

# 1.74 ACRES FOR SALE

HIGHWAY 75 IN HENAGAR, DEKALB COUNTY, AL



KOCH FOODS, INC.

DOLLAR GENERAL

*Limon's*  
Mexican Restaurant

UNITED STATES  
POSTAL SERVICE

FAMILY  
DOLLAR

SITE

HENAGAR EYE CLINIC INC

BARBER SHOP  
LIQUOR STORE

BEAUTY SHOP

LAUNDROMAT

AL-75 = 5,430 VPD

SUBWAY

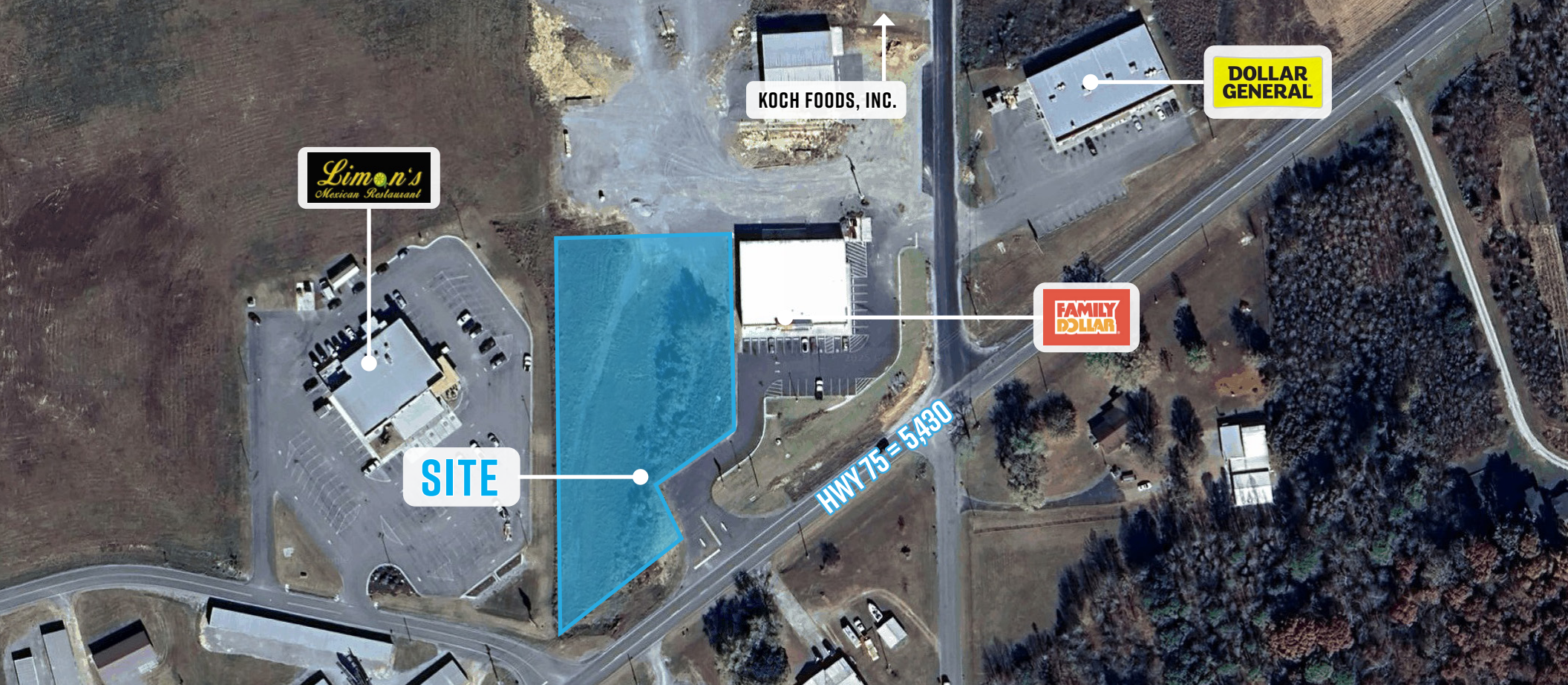
A - MAYS - ING TUXEDOS

ACE  
Hardware



**JJ LAMBERSON | PRESIDENT AND FOUNDER**  
**TWIN RIVERS CAPITAL, LLC REAL ESTATE DEVELOPMENT**  
656 Ellis Oak Ave, Suite 201, Charleston, SC 29412  
info@twinriverscap.com

**Twin Rivers**  
Capital  
Real Estate Development



## OFFERING SUMMARY

<b>PRICE</b>	CALL FOR INFORMATION
<b>LAND AREA</b>	1.74 AC
<b>PARCEL #</b>	08-01-01-0-001-032.001
<b>ZONING</b>	B-1, BUSINESS DISTRICT

## INVESTMENT HIGHLIGHTS



SHARED ACCESS WITH  
FAMILY DOLLAR STORE



VPD ON HIGHWAY  
75 = 5,430



5-MILE HHI  
\$56,111 (MEDIAN)  
\$63,069 (AVERAGE)



ZONED COMMERCIAL



DIRECT ACCESS TO  
AL-75

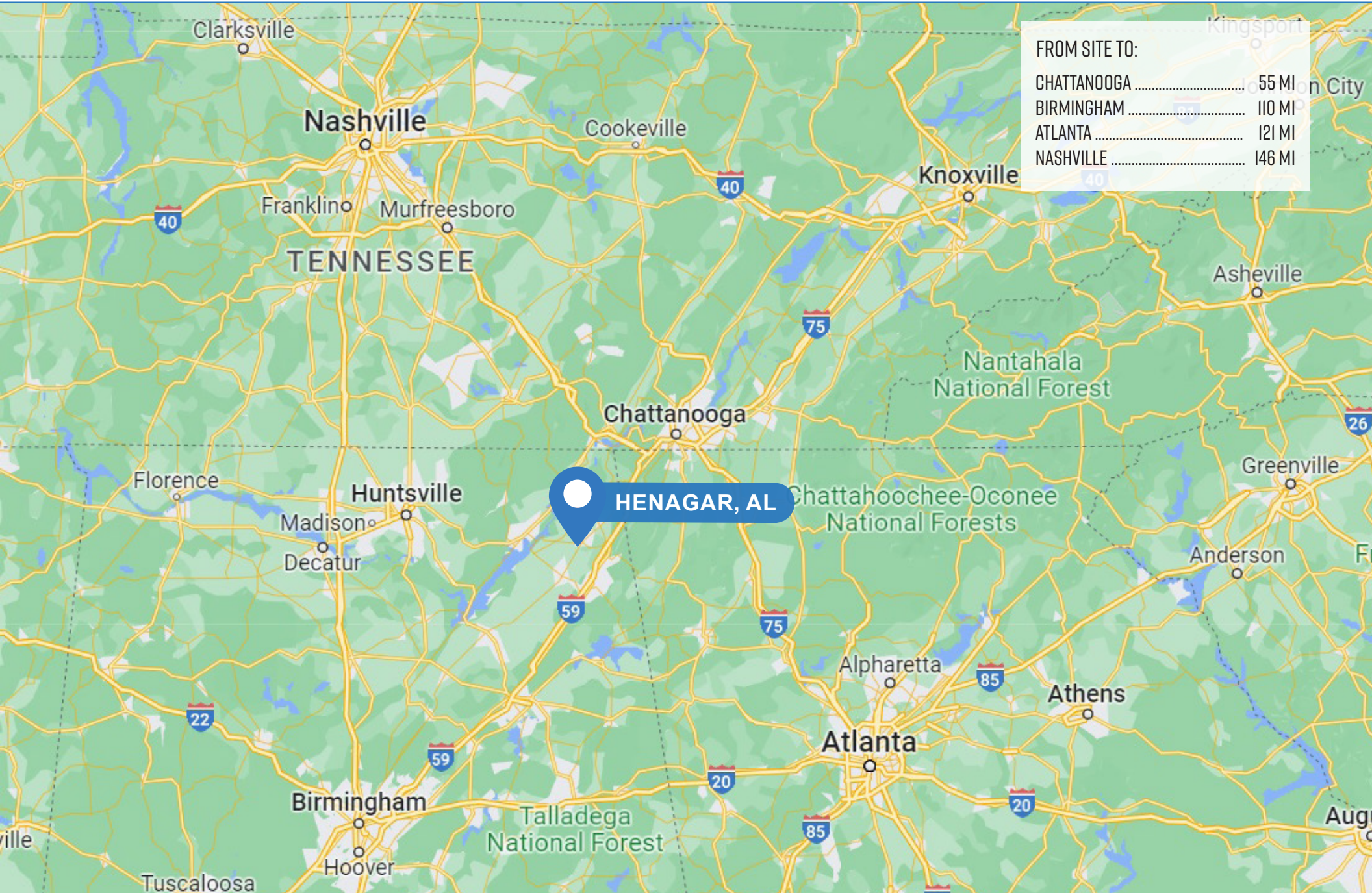


EXCELLENT VISIBILITY  
AT INTERSECTION

# LOCATION OVERVIEW

## HENAGAR, AL

HIGHWAY 75 IN HENAGAR, DEKALB COUNTY, AL



# HIGH AERIAL

## HENAGAR, AL

HIGHWAY 75 IN HENAGAR, DEKALB COUNTY, AL



# LOW AERIAL

## HENAGAR, AL

HIGHWAY 75 IN HENAGAR, DEKALB COUNTY, AL



KOCH FOODS, INC.

DOLLAR GENERAL

*Limon's*  
Mexican Restaurant

UNITED STATES  
POSTAL SERVICE

FAMILY DOLLAR

SITE

HENAGAR EYE CLINIC INC

AL-75 = 5,430 VPD

BARBER SHOP  
LIQUOR STORE

BEAUTY SHOP

LAUNDROMAT

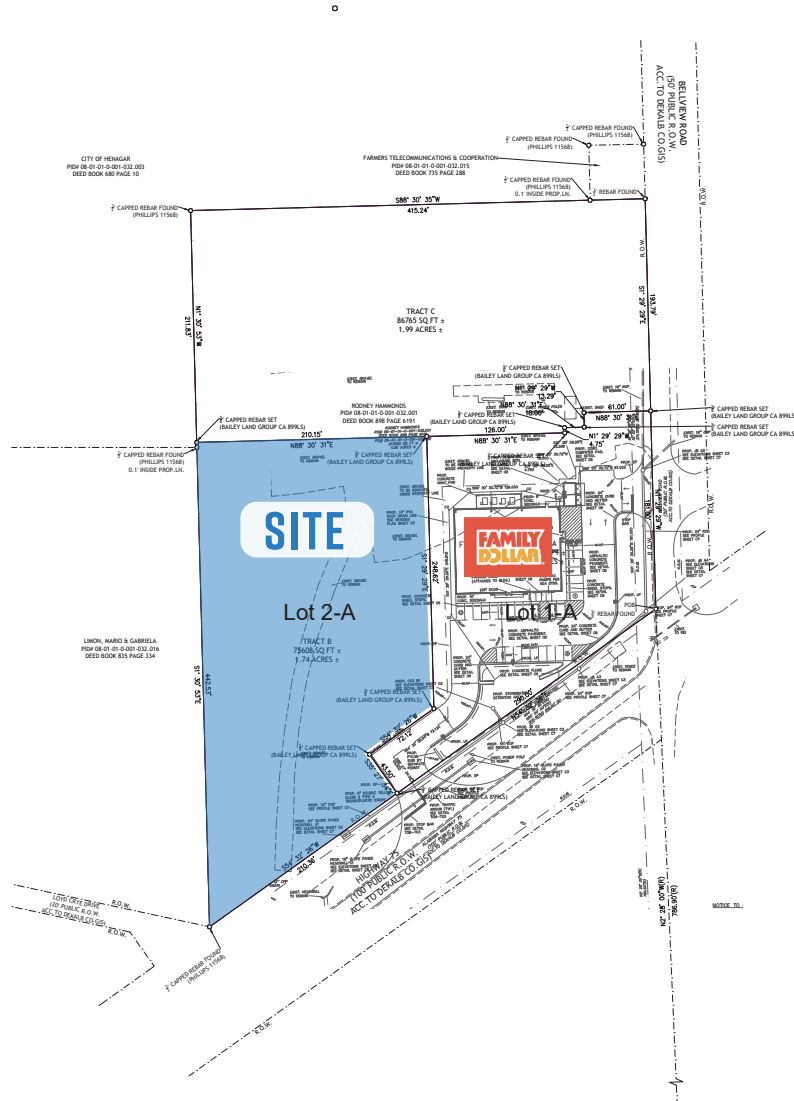
SUBWAY

A - MAYS - ING TUXEDOS

ACE  
Hardware

# SITE PLAN

**HENAGAR, AL**  
HIGHWAY 75 IN HENAGAR, DEKALB COUNTY, AL

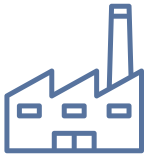


# CITY OVERVIEW | HENAGAR, AL

HENAGAR, AL

HIGHWAY 75 IN HENAGAR, DEKALB COUNTY, AL

## BUSINESS



### HENAGAR

THE CITY OF HENAGAR, AL, IS LOCATED IN DEKALB COUNTY IN THE NORTHEAST CORNER OF ALABAMA. THE CITY OF HENAGAR HAS A POPULATION OF 2,292 (AS OF THE 2020 CENSUS). OUR ZIP CODE IS 35978. THE CITY OF HENAGAR COVERS APPROXIMATELY 21.9 SQUARE MILES.

## LIFESTYLE / INDUSTRIES



### PARKS

HENAGAR PARK  
SYLVANIA PARK



### MEDIAN HOUSEHOLD INCOME

\$56,111 ON A 5 MI RANGE



### POPULATION

25,517 ON A 10 MI RANGE



### AVERAGE HOUSEHOLD INCOME

\$63,069 ON A 5 MI RANGE



### HIGHWAY

I-59 (8 MI)

US-72 (20 MI)



CHATTANOOGA  
AIRPORT (61 MI)

HUNTSVILLE  
INTERNATIONAL AIRPORT  
(72 MI)



# DEMOGRAPHICS

## HENAGAR, AL

HIGHWAY 75 IN HENAGAR, DEKALB COUNTY, AL



AVERAGE HOUSEHOLD SIZE  
3 MILES



### LEADING INDUSTRIES

AGRICULTURE, OIL & GAS AND MINING,  
CONSTRUCTION, MANUFACTURING,  
WHOLESALE, RETAIL,  
TRANSPORTATION, UTILITIES

2025 SUMMARY	3 MILES	5 MILES	10 MILES
POPULATION	2,773	6,466	25,517
HOUSEHOLDS	1,117	2,632	10,183
FAMILIES	749	1,804	7,114
AVERAGE HOUSEHOLD SIZE	2.48	2.45	2.49
OWNER OCCUPIED HOUSING UNITS	872	2,063	8,060
RENTER OCCUPIED HOUSING UNITS	245	569	2,123
MEDIAN AGE	44.0	43.4	43.2
MEDIAN HOUSEHOLD INCOME	\$49,332	\$56,111	\$57,284
AVERAGE HOUSEHOLD INCOME	\$58,522	\$63,069	\$69,285
2030 SUMMARY	3 MILES	5 MILES	10 MILES
POPULATION	2,808	6,500	25,543
HOUSEHOLDS	1,141	2,668	10,288
FAMILIES	760	1,816	7,143
AVERAGE HOUSEHOLD SIZE	2.46	2.43	2.47
OWNER OCCUPIED HOUSING UNITS	892	2,097	8,162
RENTER OCCUPIED HOUSING UNITS	249	571	2,127
MEDIAN AGE	43.8	43.4	43.4
MEDIAN HOUSEHOLD INCOME	\$54,715	\$60,449	\$61,508
AVERAGE HOUSEHOLD INCOME	\$62,628	\$67,074	\$74,497



## HENAGAR, AL

HENAGAR IS LOCATED IN DEKALB COUNTY, ALABAMA. THE TOWN RESTS ON TOP OF SAND MOUNTAIN, A SOUTHERN EXTENSION OF THE CUMBERLAND PLATEAU. SOUTH SAUTY CREEK, A TRIBUTARY OF THE TENNESSEE RIVER, FLOWS SOUTHWEST THROUGH THE CENTRAL AND SOUTHERN PART OF THE CITY. THE SAND MOUNTAIN POTATO FESTIVAL IS CELEBRATED EACH JULY IN HENAGAR, WITH POTATOES, LIVE MUSIC, ENTERTAINMENT, ARTS AND CRAFTS, GAMES, AND FIREWORKS.