



FOR SALE

# 3 Acres Ground Lease w Improvements, Or Sale

75366 Hwy 77 N, Lincoln, AL 35096

eXp Commercial | 3401 Mallory Lane | Franklin, TN 37067 |

**Timothy Pew**

615.900.9318  
timothy.pew@expcommercial.com

**Keith Andrews, CCIM**

205.451.8889  
keith.andrews@expcommercial.com

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PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
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It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at [legal@exprealty.net](mailto:legal@exprealty.net).

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

**Timothy Pew**

615.900.9318

[timothy.pew@expcommercial.com](mailto:timothy.pew@expcommercial.com)

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# 1

## PROPERTY INFORMATION

eXp Commercial | 3401 Mallory Lane | Franklin, TN 37067 |

**Timothy Pew**

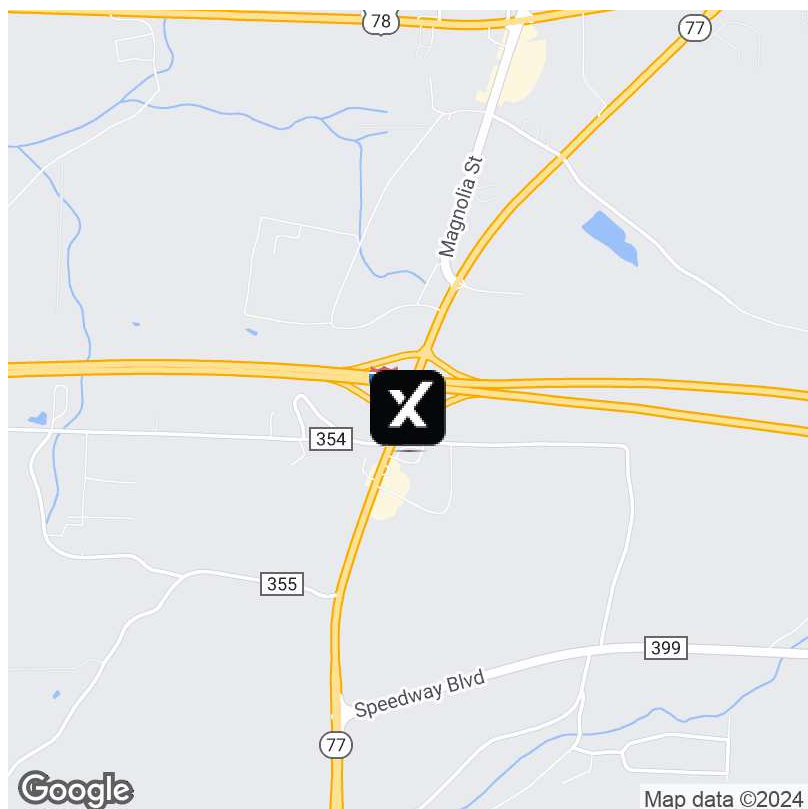
615.900.9318  
timothy.pew@expcommercial.com

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# FOR SALE | Executive Summary

75366 Hwy 77 N, Lincoln, AL 35096



## Offering Summary

Sale Price:	\$2,900,000
Building Size:	6,684 SF
Available SF:	3 Acres
Lot Size:	3 Acres
Number of Units:	2
Price / SF:	\$433.87
Year Built:	1997
Renovated:	1997
Submarket:	Lincoln Alabama
Traffic Count:	25,618

## Property Overview

Introducing a standout investment opportunity in the thriving Lincoln area, this 6,684 SF building comprises 2 units and is currently at 100% occupancy. Built in 1997 and renovated in the same year, the property is well-positioned to capitalize on high consumer traffic. Boasting city utilities, an I-20 interchange, and the option for the seller to scrape and prep, this property presents a strategic and flexible opportunity for retail and free-standing building investors. Its prime location on the main traffic corridor of Honda and near the Talladega Speedway exit on I-20 adds to its allure, making it an ideal choice for investors seeking a strong presence in a progressive and high-traffic area.

## Property Highlights

- - 6,684 SF building with 2 units for flexible use
- - Built in 1997 and renovated in the same year
- - 100% occupancy for immediate income potential
- - City Utilities available for convenience
- - I-20 Interchange for high visibility and accessibility
- - Option for seller to scrape and prep for redevelopment
- - Prime location on the main traffic corridor of Honda

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# FOR SALE | Property Description

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## Property Description

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## Location Description

Discover a prime investment opportunity in the thriving community of Lincoln. Situated near notable attractions such as the Talladega Superspeedway and the Honda Manufacturing of Alabama plant, the area presents compelling possibilities for retail and free-standing building investors or tenants. With a growing population and convenient access to major transportation routes, the surrounding area offers a promising environment for businesses seeking a strategic location with high consumer traffic. Positioned near key points of interest, this sought-after location provides a compelling prospect for retail investors or tenants looking to establish a prominent presence in the Lincoln area. With its attractive surroundings and strong economic momentum, the location presents an enticing opportunity for retail and free-standing building investors or tenants.

## Site Description

3 acres at corner of AL 77 and Speedway Industrial Blvd. Right at Interstate 20 Interchange (Exit 168). Currently has 76 gas station and Burger King on site. Signalized intersection.

## Interior Description

Convenient store and gas station

## Parking Description

Paved surface

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# FOR SALE | Complete Highlights

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## Property Highlights

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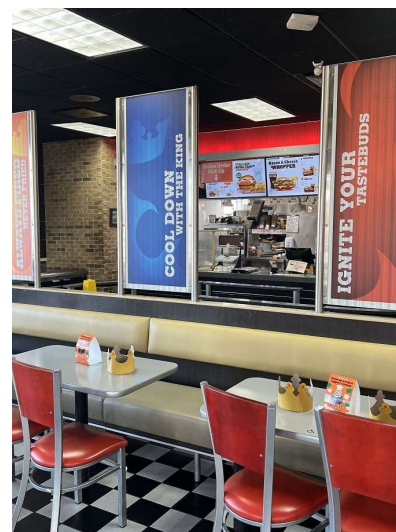
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# FOR SALE | Additional Photos

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# 2

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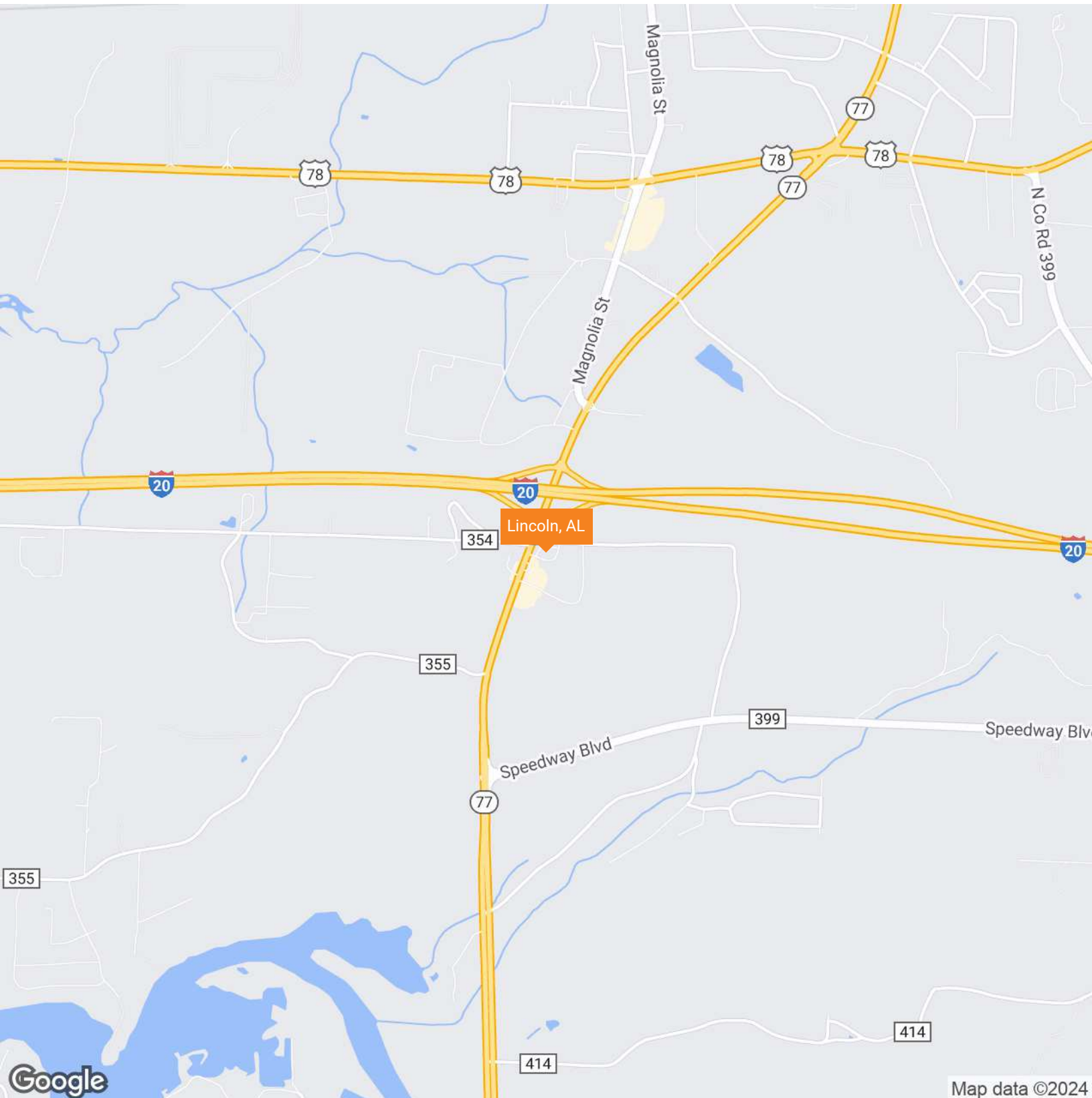
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# FOR SALE | Regional Map

75366 Hwy 77 N, Lincoln, AL 35096



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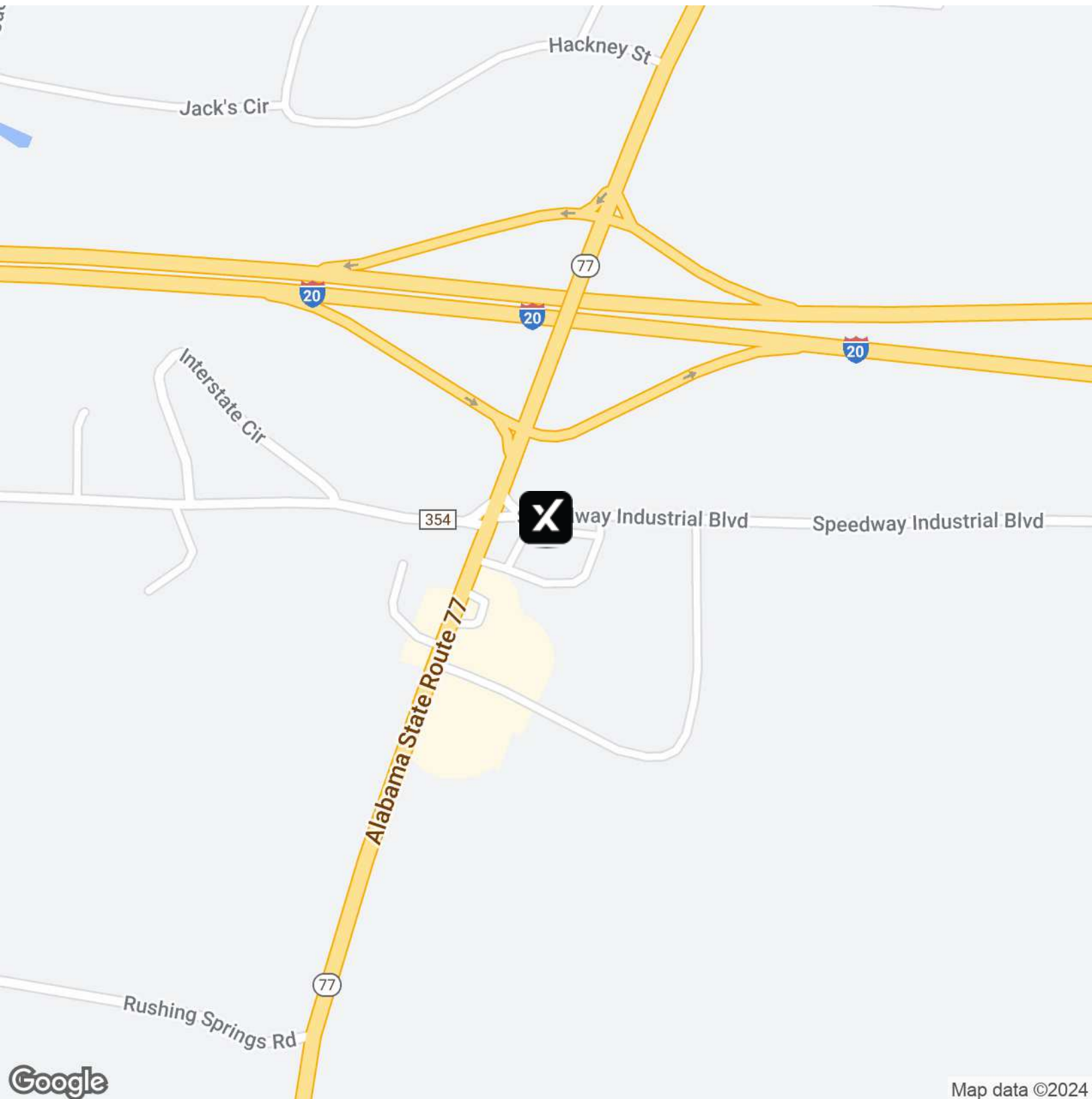
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# FOR SALE | Location Map

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# FOR SALE | Aerial Map

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# FOR SALE | Financial Summary

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Investment Overview	Ground Lease or Sale 3 Acres with Improvements
Price	\$2,900,000
Price per SF	\$434
Price per Unit	\$1,450,000
Operating Data	Ground Lease or Sale 3 Acres with Improvements
Financing Data	Ground Lease or Sale 3 Acres with Improvements

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# 3

## DEMOGRAPHICS

eXp Commercial | 3401 Mallory Lane | Franklin, TN 37067 |

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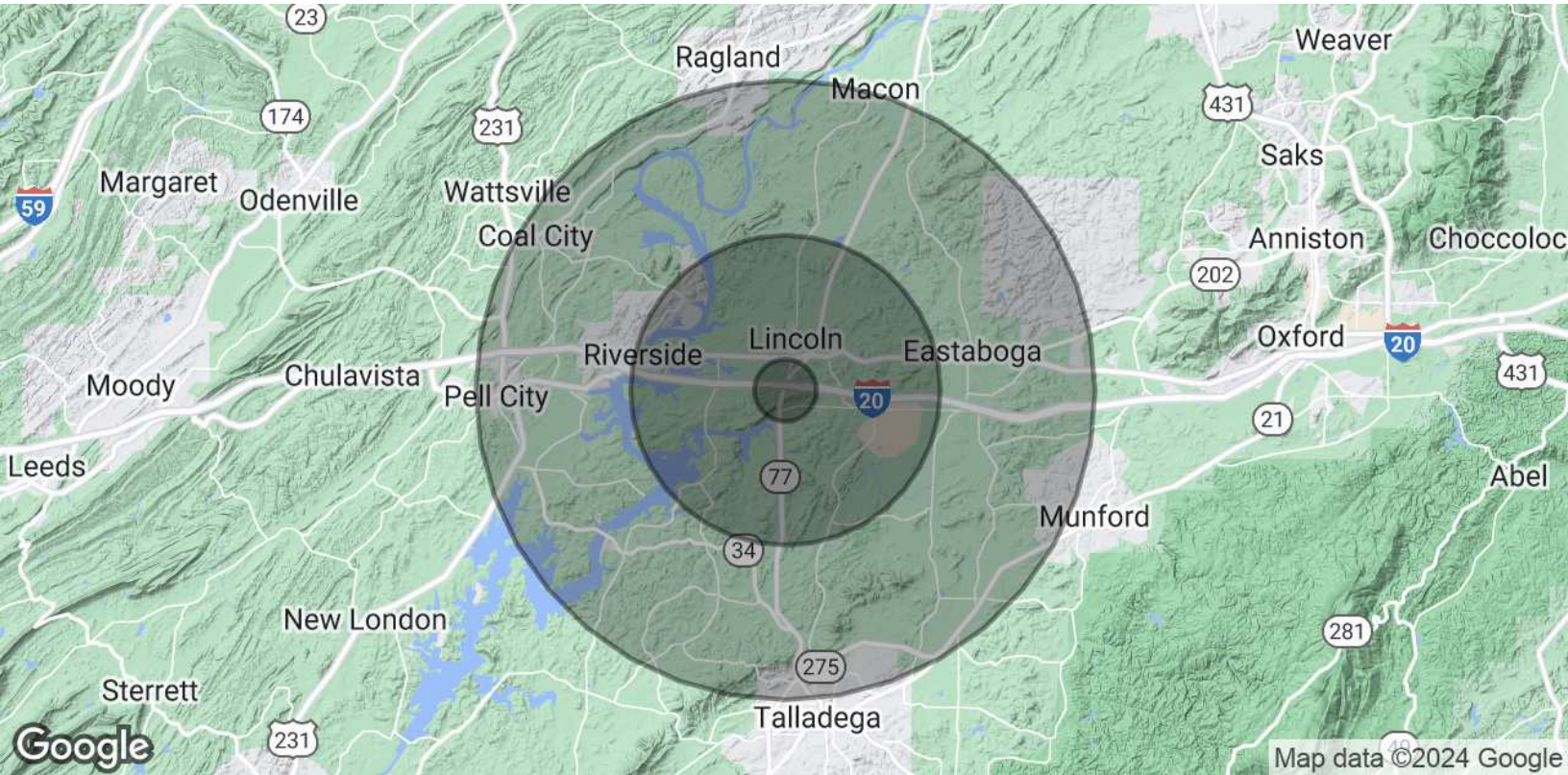


FOR SALE

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Demographics Map & Report

75366 Hwy 77 N, Lincoln, AL 35096



Population	1 Mile	5 Miles	10 Miles
Total Population	239	7,727	36,332
Average Age	48.3	41.5	39.8
Average Age (Male)	40.3	40.2	39.1
Average Age (Female)	56.4	42.6	40.6

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	104	3,645	17,048
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$51,328	\$50,648	\$50,182
Average House Value	\$234,180	\$154,520	\$145,060

\* Demographic data derived from 2020 ACS - US Census

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# 4

## ADVISOR BIOS

eXp Commercial | 3401 Mallory Lane | Franklin, TN 37067 |

**Timothy Pew**

615.900.9318  
timothy.pew@expcommercial.com

**Keith Andrews, CCIM**

205.451.8889  
keith.andrews@expcommercial.com

# FOR SALE | Advisor Bio 1

75366 Hwy 77 N, Lincoln, AL 35096



**Timothy Pew**

Commercial Agent

timothy.pew@expcommercial.com

Direct: 615.900.9318

TN #339335

**eXp Commercial**  
3401 Mallory Lane Suite 100  
Franklin, TN 37067

**Timothy Pew**

615.900.9318

timothy.pew@expcommercial.com

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# FOR SALE | Advisor Bio 2

75366 Hwy 77 N, Lincoln, AL 35096



## Keith Andrews, CCIM

Commercial Broker/SR Advisor/Mentor

keith.andrews@expcommercial.com

Direct: 205.451.8889 | Cell: 205.451.8889

AL #95294

## Professional Background

"It is not about who you know. It is all about WHO KNOWS YOU!"

Keith Andrews CCIM is a seasoned Senior Advisor at eXp Commercial, where he is the first-ever licensee and a leading figure in attracting professional commercial practitioners across the US and worldwide. Keith also mentors individuals entering the commercial real estate industry, providing guidance and support as they embark on their professional careers. With a focus on connecting national and global real estate investors to local tertiary markets in Alabama and the Southeast USA, Keith's company serves as a vital conduit for institutional and individual investors. Keith is a proud recipient of the prestigious Certified Commercial Investment Member (CCIM) designation and has an extensive background in financial and market analysis. His leadership roles and involvement with organizations such as the CCIM Institute and the Asian Real Estate Association of America (AREAA) reflect his commitment to shaping the future of the industry. With over 20 years of experience in the telecommunications sales arena, Keith brings a wealth of expertise in mentoring, networking, and relationship building on a global scale. A graduate of the University of Arkansas with a major in Finance and Banking, Keith resides in Pelham, Alabama, and has a passion for exploring new destinations around the world.

## Education

BSBA in Finance and Banking, University of Arkansas 1983

Minors in Marketing and Real Estate

## Memberships

CCIM Institute

Chambers of Commerce

## eXp Commercial

100 Chase Park South Suite 128

Hoover, AL 35244

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615.900.9318

timothy.pew@expcommercial.com

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