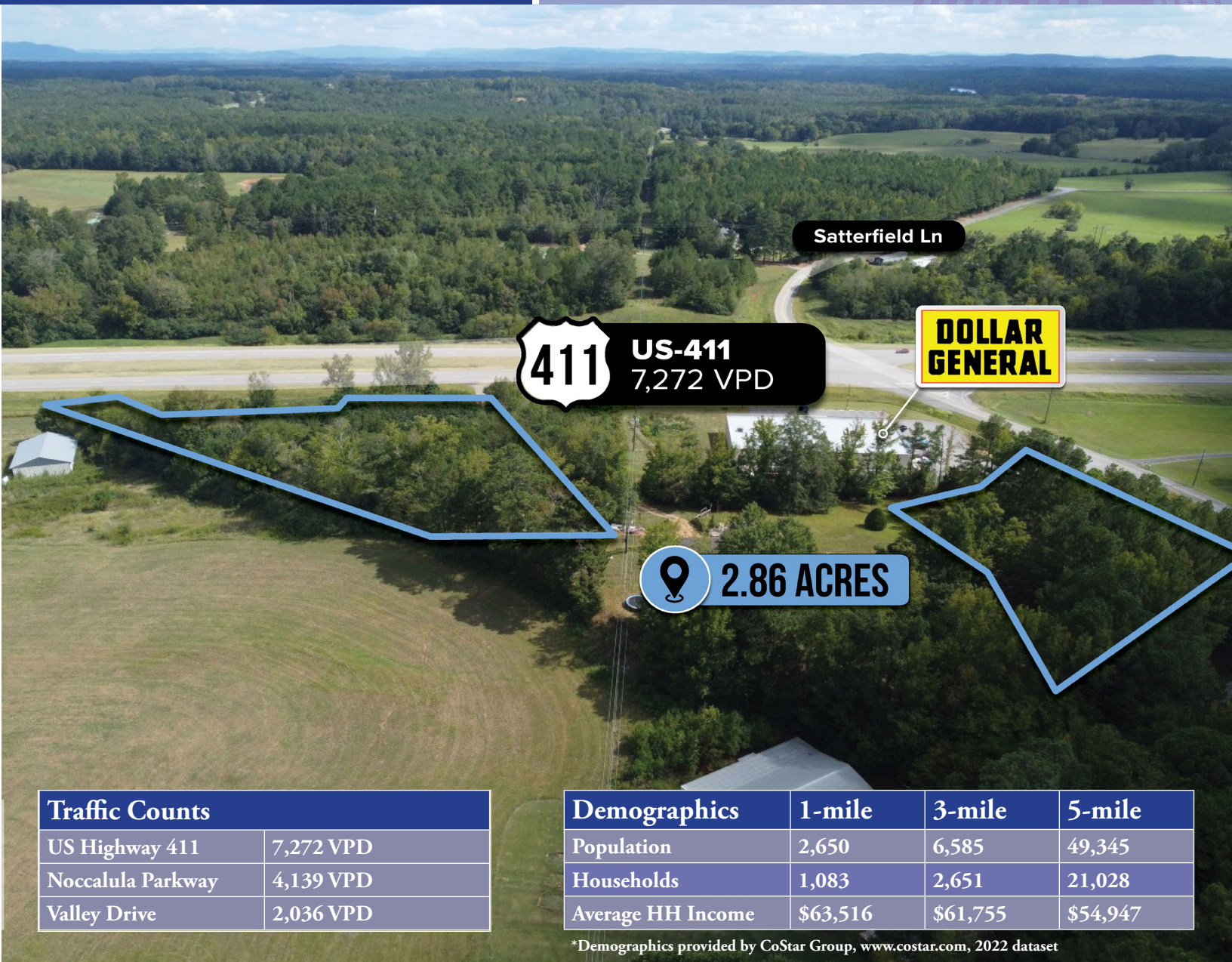




WOODCREST
CAPITAL, LLC

2.86 Acres Adj. to Satterfield Lane

Adj. To 235 Satterfield Ln | Gadsden, AL



US-411
7,272 VPD

Satterfield Ln

**DOLLAR
GENERAL**



2.86 ACRES

Traffic Counts

US Highway 411	7,272 VPD
Noccalula Parkway	4,139 VPD
Valley Drive	2,036 VPD

Demographics

	1-mile	3-mile	5-mile
Population	2,650	6,585	49,345
Households	1,083	2,651	21,028
Average HH Income	\$63,516	\$61,755	\$54,947

*Demographics provided by CoStar Group, www.costar.com, 2022 dataset

**LAND FOR
SALE**

(817) 927-0050

ACRES:

**2.86
(124,581 SF)**

ZONING:

**No Zoning
Ordinance**

Woodcrest Capital, LLC

3113 South University Drive, Suite 600
Fort Worth, TX 76109
www.woodcrestcapital.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

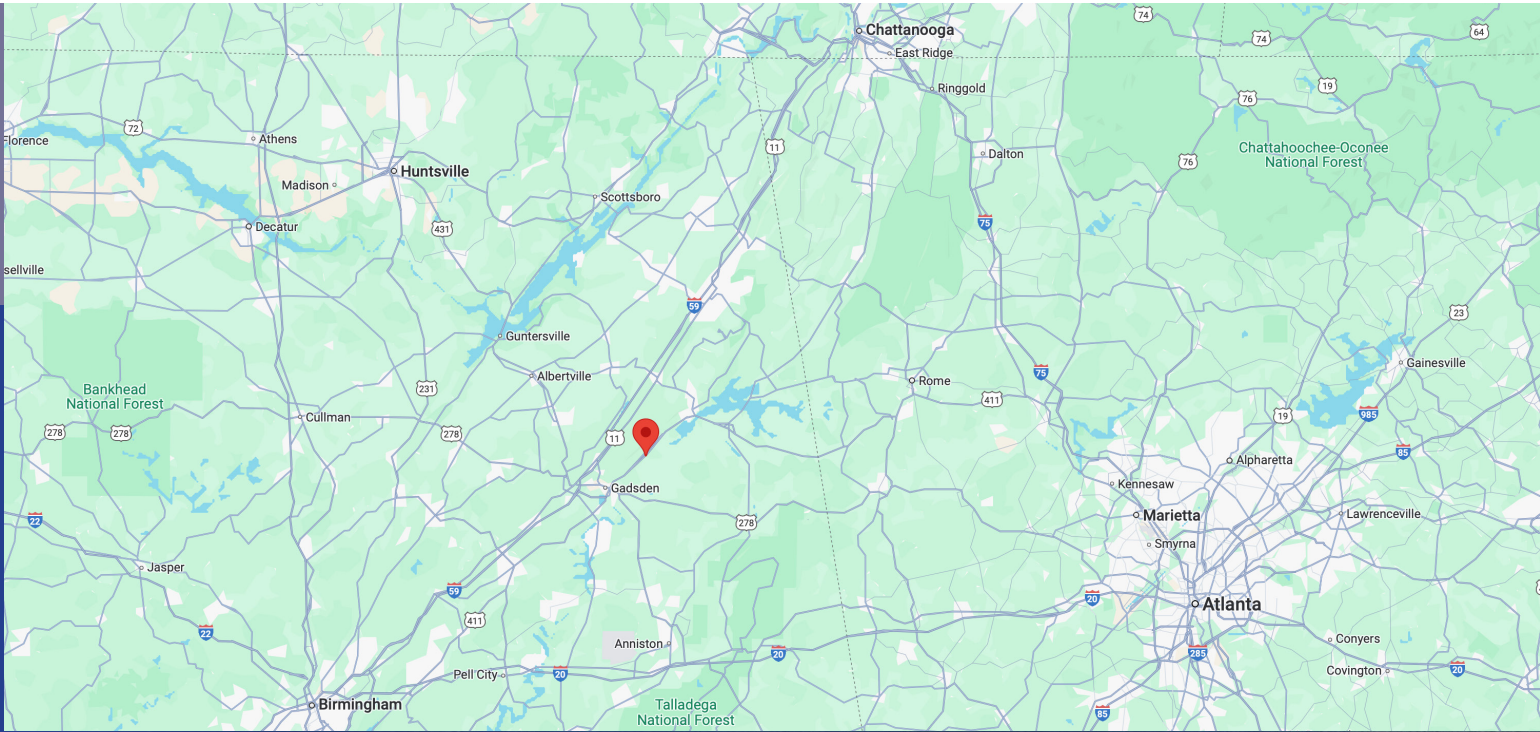
(817) 927-0050 | woodcrestcapital.com

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Adj. To 235 Satterfield Ln | Gadsden, AL

Woodcrest Capital, LLC
3113 South University Drive, Suite 600
Fort Worth, TX 76109

2.86 ACRES ADJ. TO SATTERFIELD LANE | Gadsden, Alabama



Old US 411
4,207 VPD



2.86 ACRES

Satterfield Ln

**DOLLAR
GENERAL**



US-411
7,272 VPD