



**K**

US-431

**FOR  
SALE**

Sale Price:  
\$1,000,000

3.76 AC LAND OPPORTUNITY

**US-431**

Boynton St

**HEADLAND,  
ALABAMA**



**CUSHMAN &  
WAKEFIELD**



# KEY HIGHLIGHTS

## PRIME LOCATION

This property has good access and exposure, located at the NW corner of Boynton Street and Highway 431.

The property adjoins Hardee's and a new Circle K. The average daily traffic volume at the site is around 18,419 VPD.

## CURRENT USE

The property is divisible and is able to accommodate a variety of Retail or Office uses.



### DEMOGRAPHIC SUMMARY (3-Mile Radius)



POPULATION  
5,366



DAYTIME POPULATION  
4,580



MEDIAN HOUSHOLD INCOME  
\$77,707



MEDIAN AGE  
43.1

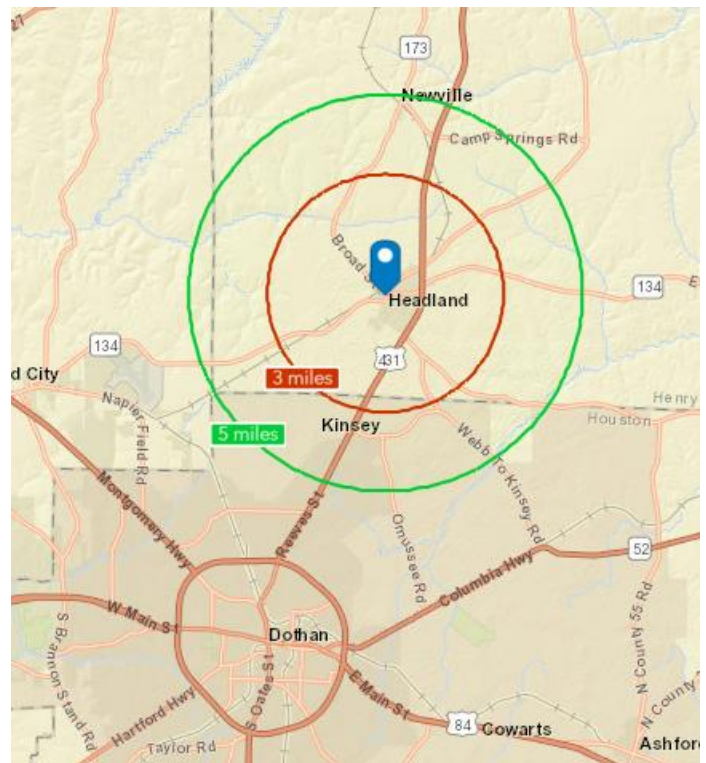
# PROPERTY DETAILS

<b>ADDRESS</b>	0 East Church Street Headland, AL 36345
<b>SITE AREA</b>	3.76 Acres
<b>BULIDING SF</b>	N/A
<b>FRONTAGE</b>	
<b>Highway 431</b>	±970 ft.
<b>ZONING</b>	C-2, General Business
<b>TAX PARCEL ID</b>	37-24-02-03-2-000-017.000
<b>AMENITIES ON SITE</b>	Road, Topo Sewer, Water, Gas

## DEVELOPMENT POTENTIAL

Headland, Alabama is part of the Dothan metropolitan area- the ninth largest metro area in the state by population.

Within a 5-mile radius of the site the population stands at 9,096, with an annual growth rate of 0.90% and 1.16% in households. Within a 3-mile radius of the Property, there are 192 businesses and 1,582 total employees. Those within 3 miles of the property have a median disposable income of \$60,395.







FOR MORE INFORMATION CONTACT:

**Jeff Scheidegger**

Account Manager

+1 314 384 8662

[jeff.scheidegger@cushwake.com](mailto:jeff.scheidegger@cushwake.com)

**James Lewis**

Transaction Manager

+1 314 391 2757

[james.lewis@cushwake.com](mailto:james.lewis@cushwake.com)

**William Ledbetter**

Vice President

+1 205 314 5561

[wledbetter@egsinc.com](mailto:wledbetter@egsinc.com)

**Hunter Houston**

Leasing & Brokerage

+1 205 314 5548

[hhouston@egsinc.com](mailto:hhouston@egsinc.com)

