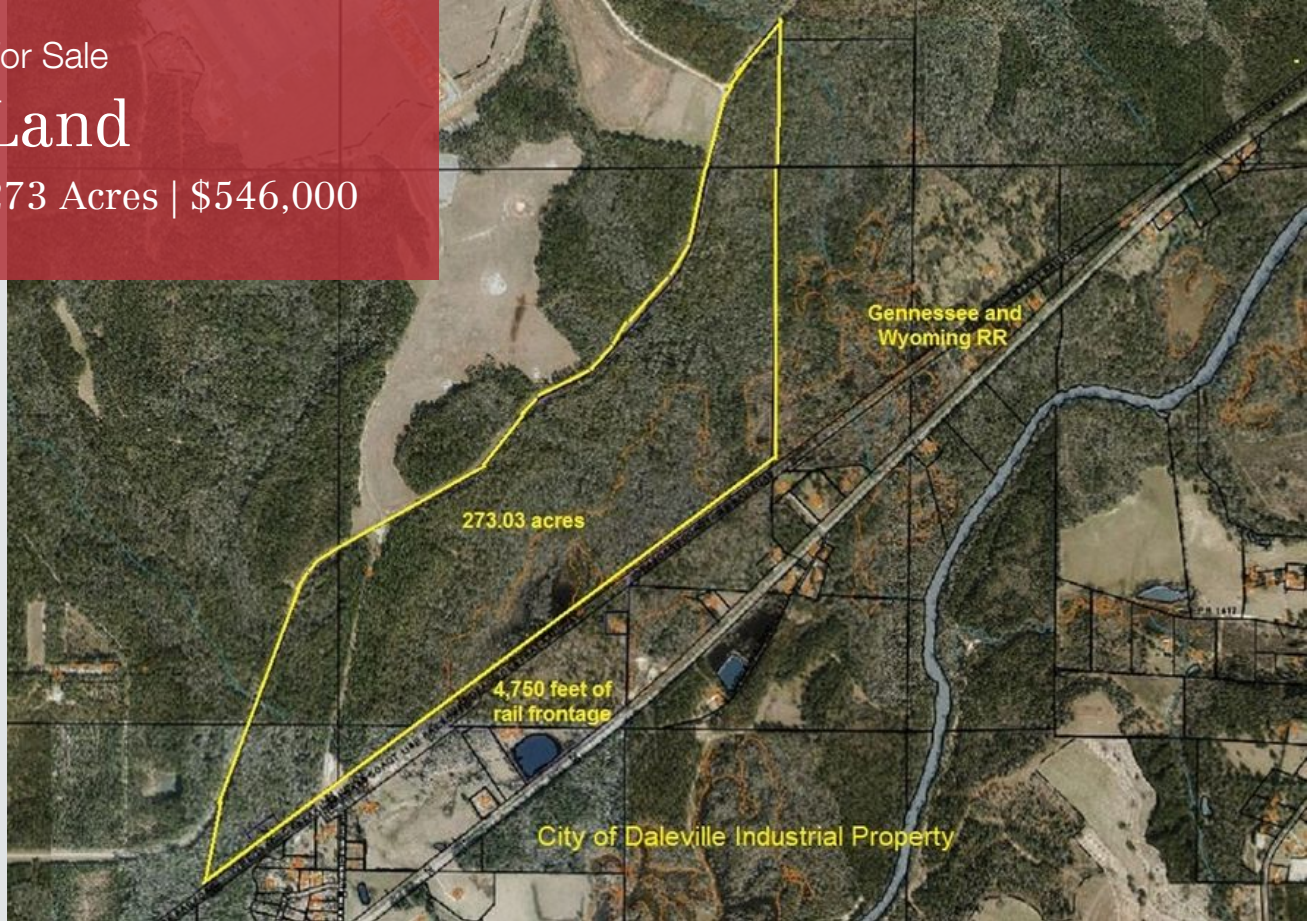


For Sale

Land

273 Acres | \$546,000



0 HWY 134

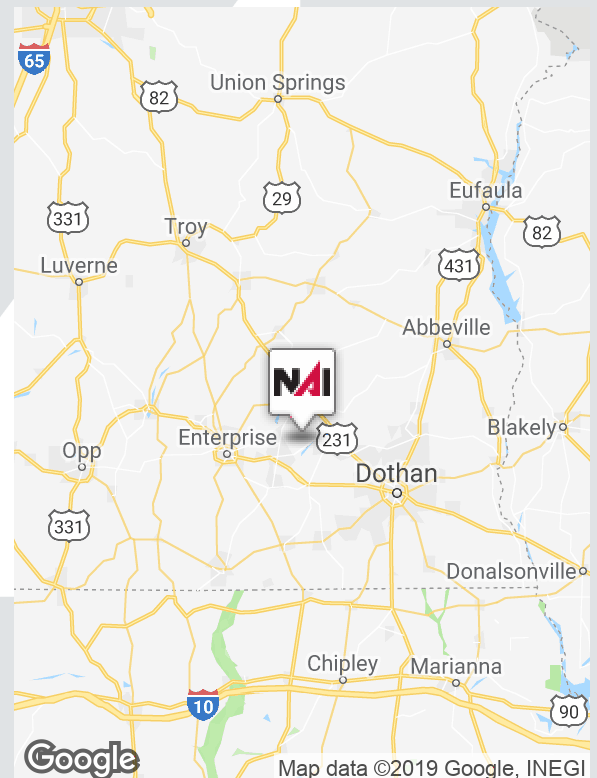
Daleville, Alabama 36322

Property Highlights

- 273 acres perfect for industrial development. Owner will divide.
- APN # 14-02-04-0-000-001.001-0
- APN # 14-02-09-0-000-002.001-0
- APN # 14-03-08-0-000-001.001-0
- APN # 14-05-16-2-000-001.001-0
- APN # 14-04-17-0-000-001.001-0
- 4750 ft of rail frontage.
- Property reserved for rail siding to feed to any location on the property
- Generous city, county and state incentives to industrial prospect bringing jobs. Land price is negotiable.
- Daleville and Ft. Rucker are home to many defense contractors.
- Experienced, trained workforce for pilot training and aircraft mechanics.

Property Description

273 acres of industrial property located on the Genessee and Wyoming Railroad. Adjacent to Hwy. 134. In the city limits of Daleville, AL. Has property reserved for spur track for rail service anywhere on the property.



For more information

Kenny Whatley, Commercial Advisor

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kwhatley@talcor.com



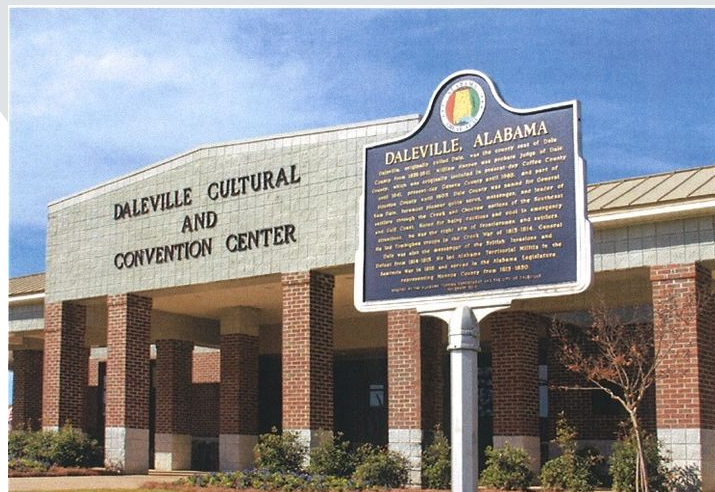
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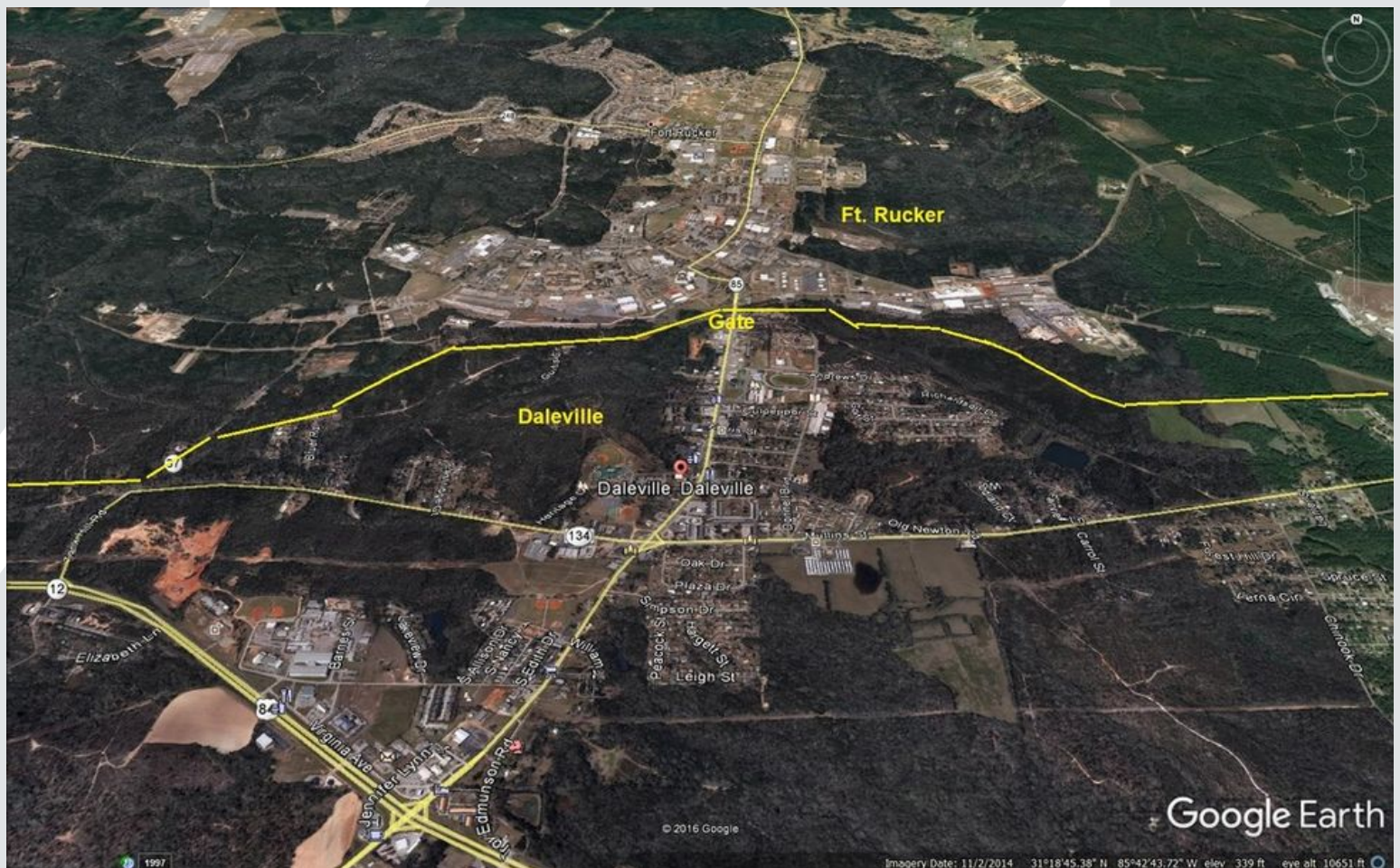
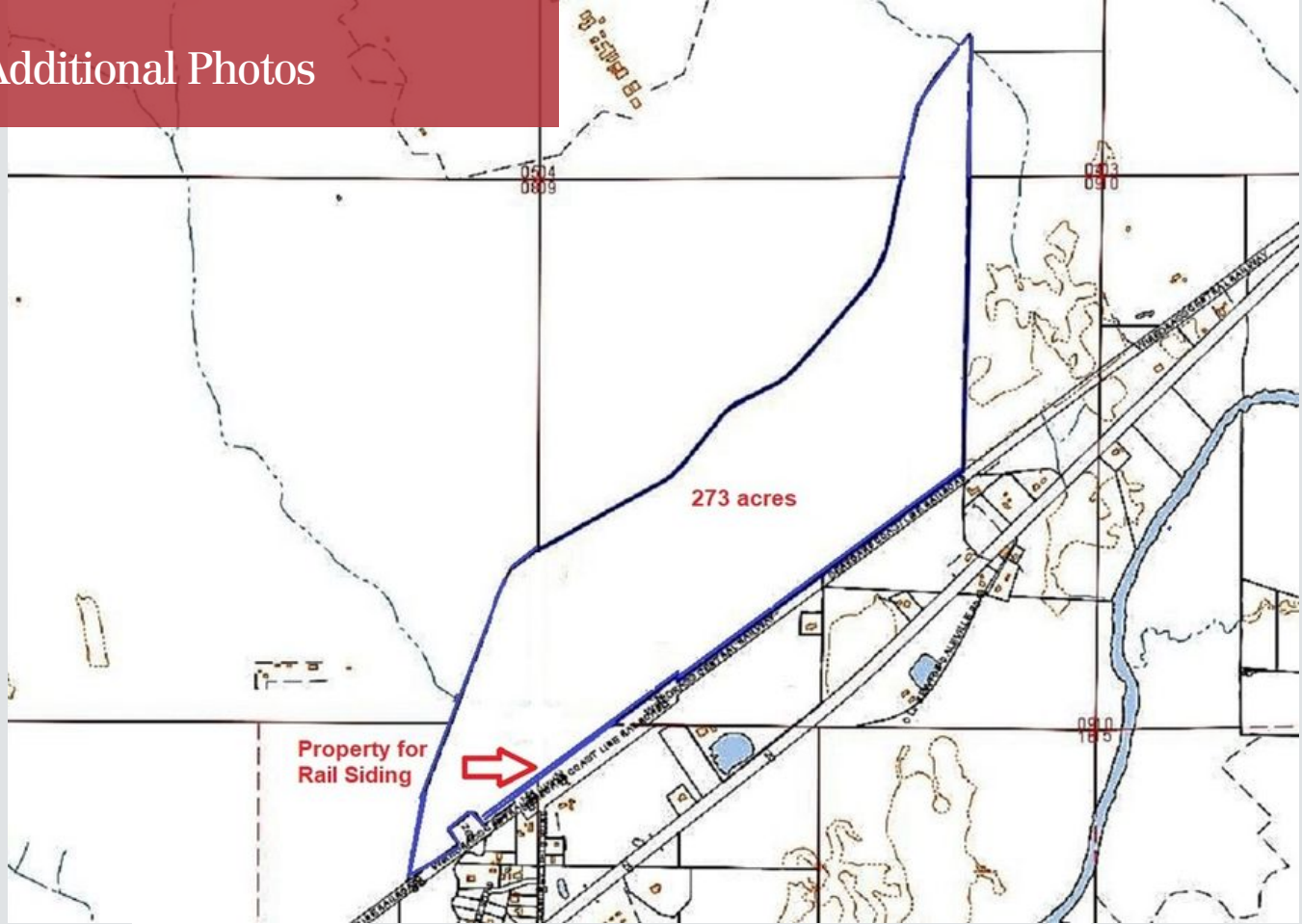


Property Details

PROPERTY NAME:	City of Daleville Industrial Property
PROPERTY ADDRESS:	0 HWY 134 Daleville, AL 36322
APN:	14-02-04-0-000-001.001-0, 14-02-09-0-000-002.001-0, 14-03-08-0-000-001.001-0, 14-05-16-2-000-001.001-0 and 14-04-17-0-000-001.001-0
LOT SIZE:	273 Acres



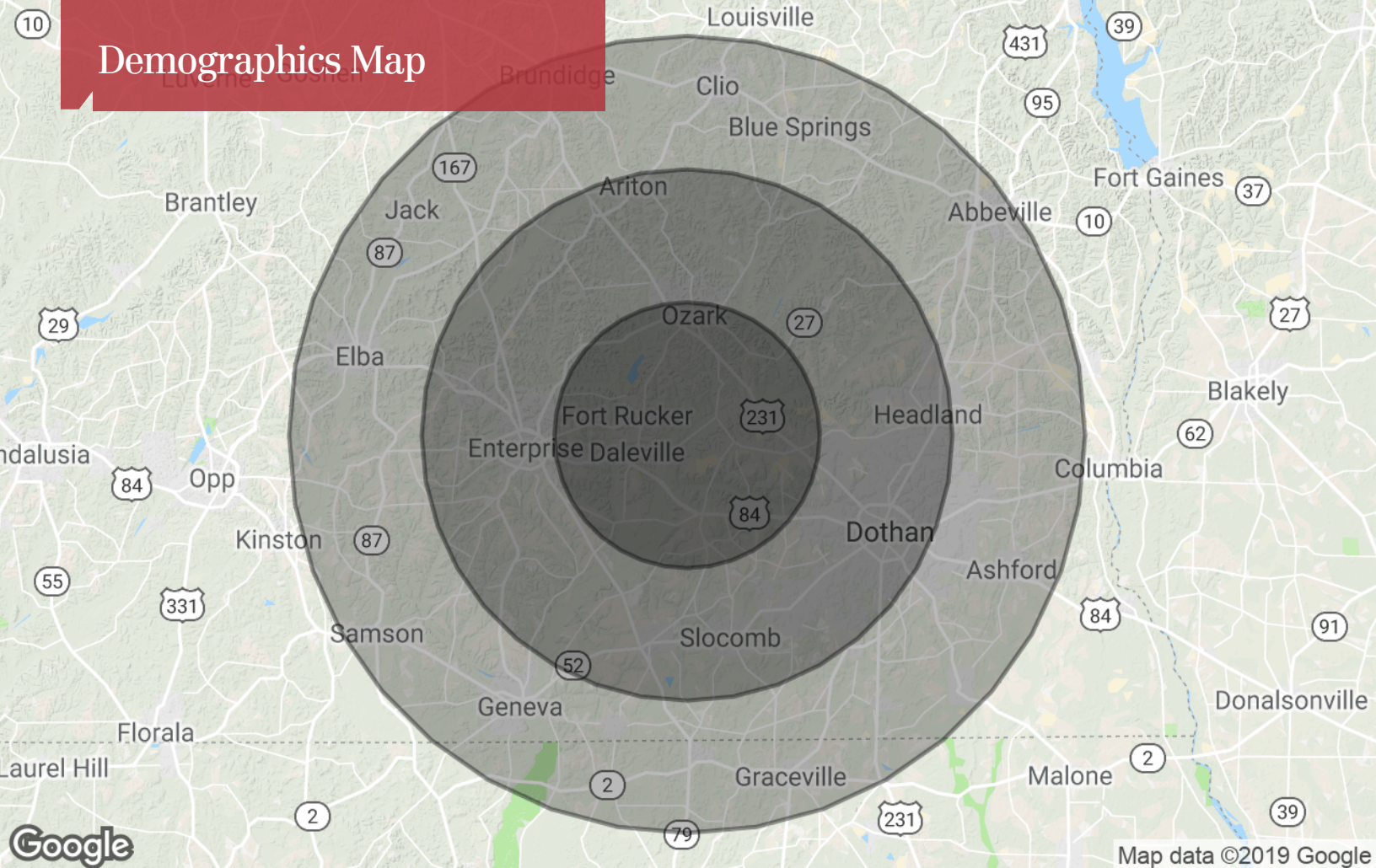
Additional Photos



Location Maps



Demographics Map



Population

	10 Miles	20 Miles	30 Miles
TOTAL POPULATION	56,174	139,267	260,504
MEDIAN AGE	35.0	37.9	38.3
MEDIAN AGE (MALE)	32.7	36.2	36.8
MEDIAN AGE (FEMALE)	37.0	39.5	39.9

Households & Income

	10 Miles	20 Miles	30 Miles
TOTAL HOUSEHOLDS	21,710	54,229	100,623
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$58,193	\$59,354	\$54,159
AVERAGE HOUSE VALUE	\$135,347	\$149,321	\$145,165

Race

	10 Miles	20 Miles	30 Miles
% WHITE	77.3%	80.2%	76.1%
% BLACK	19.1%	17.3%	21.6%
% ASIAN	2.0%	1.2%	0.9%
% HAWAIIAN	0.2%	0.1%	0.1%
% INDIAN	0.5%	0.4%	0.4%
% OTHER	1.1%	0.8%	1.0%

Ethnicity

	10 Miles	20 Miles	30 Miles
% HISPANIC	8.0%	5.3%	4.1%

* Demographic data derived from 2010 US Census

For Sale

Land

273 Acres | \$546,000



Kenny Whatley

Commercial Advisor

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Education

University of Alabama

Memberships & Affiliations

Dothan Multiple Listing Service, Dothan Association of Realtors, Alabama Association of Realtors, National Association of Realtors, Dothan Chamber of Commerce, Central Panhandle Association of Realtors, Central Panhandle Multiple Listing Service, National Association of Realtors and Panama City Beach Chamber of Commerce.

Professional Background

Kenny has many years experience in the business world as a business owner and operator. He has been involved in Commercial Real Estate since 1996. Kenny and his wife have 4 children and 7 grandchildren. In his spare time he enjoys traveling, especially to visit his children and grandchildren and Alabama football.