

FOR SALE

**US-31 & Huntsville Brownsferry Road
Tanner, AL**



PROPERTY HIGHLIGHTS

This corner lot is a vacant site in Tanner, AL with direct access from Huntsville Brownsferry Road. The site is in a growth corridor in North Alabama, just a 30-minute drive to Huntsville.

BUILDING SF	N/A
LAND SF	49,658
YEAR BUILT	N/A
PARKING	Plentiful
TRAFFIC COUNTS	6,070 VPD

SIGNAGE TYPE	N/A
1-MILE (POP.)	872
3-MILE (POP.)	4,050
MED. INCOME	\$63,467
SPACE USE	General Retail



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ADDITIONAL INFORMATION

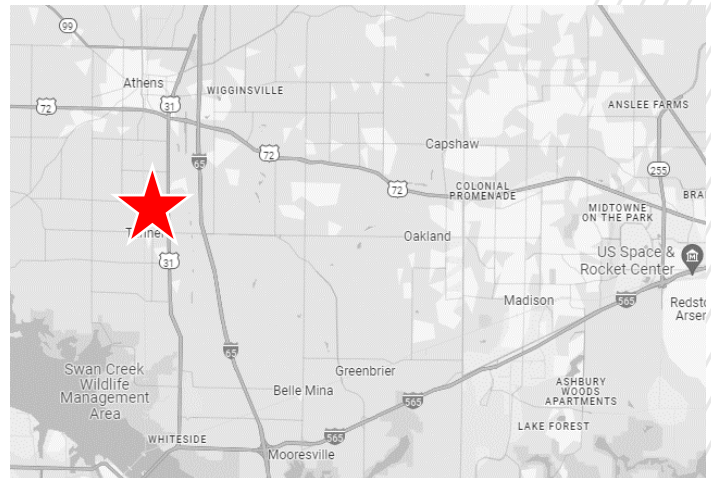
This site is only a 5-minute drive to Pryor Field Regional Airport, a 17-minute drive to the Huntsville International Airport and a 22-minute drive to the U.S. Space & Rocket Center.

Neighboring sites include churches, a Dollar General, U.S. Post Office and an auto body repair shop. There is much opportunity for other future developments in the area.



LEGAL INFORMATION

TAX PARCEL ID	10-08-33-0-000-018.000
2023 RE TAXES	\$675.00
ZONING	Commercial



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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