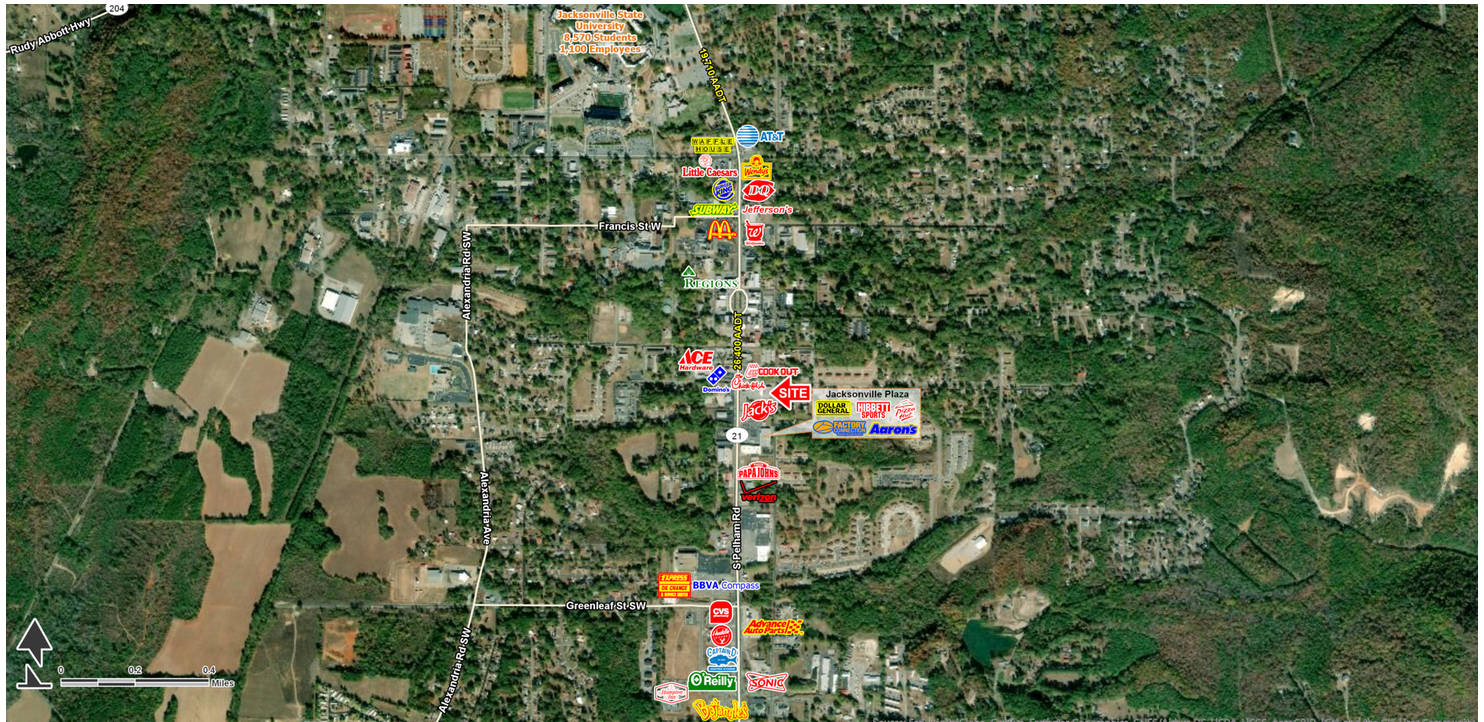


LAND FOR SALE

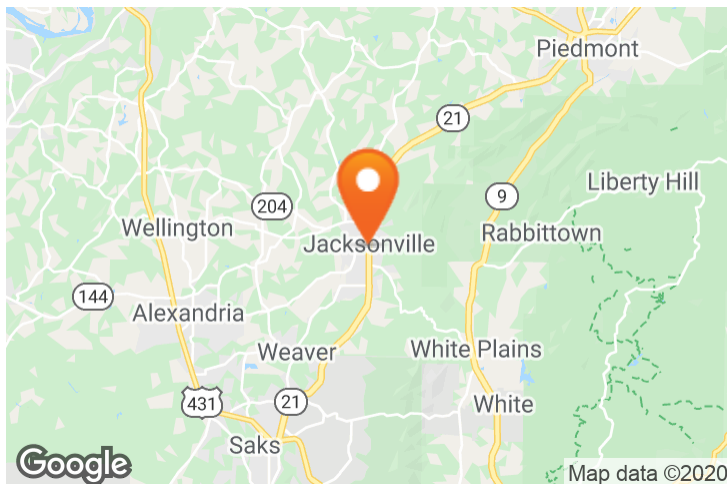
510 S. Pelham Road, Jacksonville, AL 36265

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Jacksonville, nestled in the foothills of the Appalachian Mountains, is located half-way between Birmingham, Alabama, and Atlanta, Georgia, providing easy access to major urban areas.



PROPERTY HIGHLIGHTS

- Available: +/- 1.07 acres for sale, ground lease or build to suit
- Home to Jacksonville State University, with a student population of 8,500+ and over 1,100 employees
- Located on a major thoroughfare in Jacksonville with visibility to over 26,000 VPD
- Property is adjacent to and shares a drive with a new Chick-Fil-A that is set to open in the fall of 2019
- Site is graded with utilities
- Immediate retail/restaurants co-tenants include: Jack's, Cookout, Verizon, McDonald's, Wal-Green's and many more
- Call for pricing

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,901	15,249	22,342
HOUSEHOLDS	2,416	5,988	8,709
AVERAGE HH INCOME	\$56,514	\$61,718	\$64,125

EXCLUSIVE AGENT(S)

ANDY DENNIS • andy.dennis@tscg.com • 205.776.6716

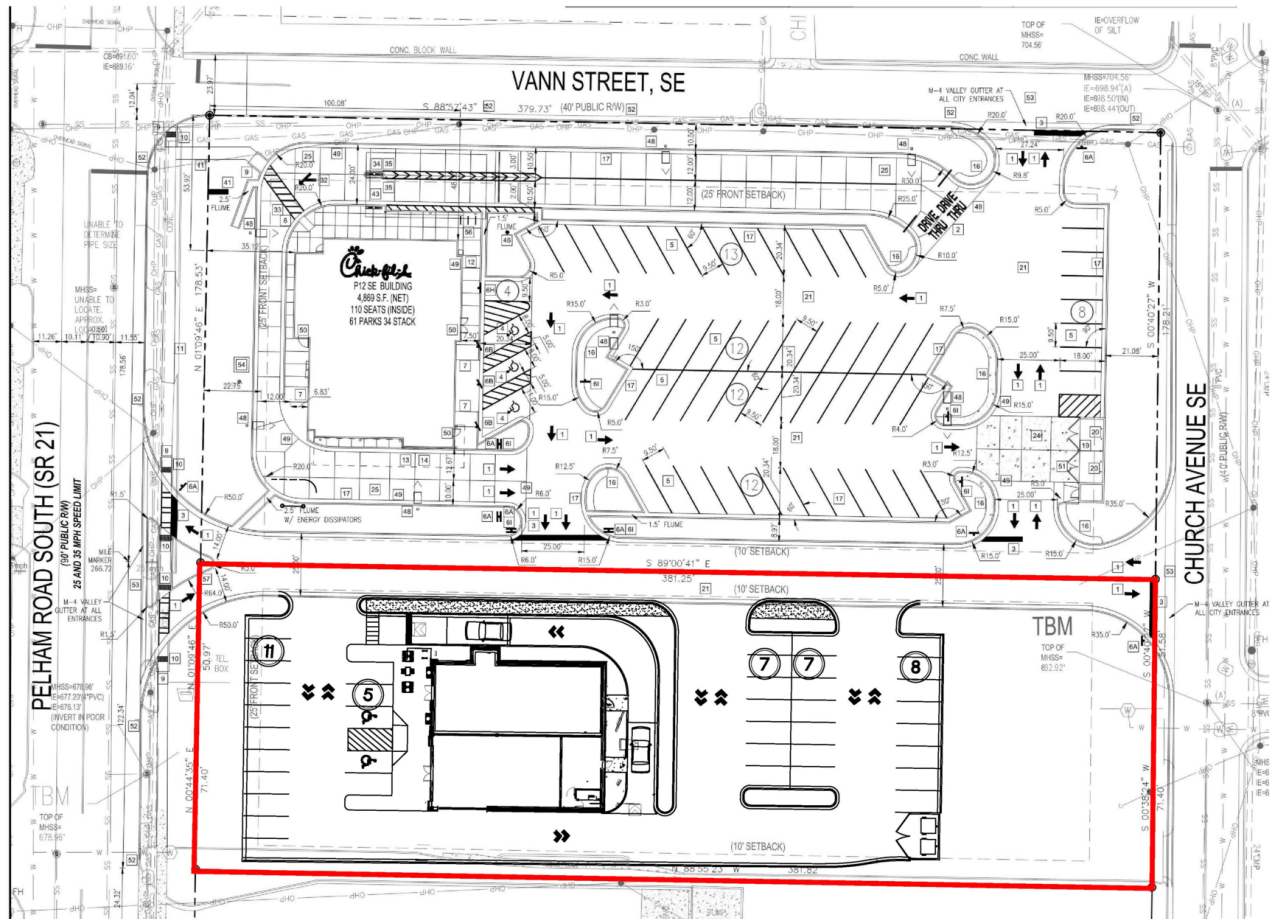
GREG HESS • greg.hess@tscg.com • 205.776.6704



LAND FOR SALE

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SITE PLAN



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