

# CORBIN FARMS WINERY

800 Co Rd 87, Calera, AL 35040



## OFFERING SUMMARY

Sale Price: \$2,100,000

Available SF: 3,978

Acres: 4.54

## PROPERTY OVERVIEW

Investment opportunity right off Interstate 65 in Calera, AL. This 3,978 SF building sits on 4.54 acres and is currently being used as a winery, event space, and restaurant. With its strategic positioning and impressive features, the property stands as a solid foundation for prospective investors looking to capitalize on the dynamic market in Calera.

## PROPERTY HIGHLIGHTS

- Directly off Interstate 65 (AADT: 50,427)
- Easy access and great visibility
- Zoned B-3 (Business Community District)
- Large traffic generators near site

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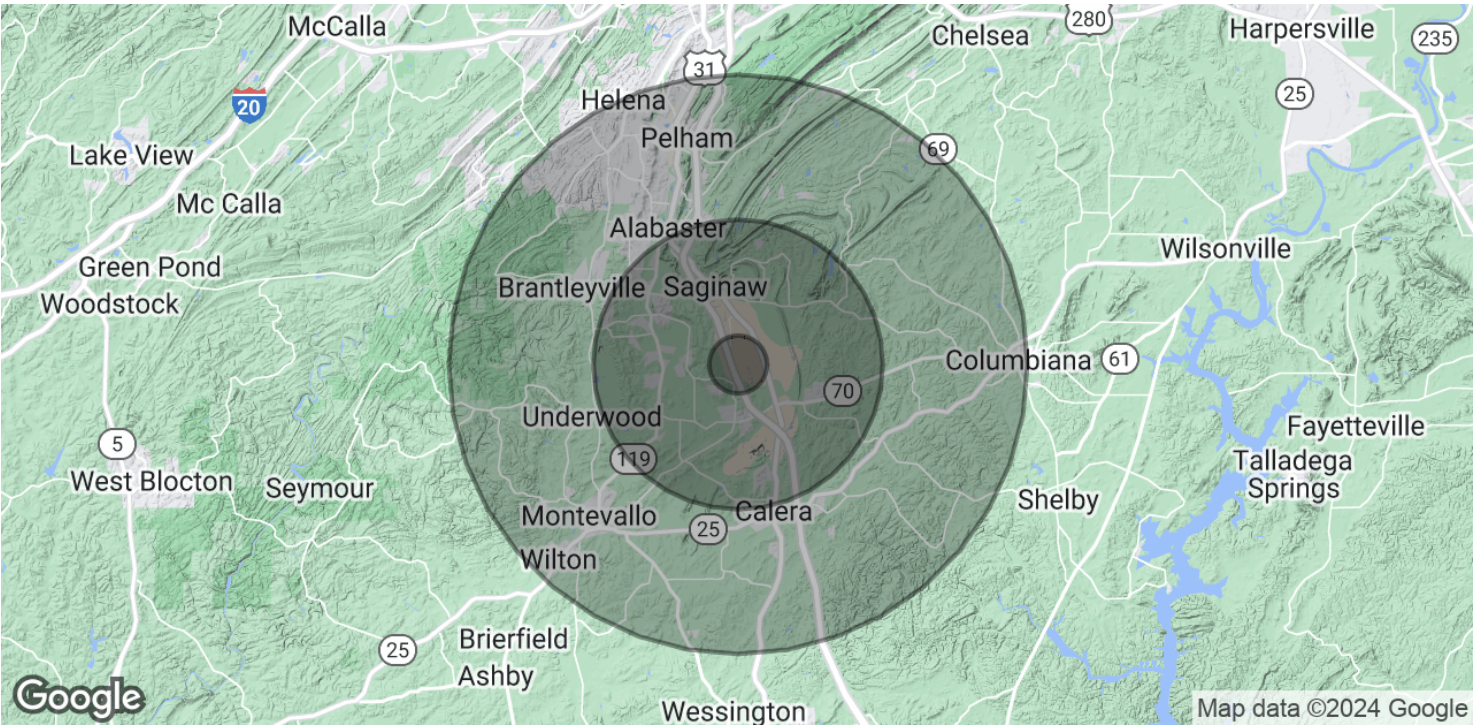
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,008	31,011	101,720
Average Age	36.0	38.3	37.6
Average Age (Male)	38.1	38.3	37.0
Average Age (Female)	32.7	36.8	37.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	398	12,298	38,985
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$83,706	\$78,912	\$80,983
Average House Value	\$167,366	\$176,606	\$183,785

2020 American Community Survey (ACS)

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