

1440 FURNACE STREET | LAND FOR SALE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$400,000
Available SF:	
Lot Size:	13.4 Acres
Price / Acre:	\$29,851

PROPERTY OVERVIEW

Opportunity Zone qualified, this 13 acre industrial site with a small office building and two warehouses. This property is centrally located and within two miles of I-65, I-85, 231 North, and just off the Northern Blvd. at the Sixth Street Exit. The property is on the CSX Rail line and a spur could be added to service the site. (Estimated cost to add 750 feet of track to service 5 rail cars is \$195,000.00. Good site to build a new industrial Warehouse Building.

PROPERTY HIGHLIGHTS

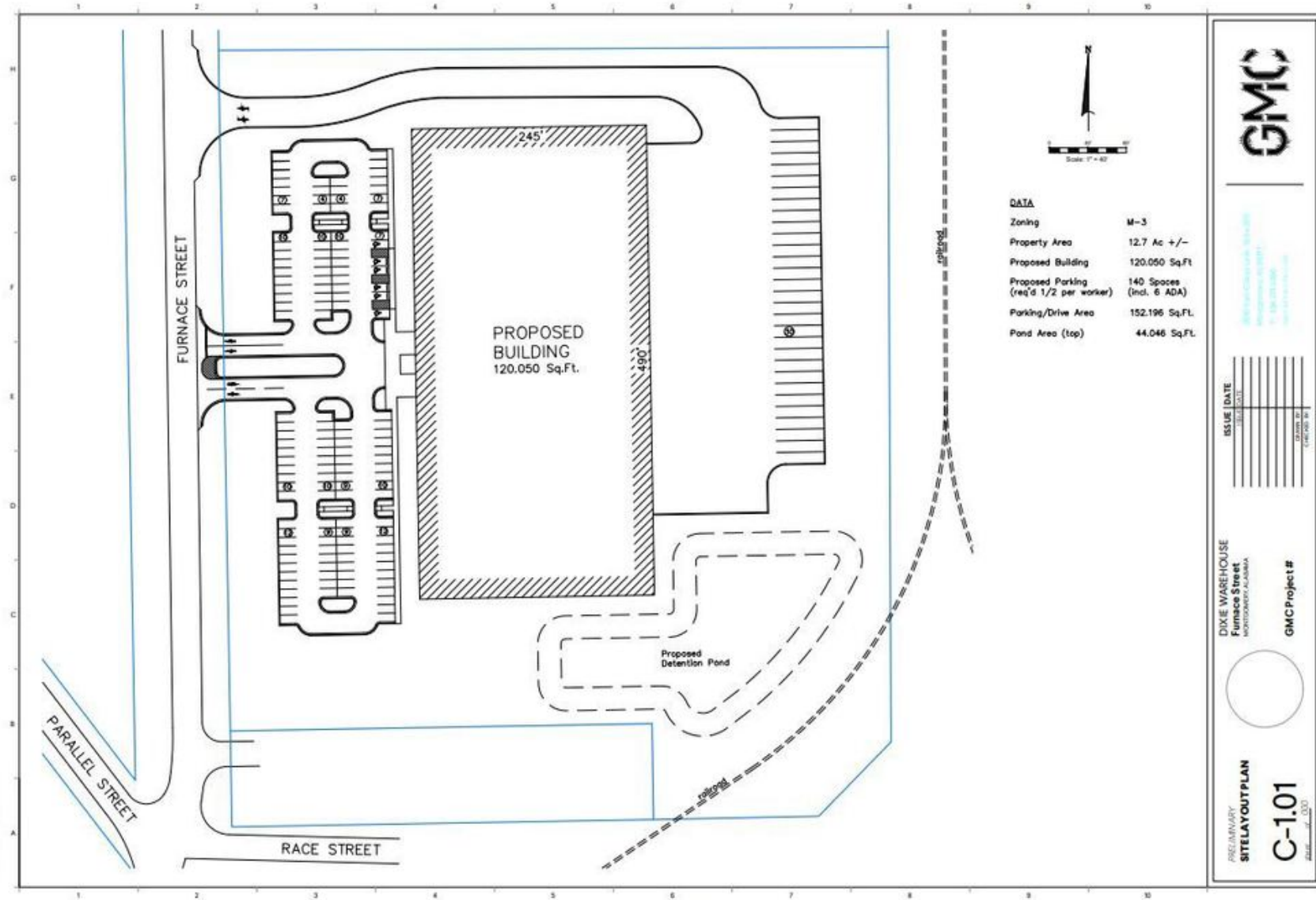
- Qualified Opportunity Zone
- Excellent Location
- Less than 2 miles from I-65, I-85, & Highway 231
- Located at Sixth Street Exit off Northern Boulevard
- Proposed Build to Suit Available

PAUL HODGES

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**THE RIGHT PLACE.
THE RIGHT SPACE.**

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BUILD TO SUIT



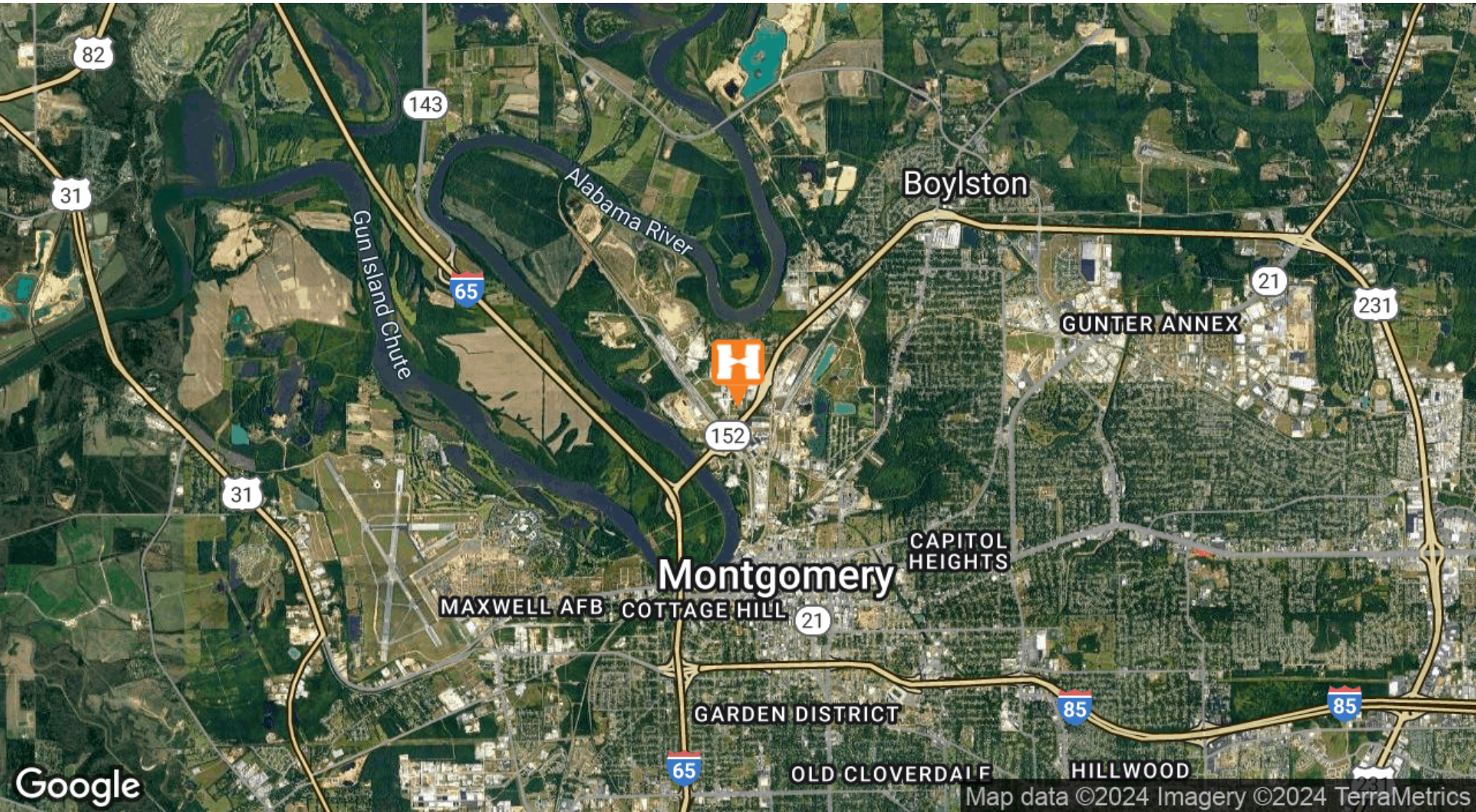
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LOCATION MAPS



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ADDITIONAL PHOTOS



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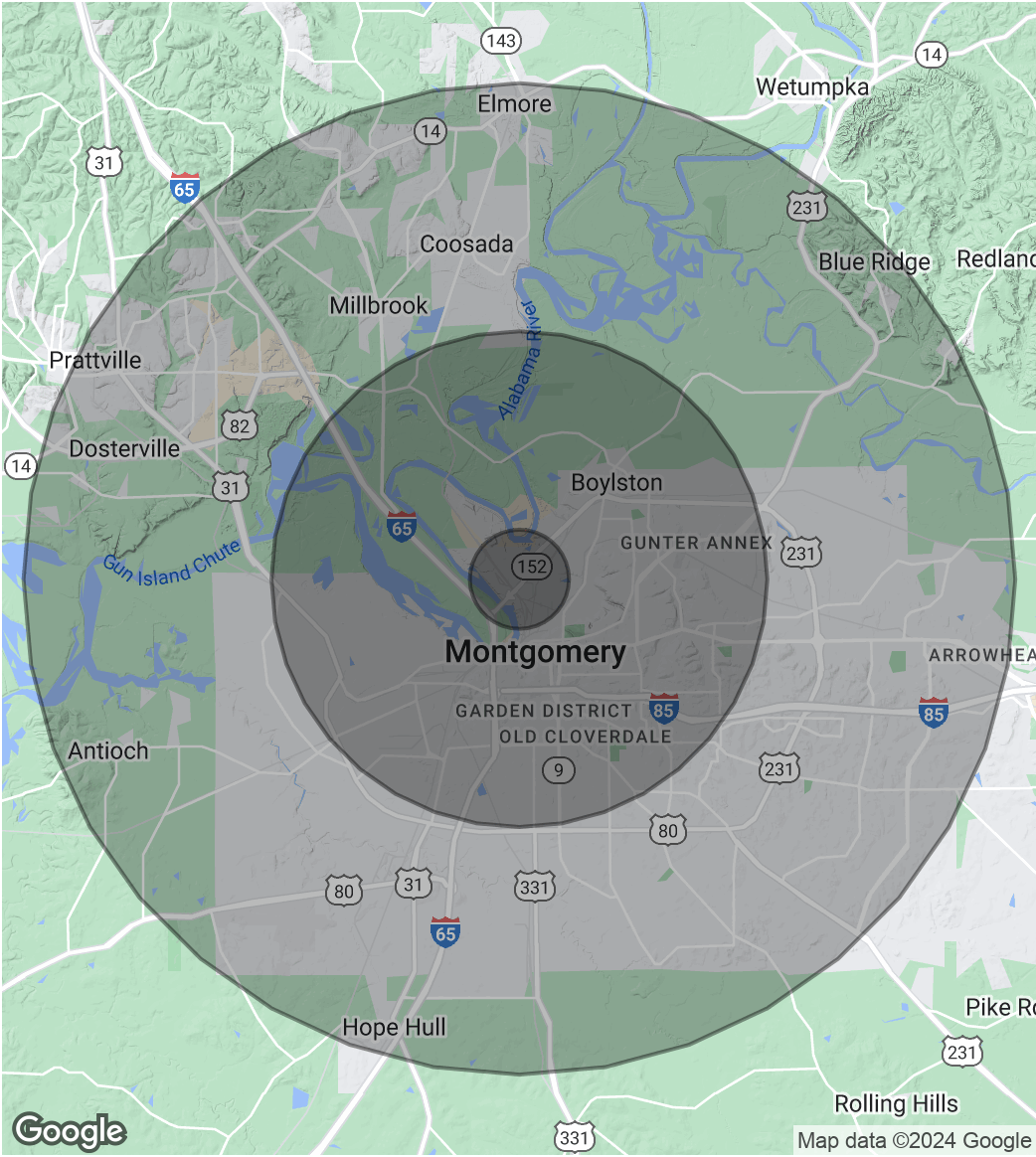
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	437	95,975	253,271
Average age	35.4	35.1	34.9
Average age (Male)	36.2	32.6	32.6
Average age (Female)	31.5	37.3	36.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	182	35,995	98,584
# of persons per HH	2.4	2.7	2.6
Average HH income	\$36,077	\$46,729	\$55,976
Average house value		\$128,894	\$156,240

* Demographic data derived from 2020 ACS - US Census



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