

# ANDREWS AVE. & WILKINS ST.

OZARK, AL 36360

## Executive Summary



### OFFERING SUMMARY

Sale Price: \$199,000

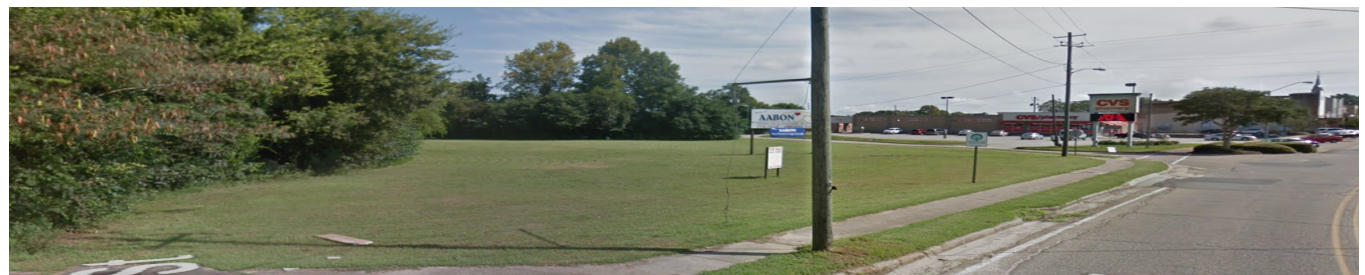
Lot Size: 0.6 Acres

Zoning: Commercial

Price / Acres: \$331,667

### PROPERTY HIGHLIGHTS

- Great Corner Lot for Development, with excellent visibility
- Located at Signalized intersection in High traffic area
- The US Army, Lockheed Martin, CAE, and Michelin Tires have a major presence in the area. Agriculture and power equipment manufacturing are also major regional industries.
- 1.2± Miles from Highway 231
- 1.2+ Miles from Downtown Ozark, AL
- 2.6± Miles from Alabama Aviation College
- 8.7± Miles from Fort Rucker U.S. Army Aviation Center for Excellence
- 22.8± Miles away from Dothan, AL



JON MASTERS, CCIM

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MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104  
334.262.1958 | moorecompanyrealty.com

SITE SOURCE  
REAL ESTATE NETWORK

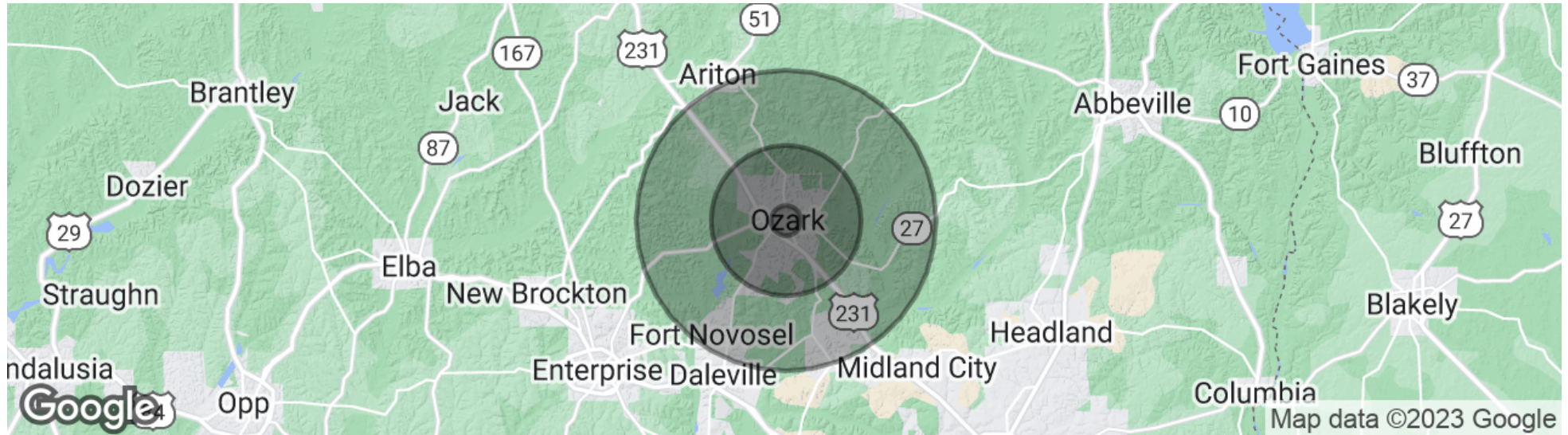
MOORE  
MANAGEMENT | BROKERAGE | CONSULTING



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## Demographics Map & Report



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,239	16,241	29,791
Average age	44.9	41.6	38.9
Average age (Male)	44.7	39.0	37.1
Average age (Female)	45.5	44.9	41.1

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	623	6,874	11,715
# of persons per HH	2.0	2.4	2.5
Average HH income	\$39,140	\$51,044	\$53,196
Average house value	\$145,711	\$135,843	\$129,977

\* Demographic data derived from 2020 ACS - US Census

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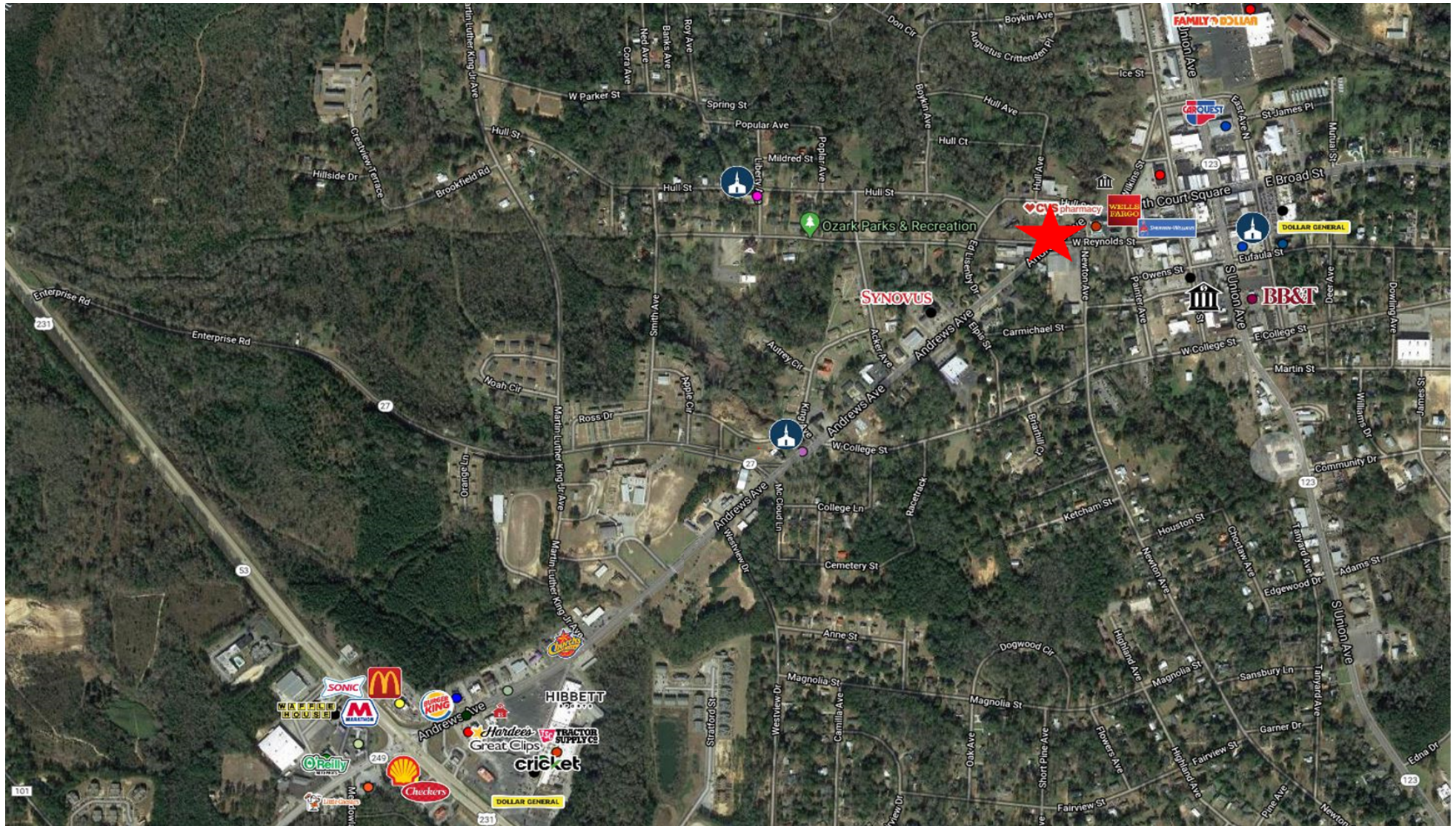




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## Retail Map



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