NAIG2 Commercial

FOR SALE

32 Units | $3,200,000

Timberland Apartments

Timberland Apartments

180 State Docks Road
Eufaula, Alabama 36027

Property Highlights

- - 32 units, providing a significant opportunity for rental income
- - Prime location in the Eufaula area, with access to Lake Eufaula
- - Appealing floor plans to tenants seeking comfortable living spaces
- - Proximity to transportation, shopping, and dining options
- - Laundromat on site
- - Leasing office

Offering Summary

Sale Price:	$3,200,000
Lot Size:	+/- 3 Acres

Demographics

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	291	711	1,100
Total Population	655	1,596	2,474
Average HH Income	$45,128	$44,279	$44,522

For More Information

Dave Jackson
O: 706 660 5418 x1006
djackson@g2cre.com | AL #000097888

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Executive Summary

Offering Summary

Sale Price:	$3,200,000
Lot Size:	3 Acres
Number of Units:	32
Year Built:	1986

Property Overview

This property, known as Timberland Apartments, is listed for purchase at $3,200,000 and is compromised of 32 units / apartments on +/- 3 acres of land. A leasing office is located on the property along with a laundromat. This property is located in Eufaula, AL next to Lake Eufaula and right off U.S. Route 431 for traveling purposes. Local retailers include Chick-fil-A, Burger King, O-Reilly Auto Parts, Wendy's, Sonic Drive-In, Dairy Queen, Waffle House, Circle K gas station, Piggly Wiggly, Dollar Tree, Sunoco gas station, Subway, Dollar General, McDonald's, Advanced Auto Parts, Marathon gas station, Pizza Hut, Aaron's Rent To Own furniture store, Winn-Dixie and Tractor Supply Co. Schooling, churches and family physicians are also within close proximity to the property.

Call listing broker, Dave Jackson, for showing:
706-587-8660 Personal | Office: 706-660-5418

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Photos

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Location Maps

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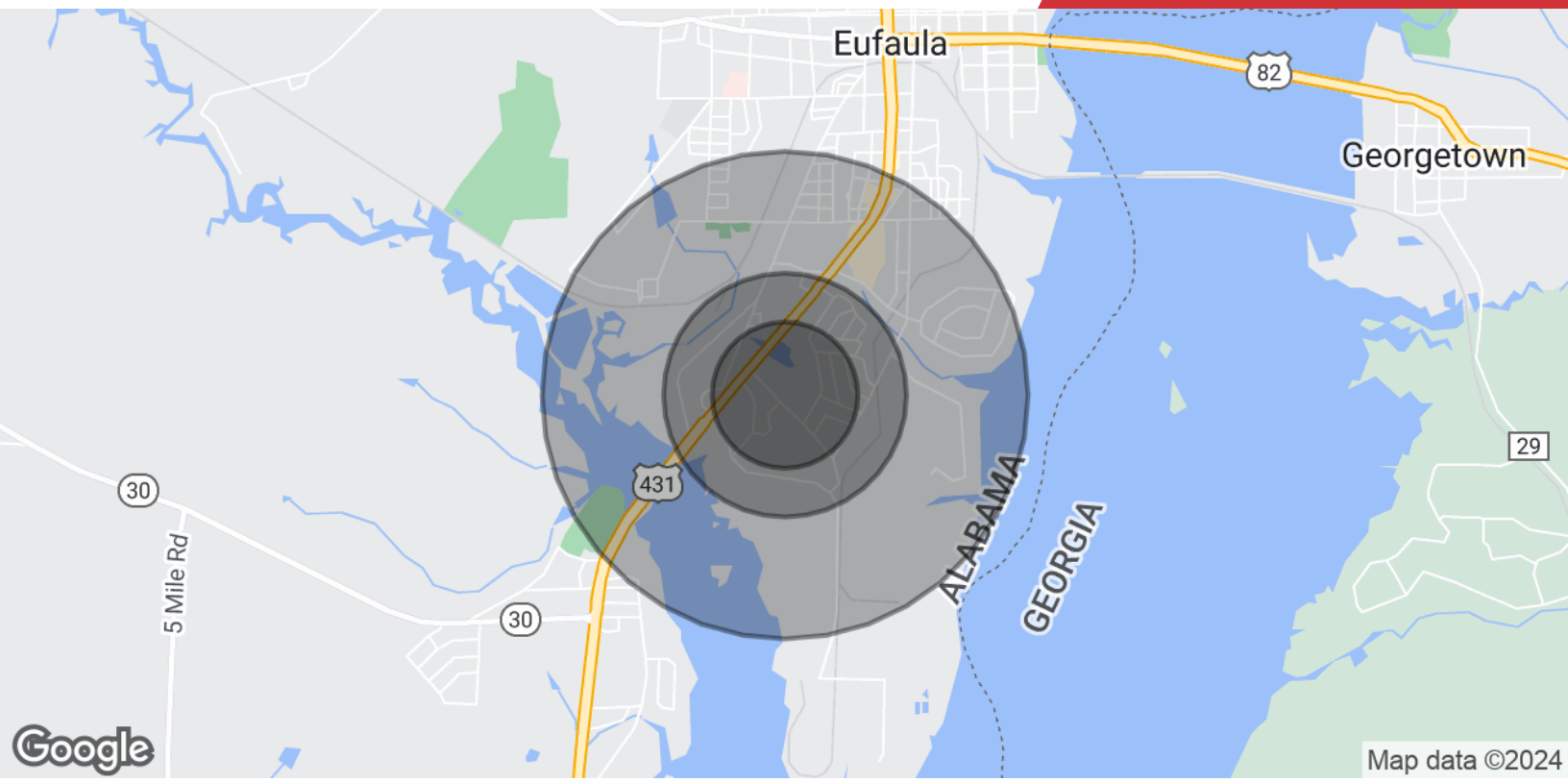
Demographics



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	655	1,596	2,474
Average Age	38	38	38
Average Age (Male)	35	35	35
Average Age (Female)	40	40	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	291	711	1,100
# of Persons per HH	2.3	2.2	2.2
Average HH Income	$45,128	$44,279	$44,522
Average House Value	$142,992	$140,729	$138,302

Demographics data derived from AlphaMap

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