

6747 U.S. 431
Owens Cross Roads, AL 35763



OFFERING SUMMARY

Sale Price: Call For Pricing

Lease Rate: Call For Pricing

Available Acres: 1.46 Acres

PROPERTY OVERVIEW

The property offers a 1.46-acre commercial site positioned along the U.S. 431 corridor with strong frontage, visibility, and access. The parcel's size and configuration provide flexibility for a variety of retail, service, or pad development concepts, making it well suited for both single-user and multi-tenant layouts. With approximately 28,045 vehicles per day passing the site, the property benefits from consistent exposure to daily traffic. The land is well-suited for ground-up development and represents an attractive opportunity for investors seeking a highly visible retail site with long-term value and strong fundamentals in a growing commercial corridor.

PROPERTY HIGHLIGHTS

- Strategic location on U.S. 431
- Exceptional visibility and access
- High-traffic, high-potential location
- Proximity to key transportation routes

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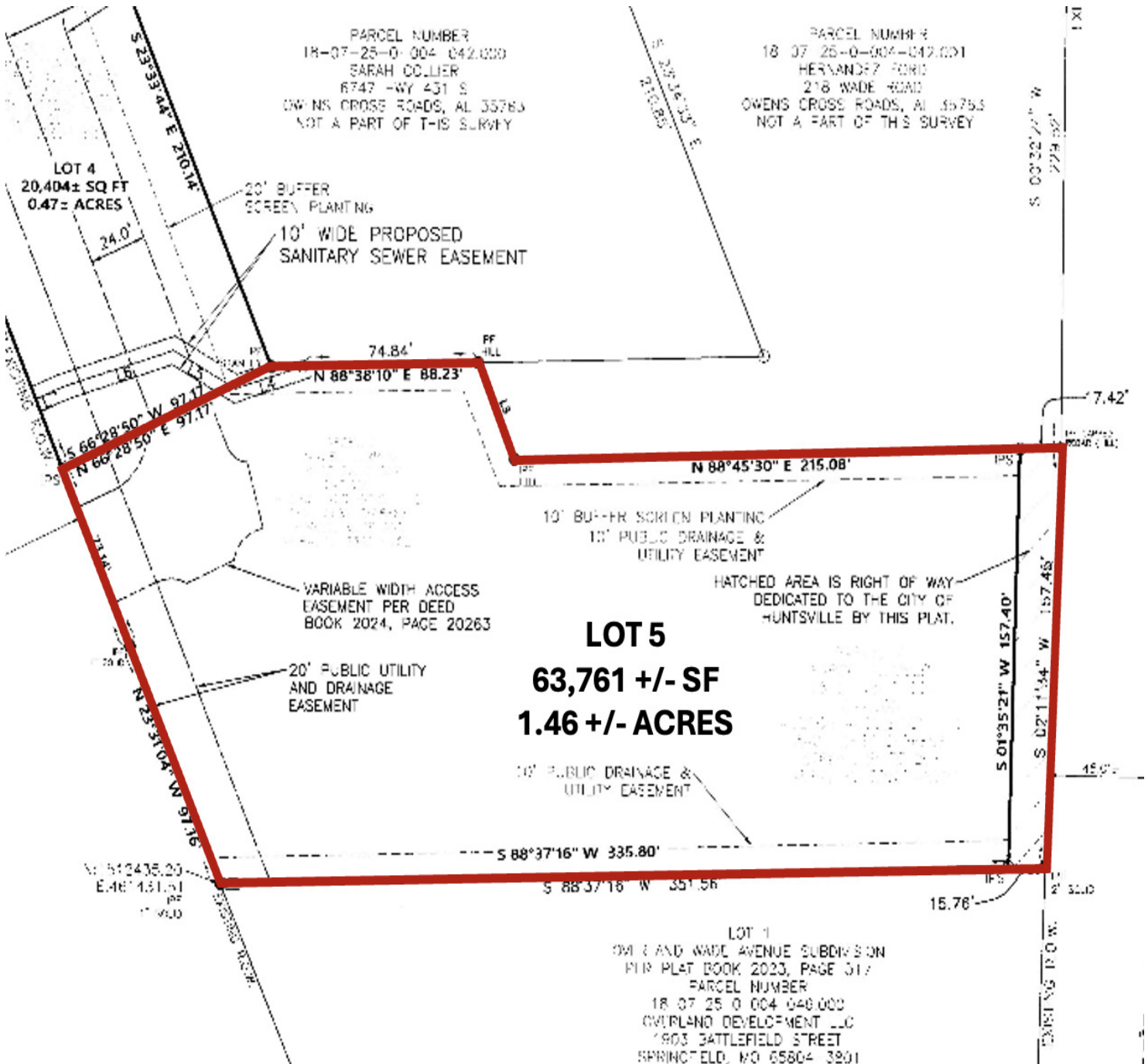
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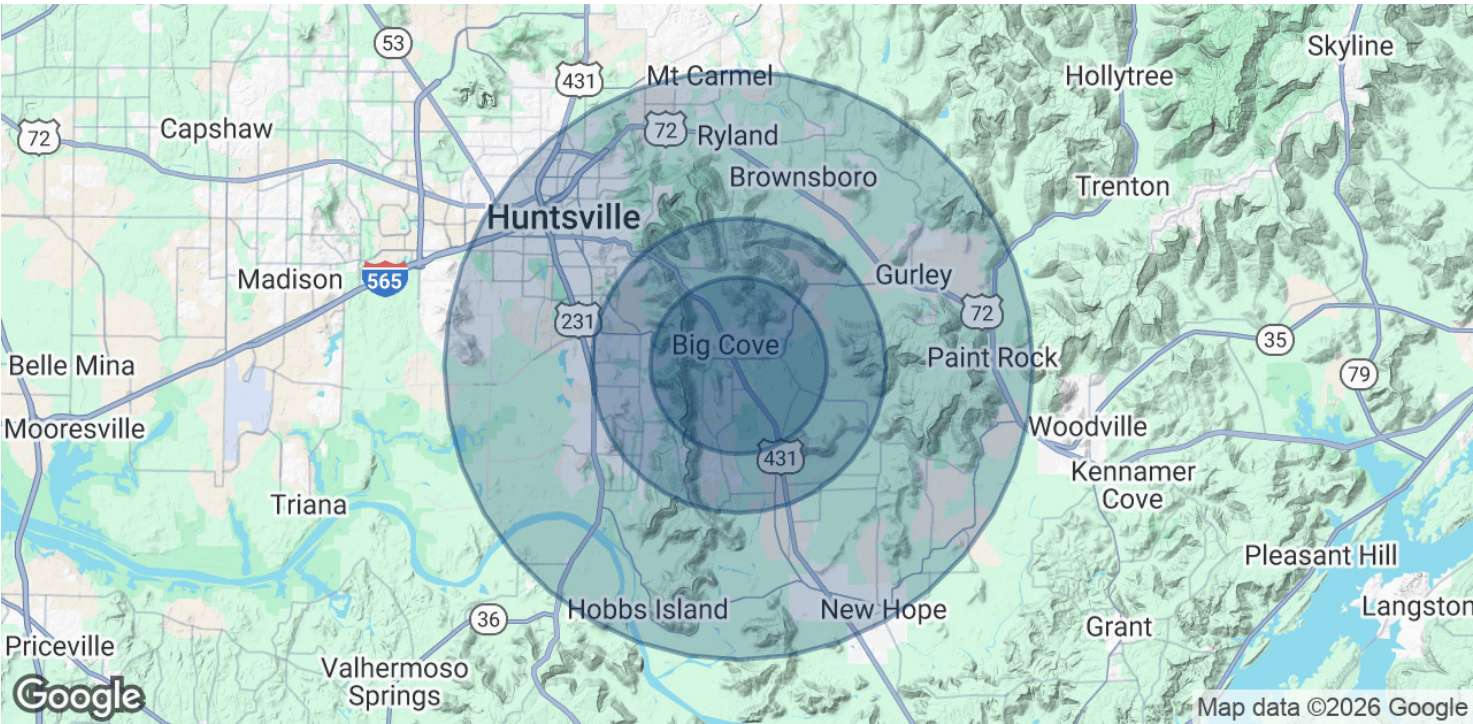
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	21,406	52,998	179,303
Average Age	41	43	41
Average Age (Male)	40	42	40
Average Age (Female)	42	44	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,897	20,897	73,996
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$183,231	\$165,025	\$115,232
Average House Value	\$490,355	\$441,287	\$353,151

Demographics data derived from AlphaMap

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