

19.9 ACRE DEVELOPMENT OPPORTUNITY

1575 Ashville Road, Leeds, AL 35094



OFFERING SUMMARY

Sale Price: \$985,000

Acres: 19.90

Zoning: B-2

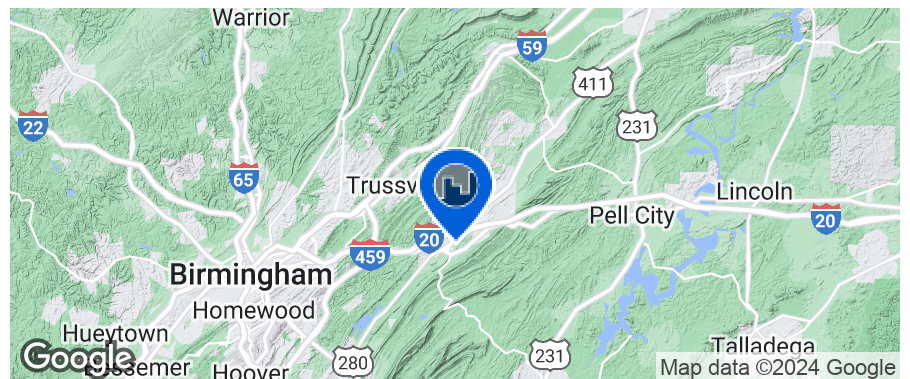
Traffic Count: 24,100

Price / SF: \$1.14

PROPERTY OVERVIEW

Excellent opportunity to acquire a prime development tract in Leeds AL. The offering consists of 19.9 acres of gently rolling land with a 265' entryway on Highway 411 in Leeds AL located between the Cedar Springs Shopping Center and O' Reilly Auto Parts. Highway 411 has over 21,400 cars per day passing by this site.

Nearby retailers include Chick Fil A, Wal Mart, Lowes, Dollar General, Auto Zone and many others. This is a prime development tract that could be used for a multitude of uses.



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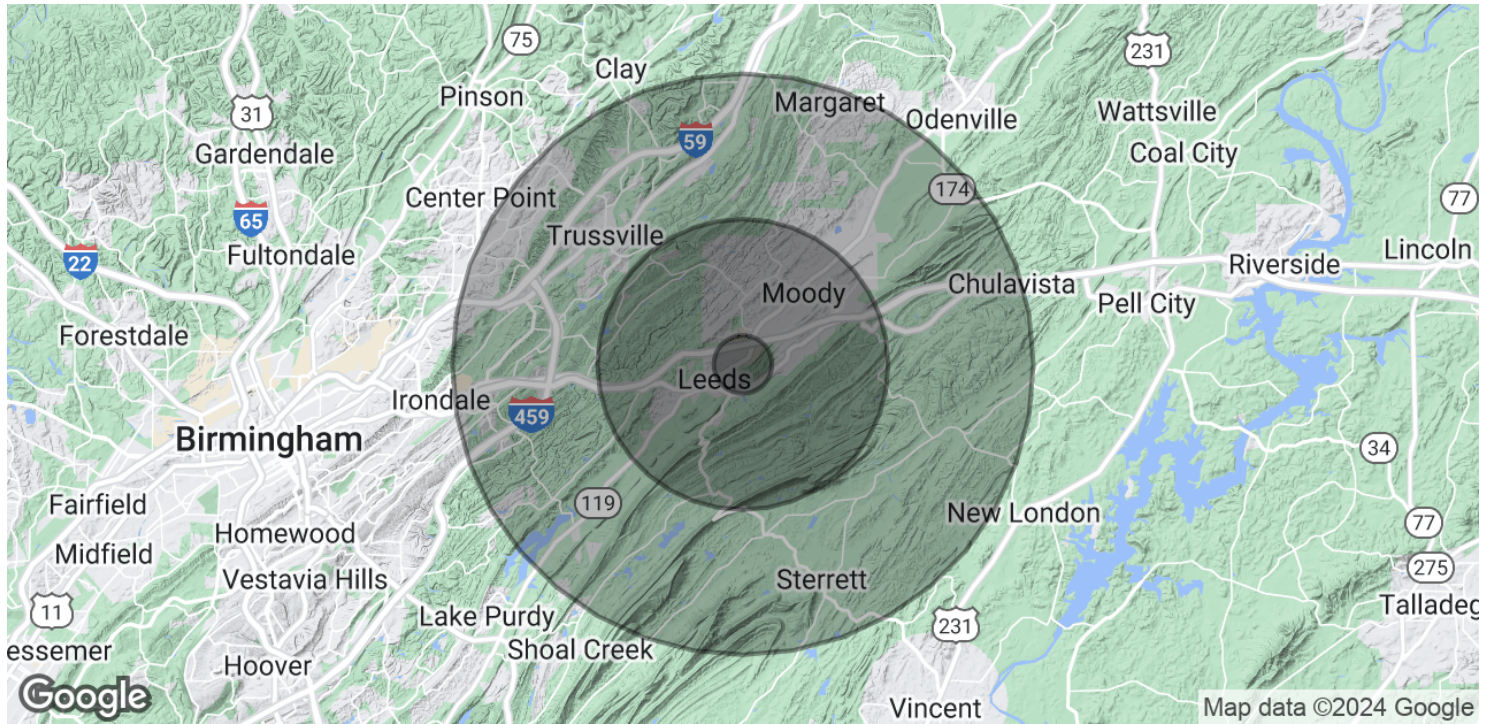
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,524	25,691	83,235
Average Age	36.4	36.8	38.4
Average Age (Male)	33.7	35.1	37.3
Average Age (Female)	37.8	38.2	39.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,013	9,960	31,027
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$60,990	\$60,645	\$78,206
Average House Value	\$189,488	\$219,271	\$224,261

TRAFFIC COUNTS
24,100/day

* Demographic data derived from 2020 ACS - US Census

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