

## OFFERING MEMORANDUM

# OFFICE BUILDING - FOR SALE

1207 Azalea Pl, Brewton, AL 36426



**3,971 SF | 0.73 ACRES | BUILT IN 1995**

## CONTACTS

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## OFFERING MEMORANDUM

# 1207 AZALEA PL

## Brewton, AL 36426

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### DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.







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## EXECUTIVE SUMMARY

# 1207 AZALEA PL

## Brewton, AL 36426

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1207 Azalea Place offers both investors and owner/users a prime opportunity in Brewton, Alabama. Spanning 3,623 square feet on a single level, the building was thoughtfully constructed in 1995 with functionality and flexibility in mind. Built with a wood frame and brick veneer, the structure provides a clean, classic exterior and a practical interior layout. Previously operated as a cancer radiation treatment facility, it features a large reception area, treatment rooms, and supporting spaces which can easily be adapted for a variety of future uses. The property is zoned B-2 (General Business), placing it within Brewton's local business district. This flexible zoning allows for a wide range of potential uses, including retail, office space, restaurants, and mixed-use or multi-tenant configurations. B-2 zones are commonly found along major roads and commercial corridors, offering strong visibility and accessibility. With its adaptable layout, strategic location, and business-friendly zoning, this asset presents buyers with a versatile platform for a range of commercial ventures.

Positioned in the heart of Brewton, this property offers a prime opportunity for investors. Located adjacent to D.W. McMillan Memorial Hospital, a 39-bed acute care facility providing a wide range of medical services, the site benefits from consistent local traffic and visibility. Nearby outpatient offices further enhance the healthcare cluster. The asset enjoys excellent connectivity via US Highway 31 and State Route 41, ensuring easy access. Surrounding the property are numerous local and national retailers and restaurants.





# MARKET OVERVIEW

## Brewton, AL

Brewton, Alabama, is a small but industrious city where manufacturing, forestry and health care form the backbone of the local economy. Roughly 2,040 residents are employed across key sectors, with 405 working in manufacturing, 274 in other services (excluding public administration) and 271 in health care & social assistance. Forestry remains deeply rooted in Brewton's heritage—timber harvested along the Conecuh-Escambia river system continues to feed regional sawmills and pulp operations. The community rallies each year around the Alabama Blueberry Festival, held at Jennings Park and throughout downtown, drawing families for arts & crafts, live music and local food vendors. Cultural preservation is championed by the Thomas E. McMillan Museum on the Coastal Alabama Community College campus, whose exhibits—from ancient fossils to early settlement artifacts—celebrate Escambia County's story. Strategically positioned as the county seat of Escambia County, Brewton spans 11.5 square miles in south-central Alabama just north of the Florida Panhandle. It lies approximately 86 miles north of Mobile and 54 miles northwest of Pensacola, giving businesses straightforward road access to Gulf Coast markets. Looking ahead, Brewton's blend of established industry, community-driven events and affordable operating costs creates fertile ground for new ventures—whether in light manufacturing, agritourism or residential development—especially given its proximity to larger economic hubs along the Gulf Coast.



POPULATION

City: Brewton

5,129

State: Alabama 5.1M

MEDIAN AGE

City: Brewton

40.5 Years

State: Alabama 39.6 Years

MEDIAN HOUSEHOLD INCOME

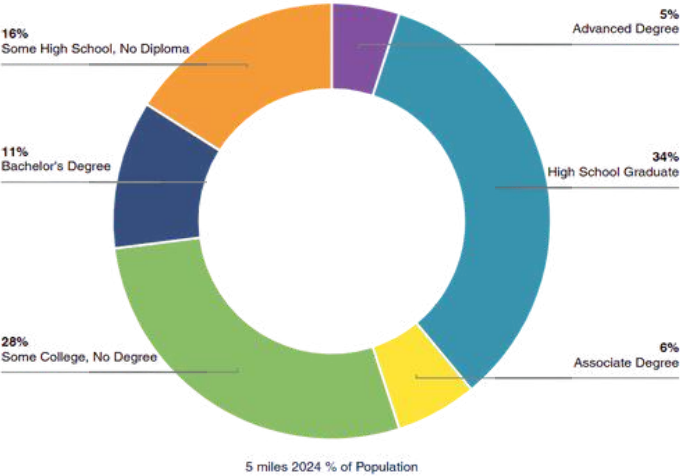
City: Brewton

\$48,766

State: Alabama \$62,212

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Alabama at large.



2024 STATISTICS

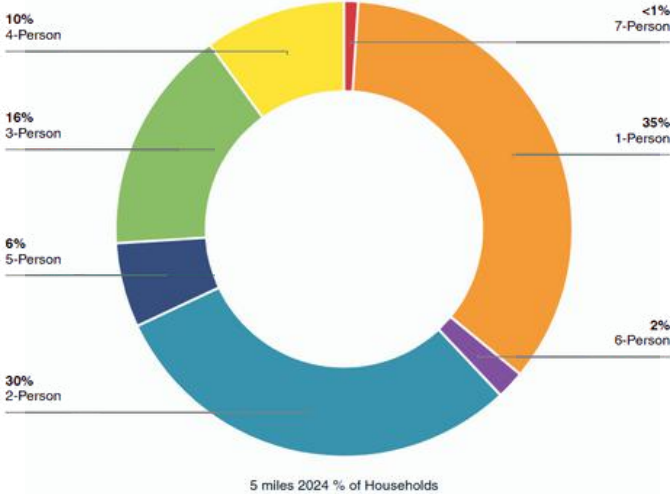
	2 Mile	5 Mile	10 Mile
Population 2024	4,931	10,452	15,262
Total Households	1,999	4,312	6,275
Avg Household Size	2.3	2.3	2.3
Avg Household Income	\$67,022	\$59,233	\$59,259

ECONOMIC INDICATORS

2.8% Brewton Unemployment Rate

4.1% U.S. Unemployment Rate

HOUSEHOLDS



City: Brewton

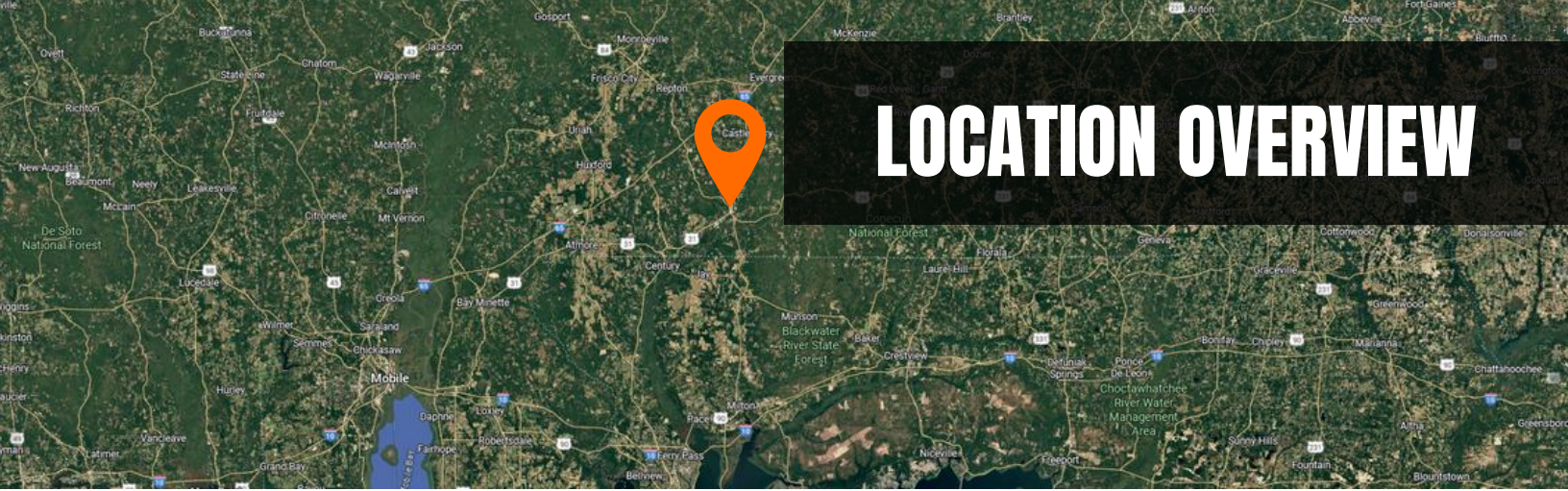
1,890

State: Alabama 2M



Average Household Size





# LOCATION OVERVIEW



## HIGHWAY ACCESS

- U.S. Route 31:** A primary two-lane north-south highway bisecting Brewton's historic commercial district, linking the city southward to Flomaton (and onward toward Mobile-area corridors) and northward to Castleberry and Evergreen; provides indirect connectivity to I-65 via junctions further north
- U.S. Route 29:** Runs southwest-northeast concurrent with SR 41 through Brewton, carrying traffic southeast into East Brewton and Andalusia and southwest to the Florida state line near Century
- State Route 41 (SR 41):** Continues south from Brewton into Florida as SR 87 toward the Gulf Coast beaches and Milton, and northbound leads to Repton—where it overlaps with US 84 toward Monroeville and Selma—providing a direct state-route link to central Alabama
- State Route 113 (SR 113):** A four-lane highway beginning just west of Brewton in Flomaton, serving as one of the main hurricane-evacuation corridors to I-65 at Exit 69 and offering expedited access for Pensacola traffic and northern Alabama via the interstate
- Interstate 65 (I-65):** The nearest interstate, reachable via Exit 77 on AL-41 about six miles north of Brewton, delivering high-speed northbound connections to Montgomery, Birmingham, and Nashville, and southbound to Mobile and the Gulf Coast



## AIRPORT PROXIMITY

- Brewton Municipal Airport (12J):** Public general-aviation field 3 NM (≈3.5 mi) south of downtown Brewton, featuring two asphalt runways (06/24: 5,136 × 150 ft; 12/30: 5,001 × 150 ft) for private, charter, and flight-training operations
- Pensacola International Airport (PNS):** Primary commercial gateway in Pensacola, FL, 54 mi south via US 29/SR 41, serving daily flights to major U.S. hubs and onward connections
- Mobile Regional Airport (MOB):** Regional commercial airport in Mobile, AL, 94 mi west via US 31 and I-65, offering scheduled service on national carriers to key markets
- Northwest Florida Beaches International Airport (ECP):** Commercial airport in Panama City, FL, 124 mi east via SR 41/US 29, with low-cost carrier routes to popular leisure destinations

# SITE OVERVIEW

## SITE

Property Type:	Office/Medical
Building Class:	Class C
Zoning:	B-2
Parcel Number:	15-04-20-1-013-005.001
Year(s) Built:	1995
Total SF:	3,971
Stories:	1
Total Acreage:	0.73 AC
Parking:	15 Surface Spaces

## PROPERTY OPERATING EXPENSES

Utilities	\$7,139
R & M	\$5,975
Insurance	\$2,880
Property Taxes	\$3,783
Non-Recoverable Expenses	-\$18
<b>TOTAL</b>	<b>\$19,761</b>





# PARCEL MAP















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2022 2023

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