

LAND AVAILABLE FOR SALE/LEASE

I-59 & HIGHWAY 231, ASHVILLE, AL 35953



PROPERTY HIGHLIGHTS

- Available for Sale, Ground Lease, or Build-to-suit
- Located at exit 166, approximately 0.1 miles south of I-59
- Traffic Count: 27,998 VPD on I-59 & ±7,900 VPD on Hwy 231
- Full access onto Hwy 231
- 20 minutes South of Gadsden and 35 minutes Northeast of Birmingham
- Jack's ranked in the top 25 within the state according to Placer

OFFERING SUMMARY

Sale/Lease Price:	Call For Pricing
Lot Size:	5.65 Acres

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	1,940	7,726	29,239
Total Population	4,352	18,248	67,430
Average HH Income	\$52,155	\$52,683	\$57,123

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Blake Thomas

Retail Brokerage

205.271.7209

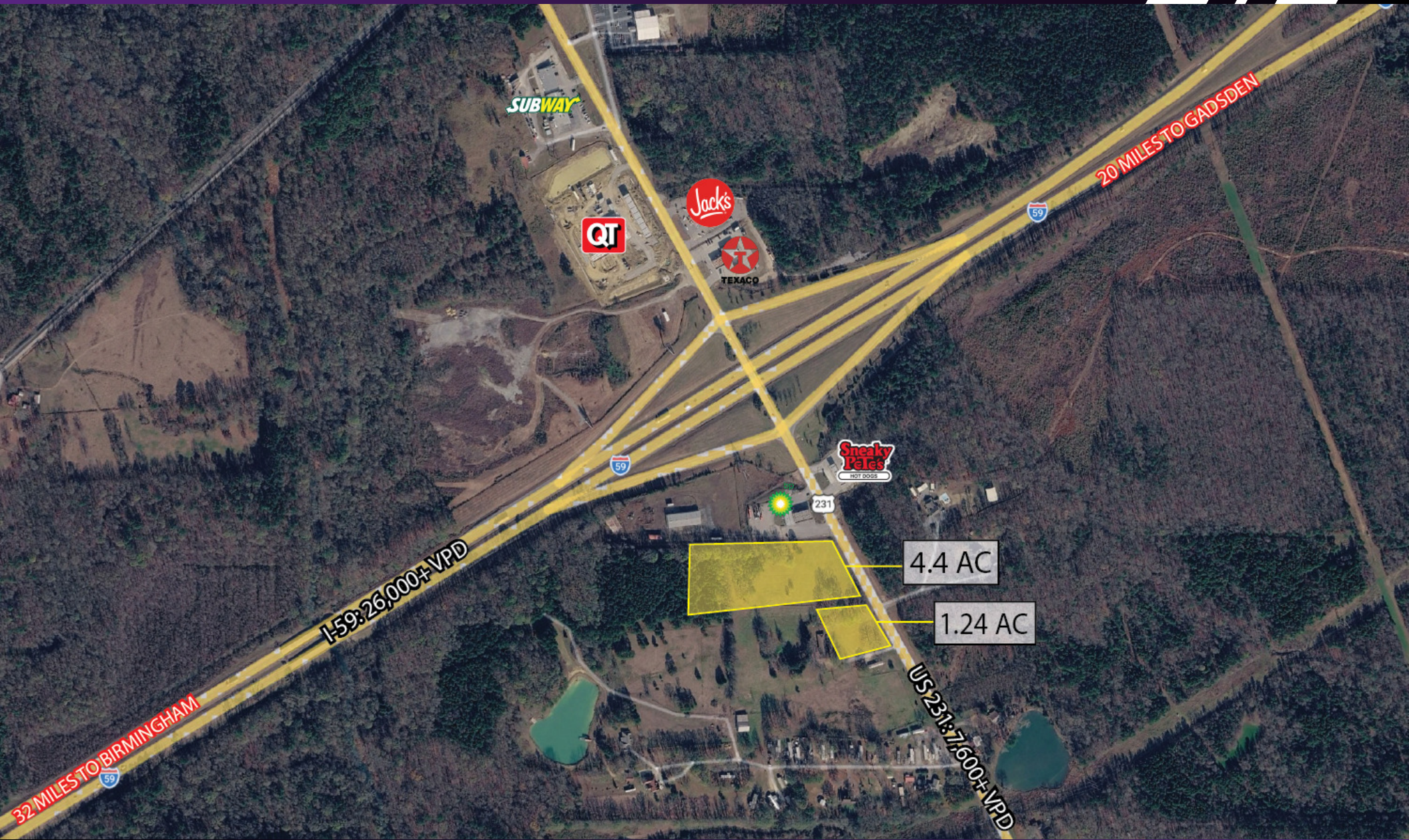
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	4,352	18,248	67,430
Average Age	42.8	43.6	42.0
Average Age (Male)	41.5	42.1	40.3
Average Age (Female)	43.1	46.0	44.2

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	1,940	7,726	29,239
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$52,155	\$52,683	\$57,123
Average House Value	\$136,357	\$142,453	\$148,661

2020 American Community Survey (ACS)

