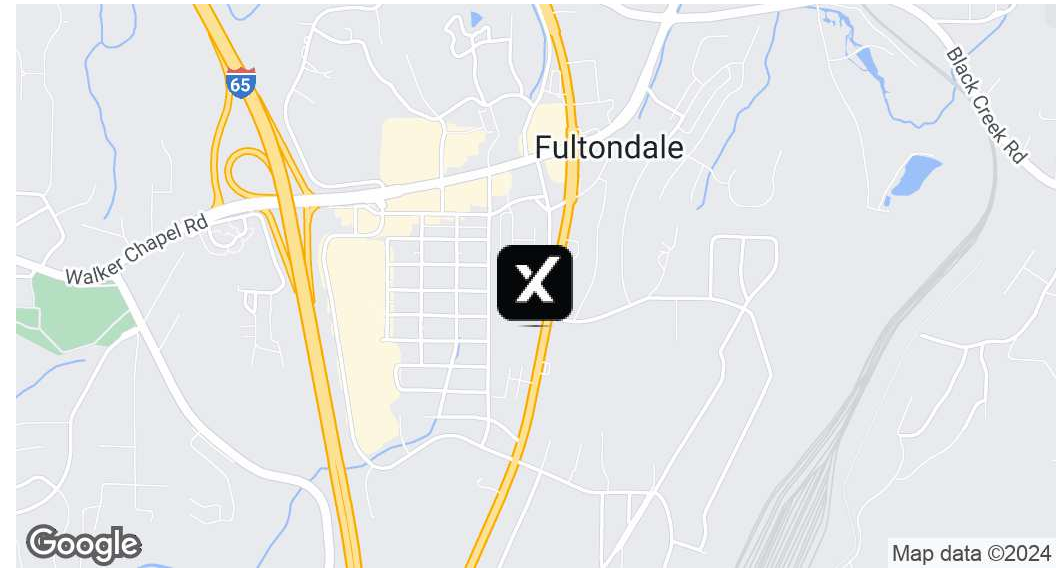


# FOR SALE | 1.5 Acres in Opportunity Zone

1112 Decatur Highway, Fultondale, AL 35068



## Offering Summary

Sale Price:	\$699,000
Building Size:	1,601 SF
Lot Size:	1.5 Acres
Price / SF:	\$436.60
Renovated:	2023
Market:	Birmingham AL
Submarket:	Fultondale AL

## Property Overview

Impeccably renovated in 2023, this 1,601 SF free-standing building presents a prime investment opportunity in the dynamic Birmingham, AL market. Boasting a new roof as of 2024, the property offers level lots and city utilities, all within an Opportunity Zone. Situated along a main commuter route and just one mile from I-65, its strategic location ensures high visibility and accessibility. This meticulously-maintained property is an ideal choice for retail investors seeking a standout asset with strong growth potential in a sought-after location.

## Property Highlights

- - 1,601 SF renovated building in Birmingham, AL area
- - Opportunity Zone location with strong investment potential
- - Level lots and city utilities for ease of development
- - New roof installed in 2024 for long-term durability
- - Prime location on main commuter route for high visibility
- - Conveniently situated just 1 mile from I-65 for easy access

**Keith Andrews, CCIM**

205.451.8889

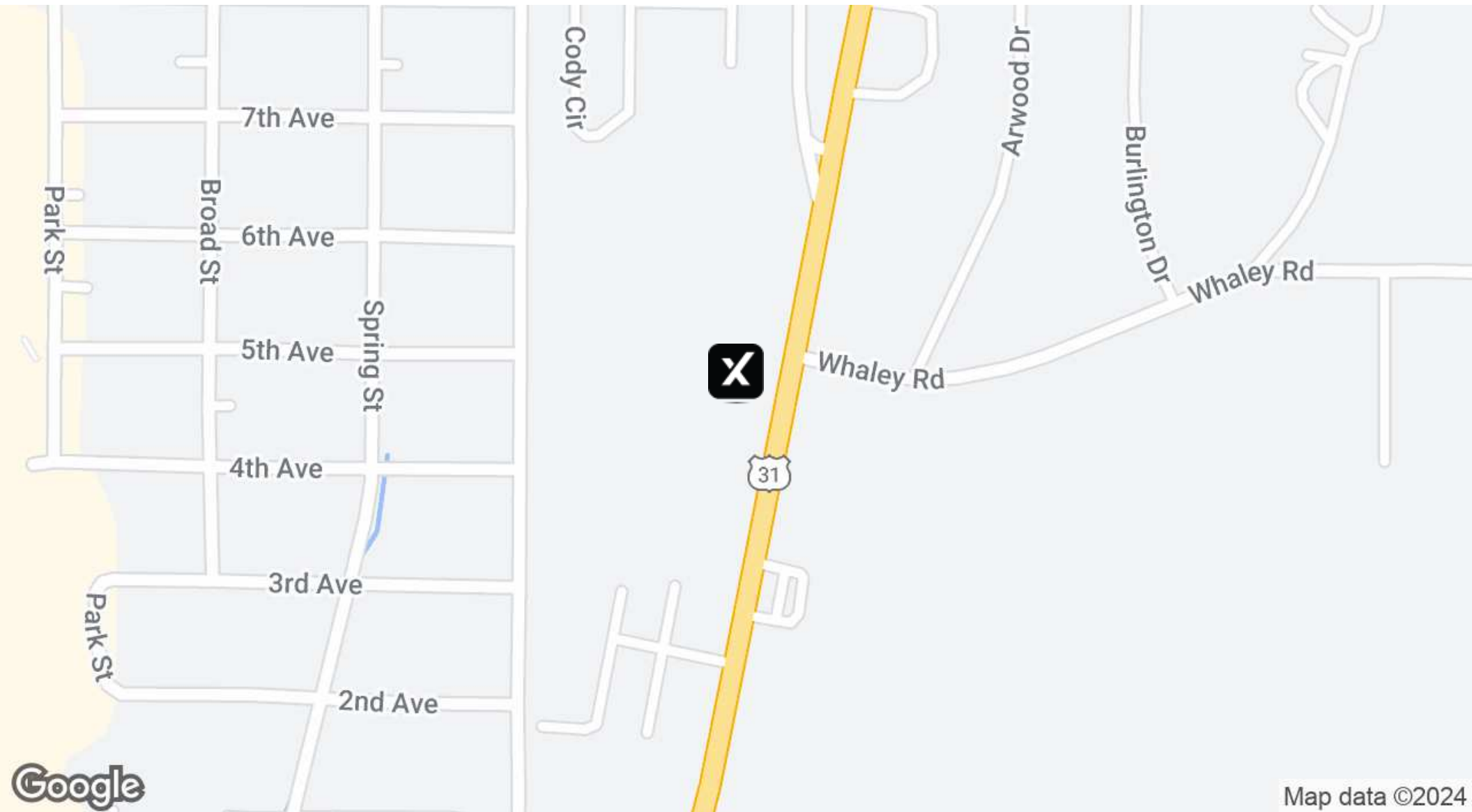
keith.andrews@expcommercial.com

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Map data ©2024

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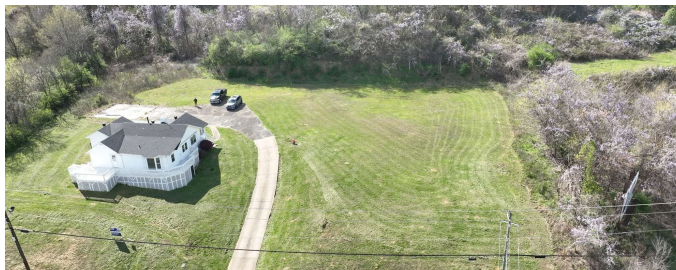
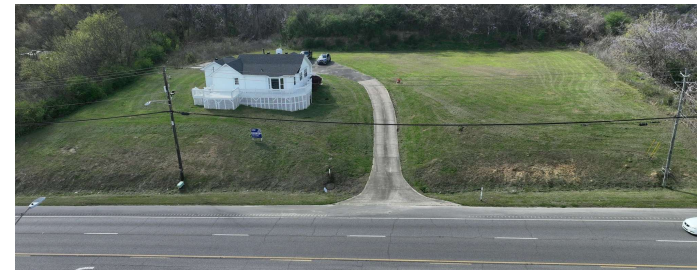
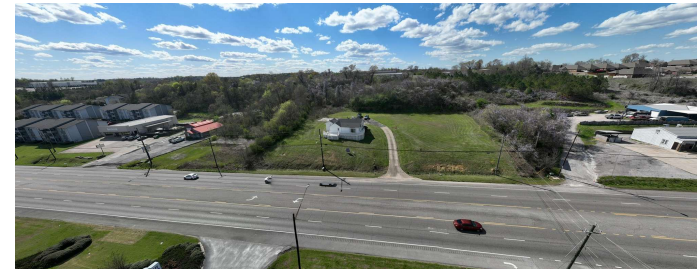
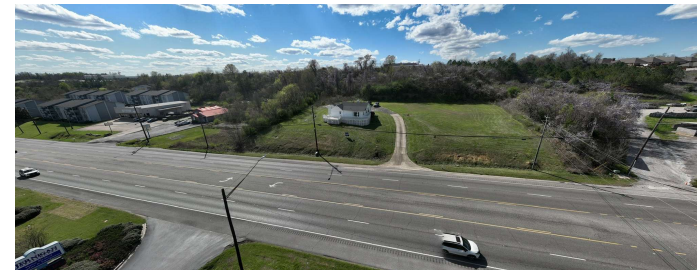
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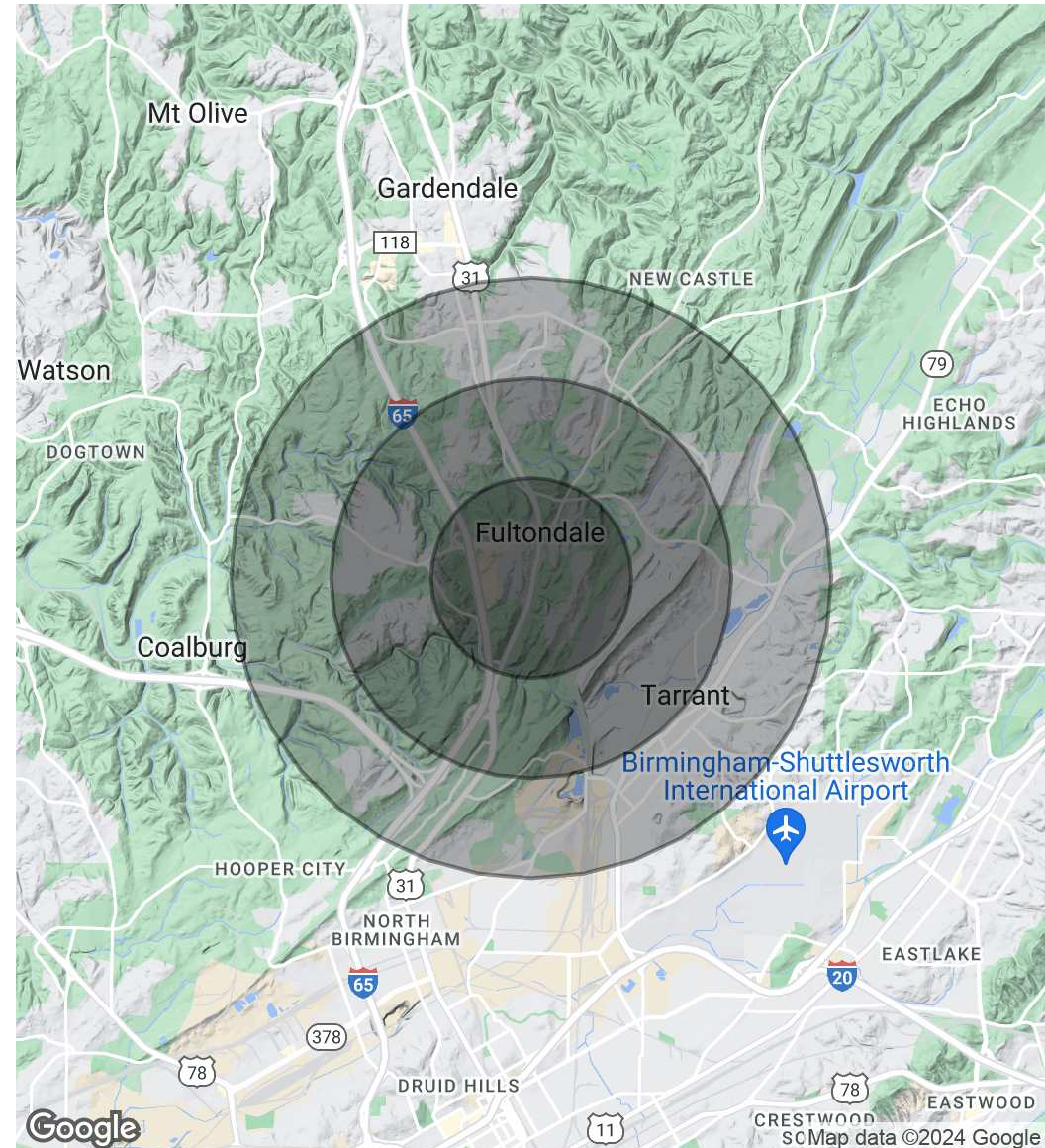


# FOR SALE | 1.5 Acres in Opportunity Zone

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Population	1 Mile	2 Miles	3 Miles
Total Population	2,198	7,985	20,134
Average Age	40.0	38.3	38.9
Average Age (Male)	36.5	34.0	34.2
Average Age (Female)	42.9	42.3	42.4
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	1,211	3,853	9,682
# of Persons per HH	1.8	2.1	2.1
Average HH Income	\$62,847	\$58,481	\$52,345
Average House Value	\$136,207	\$133,178	\$122,662

\* Demographic data derived from 2020 ACS - US Census



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