



Great visibility! Parcels along Hwy. 43 with new Tractor Supply. Dimensions are proposed, subject to subdivide.

LAND FOR SALE OR LEASE

14001 Highway 43,
Russellville, AL 35653

PRESENTED BY:

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Executive Summary

FRANKLIN CENTER - OUT PARCELS - RUSSELLVILLE, AL | 14001 HIGHWAY 43, RUSSELLVILLE, AL 35653



OFFERING SUMMARY

Sale Price: \$390,000 / acre

Lot Size: 5.0 Acres

Market: Birmingham

Submarket: Florence

Price / SF: \$8.95

PROPERTY OVERVIEW

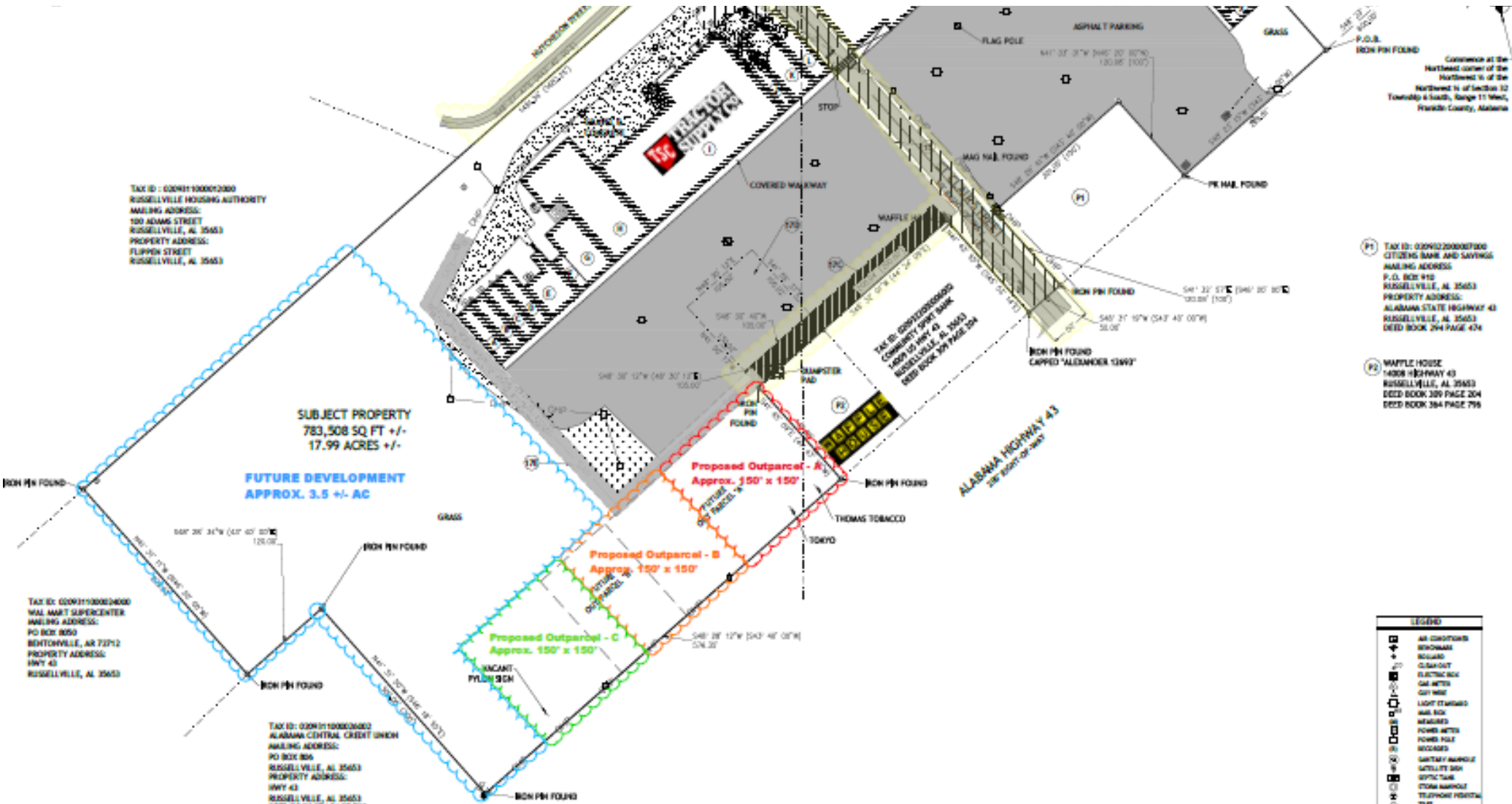
Outparcels ranging from .5 - 5 AC +/-, available and ready for development. Dimensions are proposed, subject to subdivision. Great location, visibility and access off Hwy. 43 just north of Hwy 24. in well established community shopping center adjacent to Walmart. St. Clair St. runs between the north and south part of the property and connect Hwy. 43 to downtown Russellville. Retailers include: Tractor Supply, Priceless Grocery, Aaron's with Waffle House and two regional banks on out pads.

PROPERTY HIGHLIGHTS

- Great location, visibility and access off Hwy. 43 just north of Hwy 24. in well established community shopping center adjacent to Walmart.
- St. Clair St. runs between the north and south part of the property and connect Hwy. 43 to downtown Russellville.
- Outparcels ranging from .5 - 5 AC +/-, available and ready for development. Dimensions are proposed, subject to subdivision.
- Retailers include: Tractor Supply, Priceless Grocery, Aaron's with Waffle House and two regional banks on out pads.
- Property Info Link: <https://buildout.com/website/Russellville-Outparcel-sale>

Site Plan

FRANKLIN CENTER - OUT PARCELS - RUSSELLVILLE, AL | 14001 HIGHWAY 43, RUSSELLVILLE, AL 35653



Location Maps

FRANKLIN CENTER - OUT PARCELS - RUSSELLVILLE, AL | 14001 HIGHWAY 43, RUSSELLVILLE, AL 35653

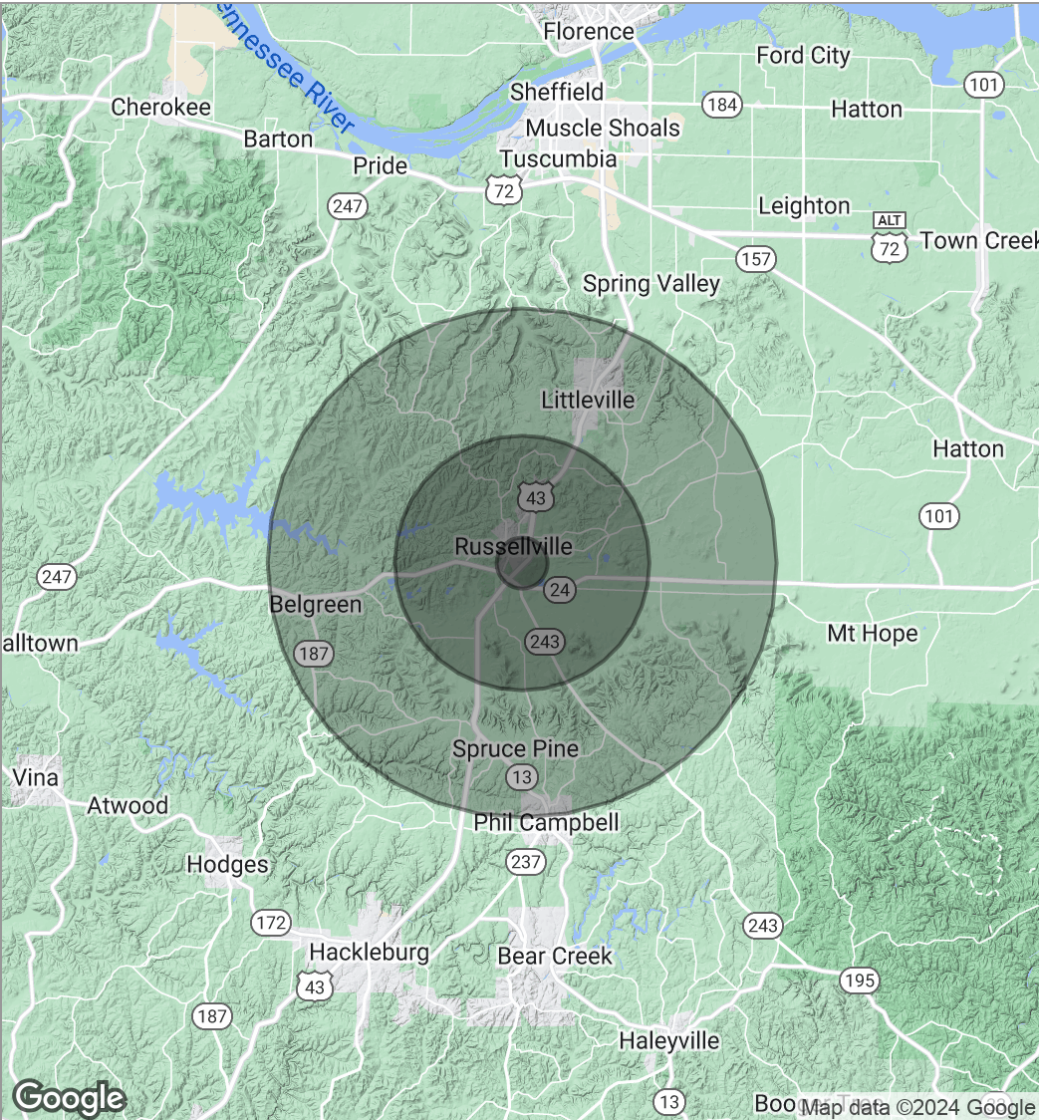


Retailer Map

FRANKLIN CENTER - OUT PARCELS - RUSSELLVILLE, AL | 14001 HIGHWAY 43, RUSSELLVILLE, AL 35653



FRANKLIN CENTER - OUT PARCELS - RUSSELLVILLE, AL | 14001 HIGHWAY 43, RUSSELLVILLE, AL 35653



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,040	13,979	25,603
Median age	38.5	37.6	38.7
Median age (Male)	38.1	37.1	37.7
Median age (Female)	40.7	39.2	40.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	400	5,382	10,031
# of persons per HH	2.6	2.6	2.6
Average HH income	\$40,460	\$43,561	\$45,785
Average house value	\$117,163	\$118,759	\$120,316

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	26.0%	22.5%	17.0%

RACE (%)			
White	74.2%	76.3%	83.4%
Black	8.5%	9.7%	6.1%
Asian	0.0%	0.2%	0.2%
Hawaiian	1.8%	1.0%	0.6%
American Indian	0.7%	1.3%	1.0%
Other	12.8%	10.0%	7.6%

* Demographic data derived from 2020 ACS - US Census