

OPPORTUNITY ZONE~JSU DEVELOPMENT SITE \$470,000 SALE BROCHURE



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AL #63950



PROPERTY DESCRIPTION

OPPORTUNITY ZONE~JSU DEVELOPMENT SITE \$470,000

110 Mountain Street NW, Jacksonville, AL 36265



SITE DESCRIPTION

OPPORTUNITY ZONE~level 2.5 acres prime development across street from JSU football Stadium and new JSU Fitness Center. Great spot for a hotel and restaurants to start off a new entertainment district. Small part of property is located in a flood zone.

LOCATION DESCRIPTION

Prime Development Property in OPPORTUNITY ZONE~2.5 acres located across street from Jacksonville State University football stadium. At intersection of State Hwy 21 and Mountain Ave. NW adjacent to the JSU campus. Level property recently cleared. Perfect spot for Apartments, hotel, restaurants, and more.

ZONING

MUH

CONSTRUCTION

add text...



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EXECUTIVE SUMMARY

OPPORTUNITY ZONE~JSU DEVELOPMENT SITE \$470,000

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PROPERTY SUMMARY

Sale Price:	\$470,000
Lot Size:	2.5 Acres
APN #:	1206141001018000
Zoning:	MUH
Cross Streets:	Highway 21 & Mountain Street NW
Traffic Count:	22,000

PROPERTY OVERVIEW

OPPORTUNITY ZONE~Prime development opportunity with 2.5 acres across street from JSU football stadium and new JSU Fitness Center. High traffic count with approx. 8500 additional students on campus. Could be the start of JSU entertainment district with Sunday alcohol sales recently approved. JSU is ready!!! Perfect spot for Apartments, Hotel and restaurants & retail

PROPERTY HIGHLIGHTS

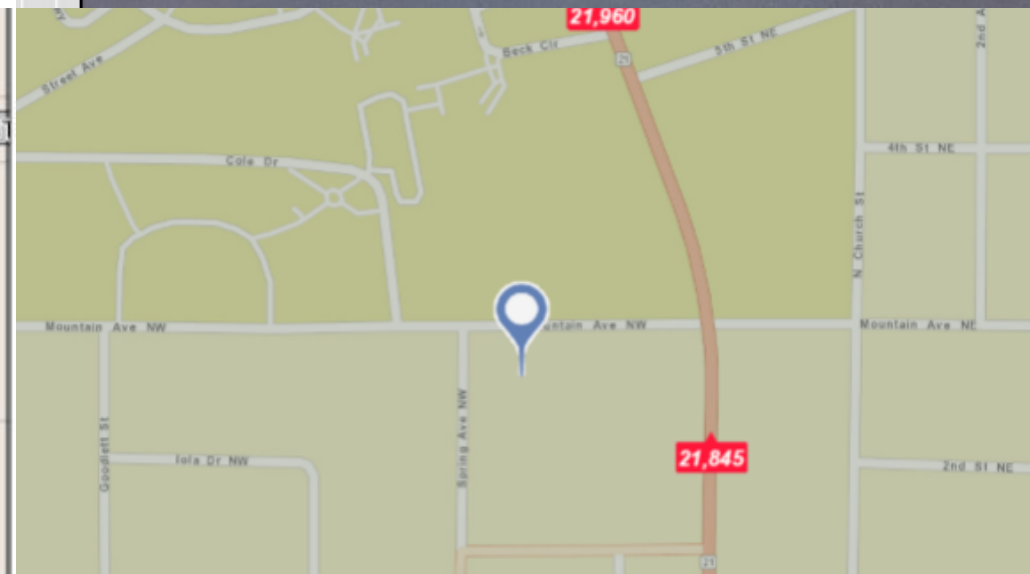
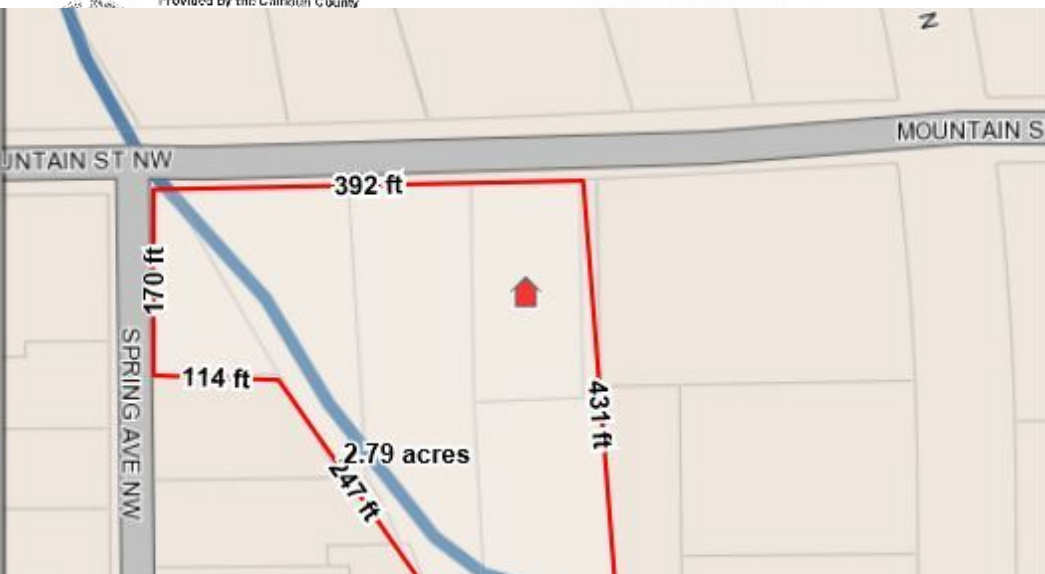
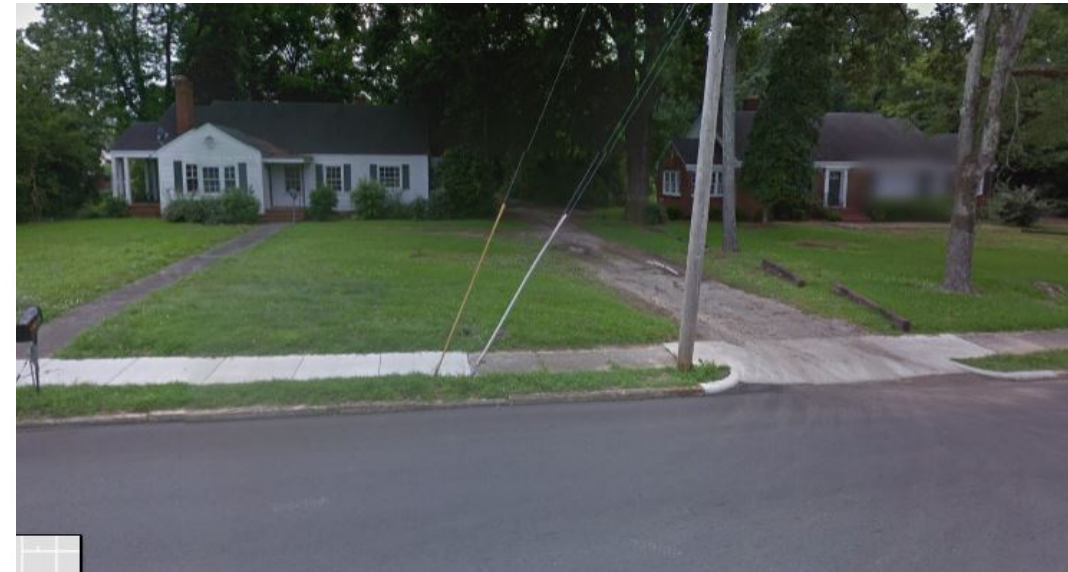
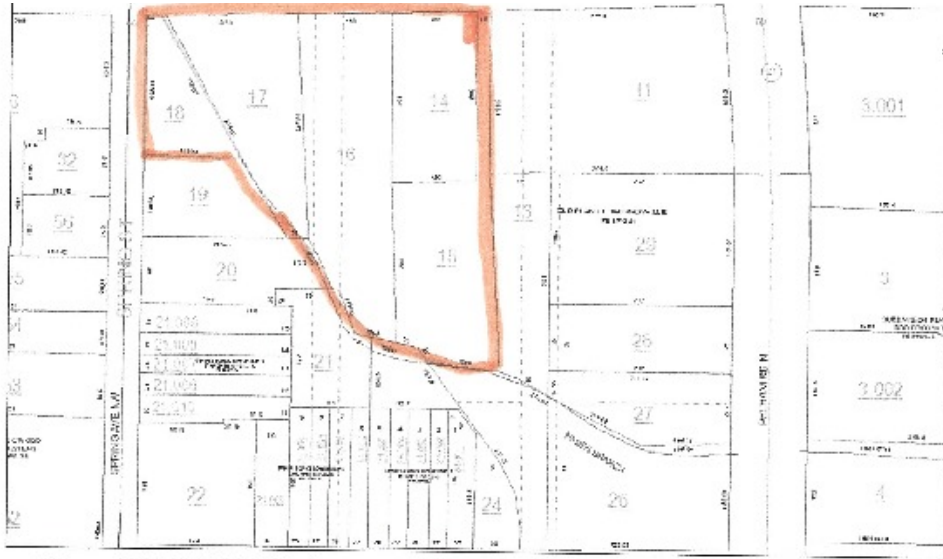
- Located in OPPORTUNITY ZONE
- 2.5 acres level
- Across street from JSU football stadium & campus
- Across street from JSU Fitness Center
- Near restaurants, shopping, business district
- Walking distance to Chief Ladiga Trail
- Close to Fort McClellan Base
- Close to Anniston, Oxford, and Gadsden
- Over 8500 student at JSU

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ADDITIONAL PHOTOS

OPPORTUNITY ZONE~JSU DEVELOPMENT SITE \$470,000

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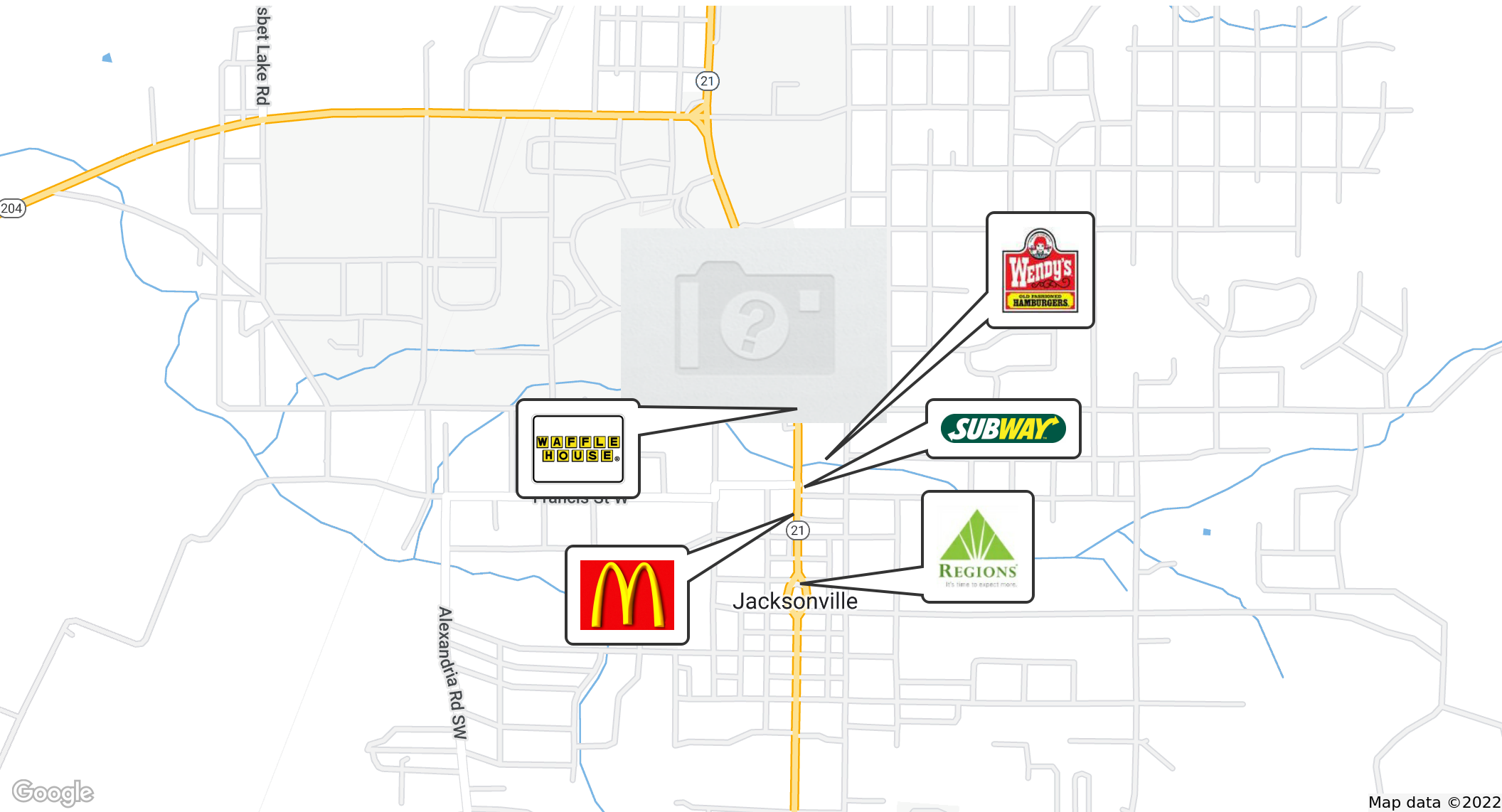


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RETAILER MAP

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Map data ©2022

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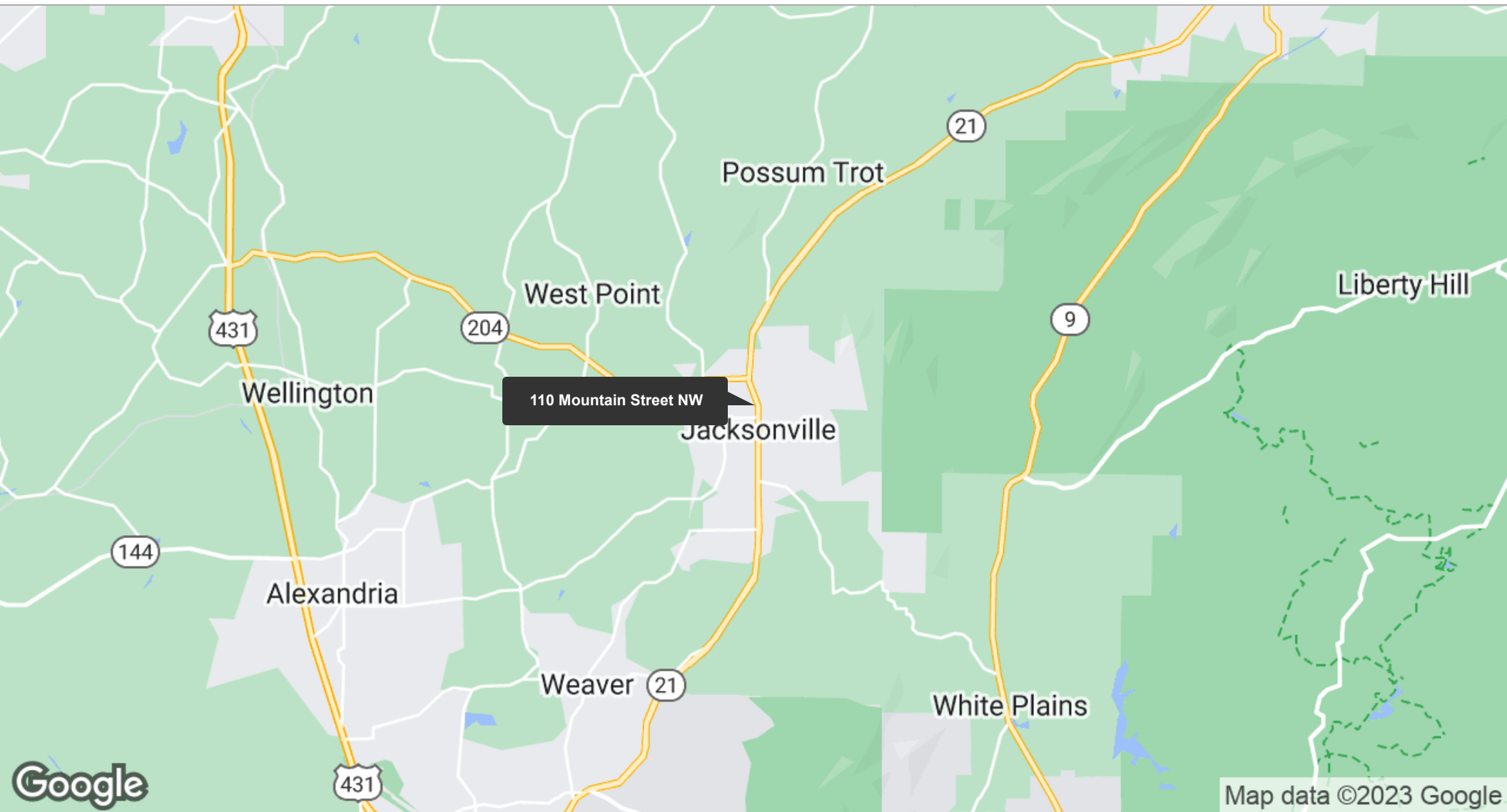
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REGIONAL MAP

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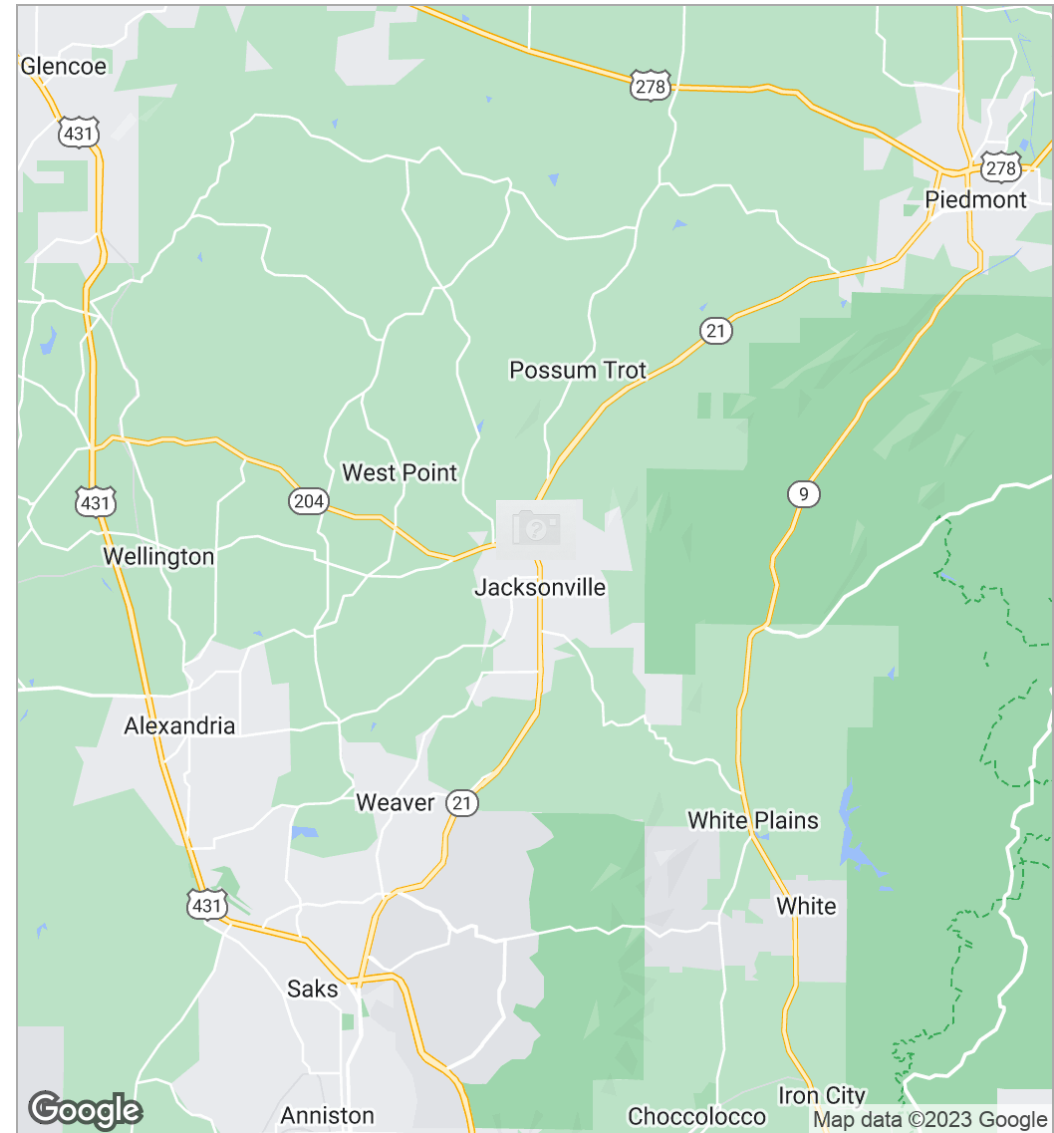


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LOCATION MAPS

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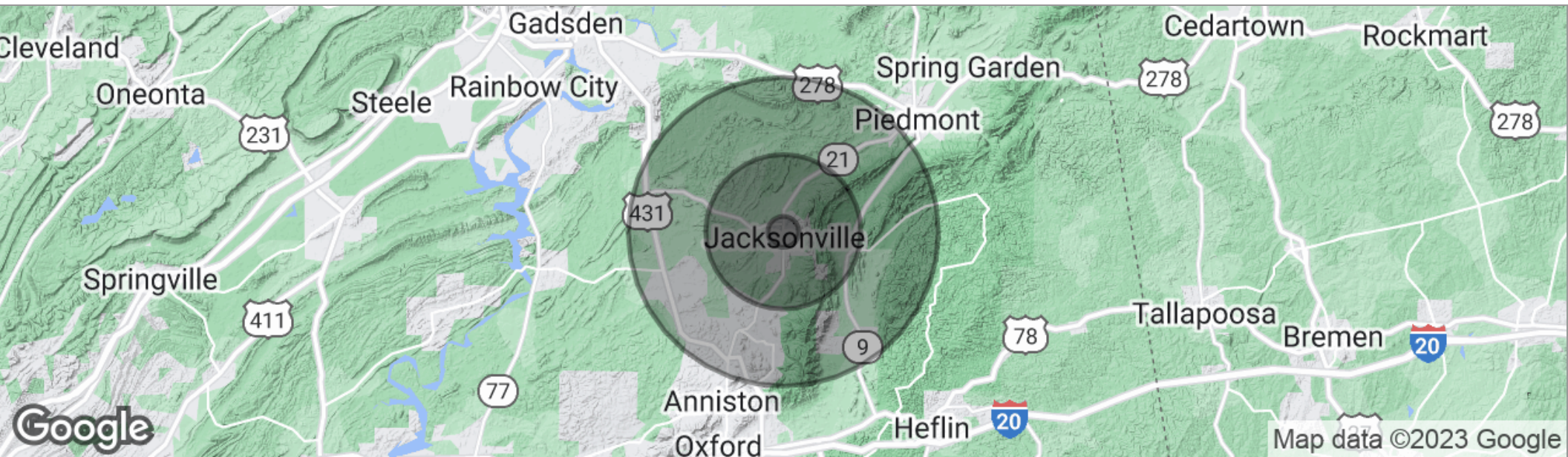


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DEMOGRAPHICS MAP

OPPORTUNITY ZONE~JSU DEVELOPMENT SITE \$470,000

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	1 Mile	5 Miles	10 Miles
Total Population	1,870	24,795	58,400
Population Density	595	316	186
Median Age	28.2	33.3	37.1
Median Age (Male)	27.3	32.5	36.2
Median Age (Female)	29.3	34.1	37.8
Total Households	670	9,392	22,619
# of Persons Per HH	2.8	2.6	2.6
Average HH Income	\$41,054	\$47,722	\$51,058
Average House Value	\$158,857	\$165,257	\$163,539

* Demographic data derived from 2020 ACS - US Census

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DEMOGRAPHICS REPORT

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