

1.74 ACRES FOR SALE

HIGHWAY 75 IN HENAGAR, DEKALB COUNTY, AL

KOCH FOODS, INC.

Limon's
Mexican Restaurant



HENAGAR EYE CLINIC INC

BEAUTY SHOP

AL-75 = 4,940 VPD

A - MAYS - ING TUXEDOS
STOP TO SAVE SUPERMARKET

SITE

DOLLAR GENERAL

FAMILY DOLLAR DOLLAR TREE

BARBER SHOP
LIQUOR STORE

LAUNDROMAT



CONTACT:

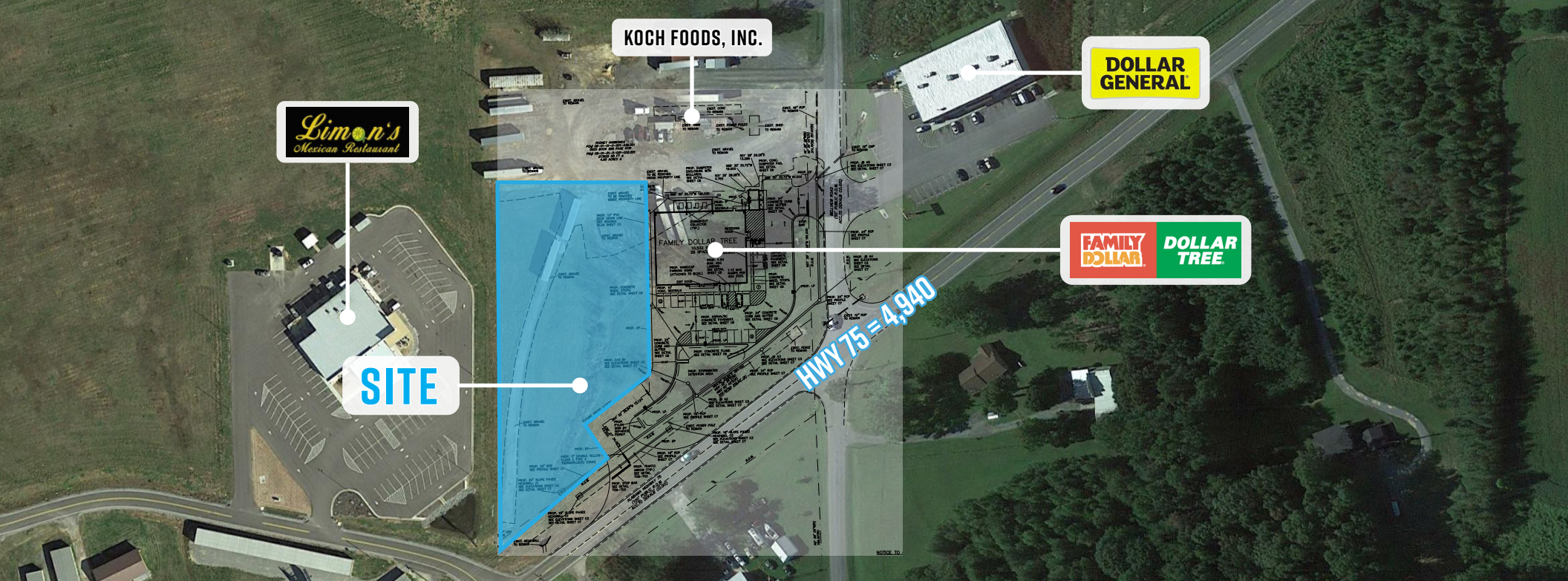
JAMES BROCK

OFFICE: 843.973.8286 | MOBILE: 864.706.6209

JAMES@TWINRIVERSCAP.COM

656 ELLIS OAK AVENUE
CHARLESTON, SC 29412





OFFERING SUMMARY

| | |
|-----------|------------------------|
| PRICE | CALL FOR INFORMATION |
| LAND AREA | 1.74 AC |
| PARCEL # | TBD |
| ZONING | B-1, BUSINESS DISTRICT |

INVESTMENT HIGHLIGHTS



SHARED ACCESS WITH
FAMILY DOLLAR TREE
COMBO STORE



VPD ON HIGHWAY
75 = 4,940



3-MILE HHI \$45,813
(MEDIAN) \$57,170
(AVERAGE)



ZONED COMMERCIAL



DIRECT ACCESS TO
AL-75



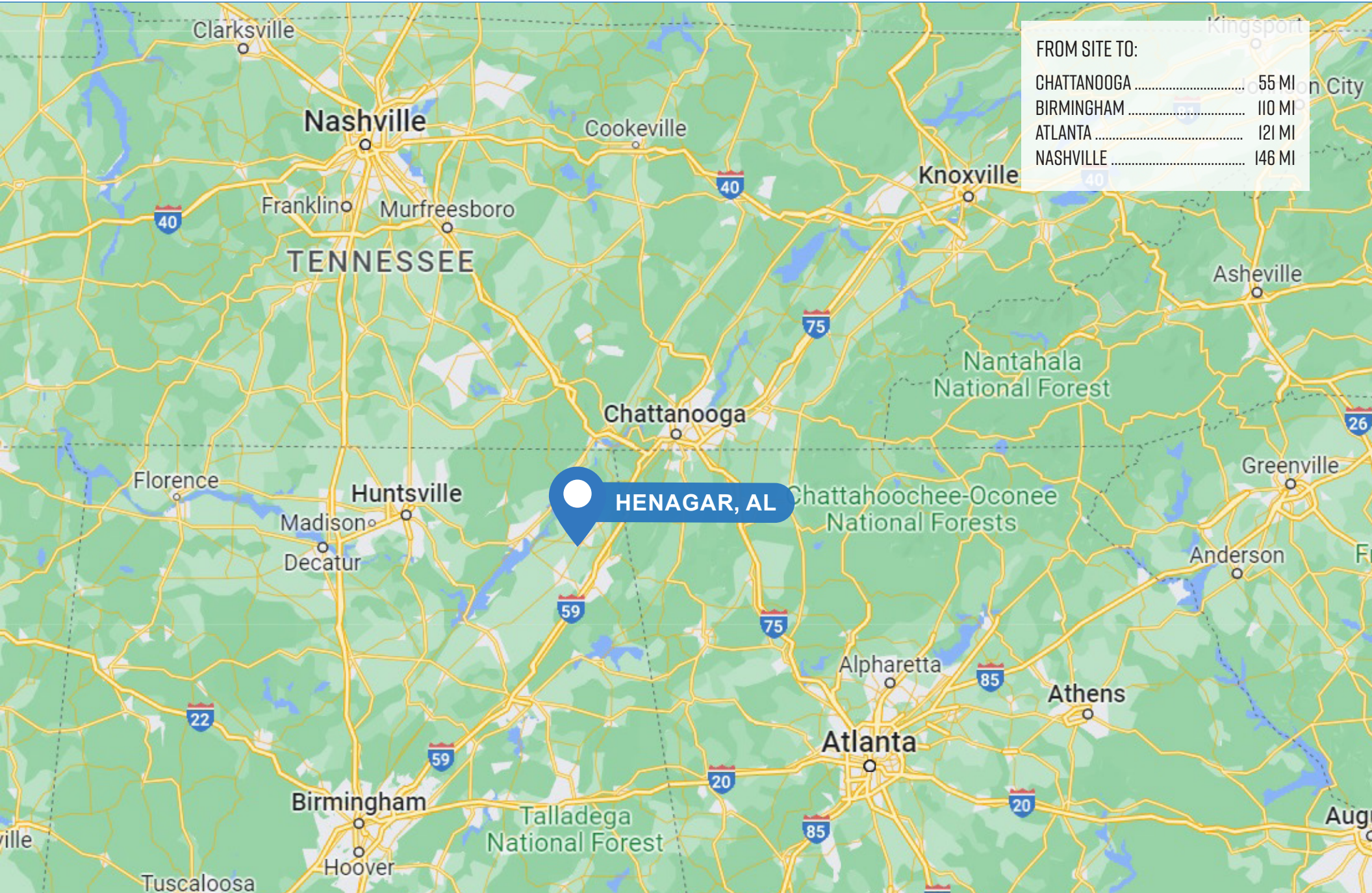
EXCELLENT VISIBILITY
AT INTERSECTION

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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



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DOLLAR
GENERAL

FAMILY
DOLLAR DOLLAR
TREE

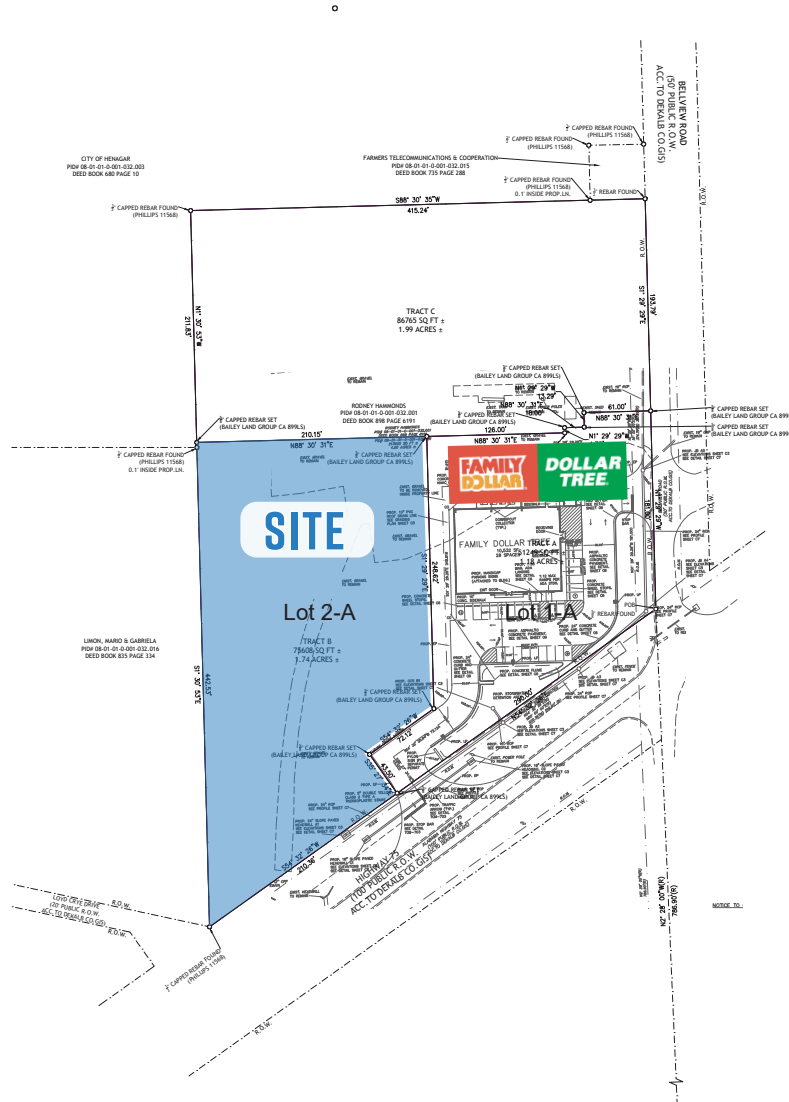
SITE

BARBER SHOP
LIQUOR STORE

LAUNDROMAT



SITE PLAN



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

\$50,230 ON A 5 MI RANGE



POPULATION

6,269 ON A 5 MI RANGE



AVERAGE HOUSEHOLD INCOME

\$61,617 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

| 2022 SUMMARY | 3 MILE | 5 MILES | 10 MILES |
|-------------------------------|----------|----------|----------|
| POPULATION | 2,609 | 6,322 | 24,862 |
| HOUSEHOLDS | 1,046 | 2,532 | 9,728 |
| FAMILIES | 732 | 1,801 | 7,047 |
| AVERAGE HOUSEHOLD SIZE | 2.49 | 2.49 | 2.54 |
| OWNER OCCUPIED HOUSING UNITS | 803 | 2,001 | 7,724 |
| RENTER OCCUPIED HOUSING UNITS | 243 | 531 | 2,004 |
| MEDIAN AGE | 45.0 | 43.4 | 42.6 |
| MEDIAN HOUSEHOLD INCOME | \$44,232 | \$50,220 | \$52,216 |
| AVERAGE HOUSEHOLD INCOME | \$56,493 | \$61,873 | \$67,437 |
| 2027 SUMMARY | 3 MILE | 5 MILES | 10 MILES |
| POPULATION | 2,566 | 6,288 | 25,033 |
| HOUSEHOLDS | 1,029 | 2,518 | 9,803 |
| FAMILIES | 718 | 1,787 | 7,086 |
| AVERAGE HOUSEHOLD SIZE | 2.49 | 2.49 | 2.54 |
| OWNER OCCUPIED HOUSING UNITS | 803 | 2,010 | 7,849 |
| RENTER OCCUPIED HOUSING UNITS | 226 | 508 | 1,954 |
| MEDIAN AGE | 47.5 | 45.7 | 44.7 |
| MEDIAN HOUSEHOLD INCOME | \$54,491 | \$57,978 | \$60,196 |
| AVERAGE HOUSEHOLD INCOME | \$67,143 | \$72,916 | \$78,762 |



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.