and restrooms — is move-in ready, allowing a new owner-user to occupy the building with minimal downtime.

Beyond the building, the 9.2-acre parcel offers meaningful land for outdoor storage, truck staging, parking, or future expansion — a valuable attribute for industrial users with growth or yard requirements. The Property is being sold by its current owner-occupant and will be delivered vacant at closing.

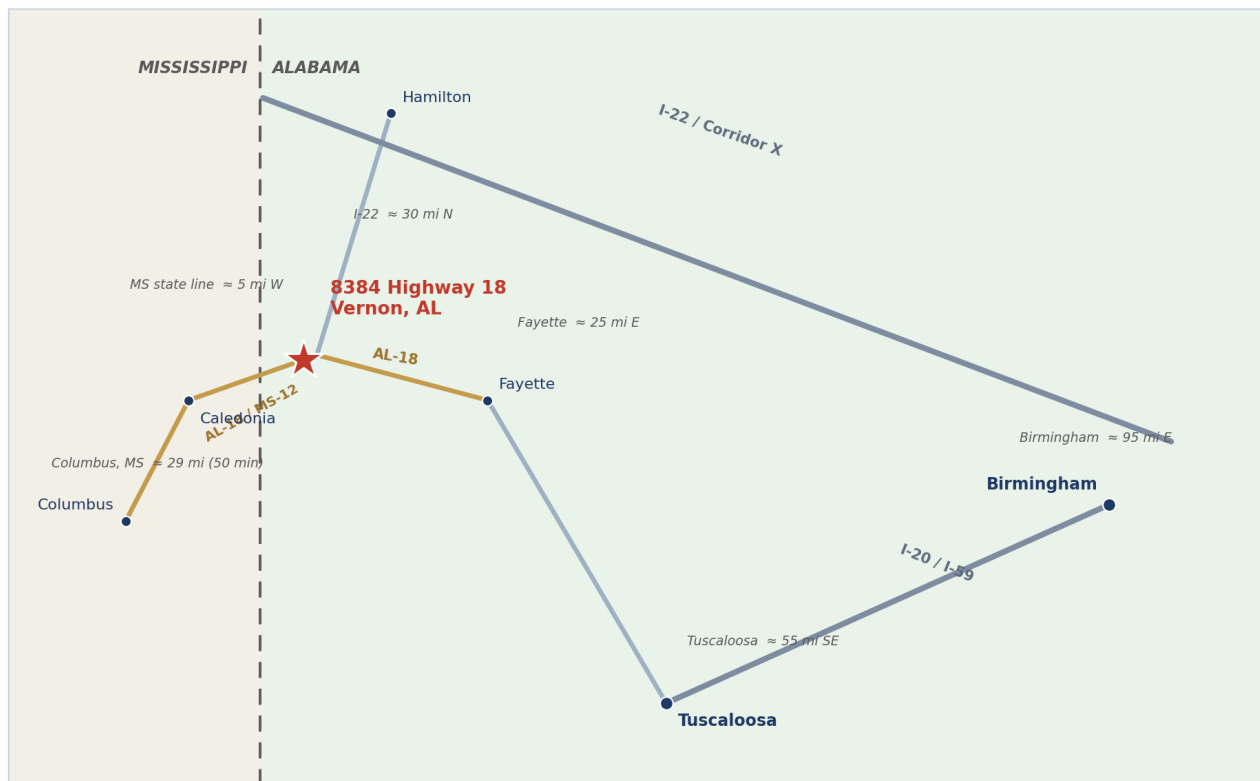
## Location & Market Overview

Vernon is the county seat of Lamar County, located in west-central Alabama along the Highway 18 corridor near the Alabama–Mississippi state line. Settled in the 19th century and historically anchored by agriculture and timber, the town today serves as the civic and commercial hub of the county, home to the Lamar County Courthouse, city government, schools, parks, and local retail. The Property’s position on Highway 18 places it within about a mile and a half of the courthouse square while keeping it on the open, truck-accessible edge of town.

The area offers a low-cost operating environment with available land and workforce — attributes that support manufacturing, distribution, and service users. Regionally, Highway 18 runs west a few miles to the Mississippi line (continuing as MS-12 toward Columbus, Mississippi, roughly 29 miles / 50 minutes away) and east toward Fayette. Interstate 22 (Corridor X), linking Birmingham and Memphis, lies about 30 miles to the north, and the Interstate 20/59 corridor is reached via Tuscaloosa, approximately 55 miles to the southeast.

### Regional Location

**Regional Location — 8384 Highway 18, Vernon, Alabama**



## Local Vicinity

### Local Vicinity — Property Relative to Downtown Vernon



## Drive Times & Connectivity

Destination	Approx. Distance	Drive Time
Downtown Vernon / Courthouse	1.5 miles	5 min
Mississippi state line (west)	~5 miles	8 min
Fayette, AL (east via AL-18)	~25 miles	35 min
Columbus, MS (via MS-12)	~29 miles	50 min
Interstate 22 / Corridor X (north)	~30 miles	40 min
Tuscaloosa, AL (I-20/59)	~55 miles	70 min
Birmingham, AL	~95 miles	1 hr 45 min

*Distances and drive times are approximate and provided for general orientation only.*

## Area Demographics

Metric	Vernon (city)	Lamar County
Population (2020 Census)	1,921	13,972
Population (2025–26 est.)	~1,791	~13,587
Median Household Income	~\$31,900	~\$42,700
Median Age (county)	—	44.2 years
County Seat	Yes	Vernon

*Sources: U.S. Census Bureau (2020 Census; American Community Survey 5-year estimates) and World Population Review (2025–26 estimates). Lamar County is a dry county; Vernon sits in the U.S. Central Time Zone at an elevation of roughly 364 feet. Figures are approximate and should be independently verified before distribution.*

### Opportunity Zone

The Property is located within a federally designated Opportunity Zone. Investors who reinvest eligible capital gains through a Qualified Opportunity Fund may be eligible for preferential tax treatment, subject to current IRS rules. Buyers should consult their own tax and legal advisors regarding qualification and benefits.

# Property Photos



*Aerial view with approximate 9.2-acre property boundary, fronting Highway 18.*



*Clear-span warehouse with overhead bridge crane*



*Building, yard, and Highway 18 frontage*



*Finished office reception / lobby*



*Private office*



*Building footprint and outdoor storage yard*



*Side elevation with laydown / storage yard*

## For More Information

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To schedule a tour or submit an offer, please contact the exclusive listing broker:

### **Jody Davis**

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