



EXCLUSIVE OFFERING

THE COVE AT BUCKHORN

WEAVER, ALABAMA



retail specialists

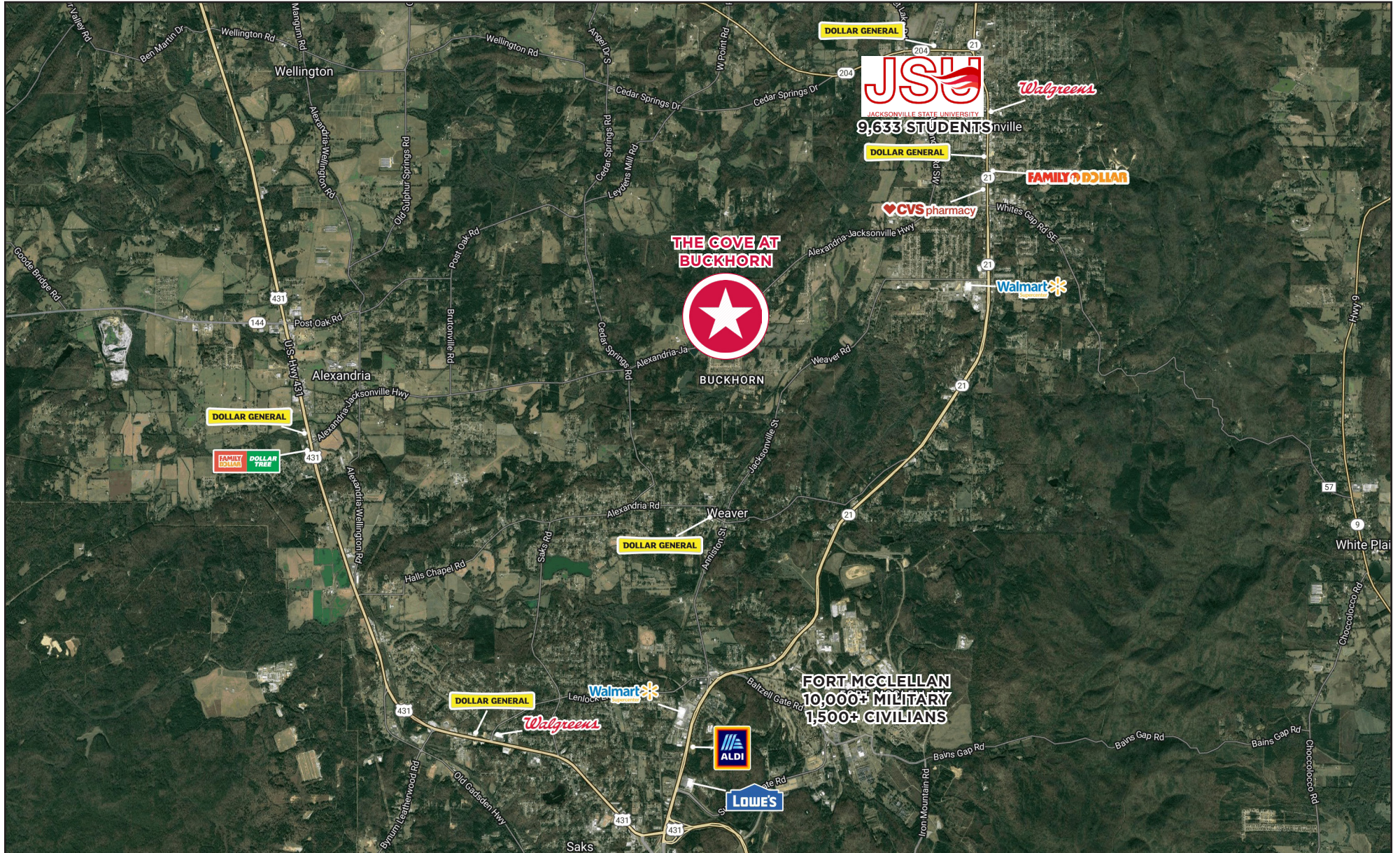
EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS:

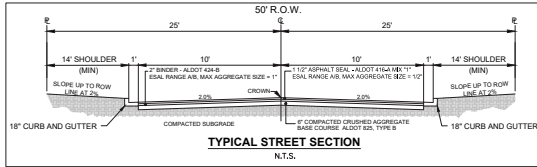
- Entitled residential land for sale
- 31.5 acres
- Fully designed and engineered for residential development
- Zoned R-1 with variances to allow for 50' lot widths and 5' side setbacks
- Part of a mature 250+ subdivision
- Serviced by private wastewater treatment plant
- Less than 10 minutes from Jacksonville State University



TRADE AREA OVERVIEW



LOT LAYOUT PLAN

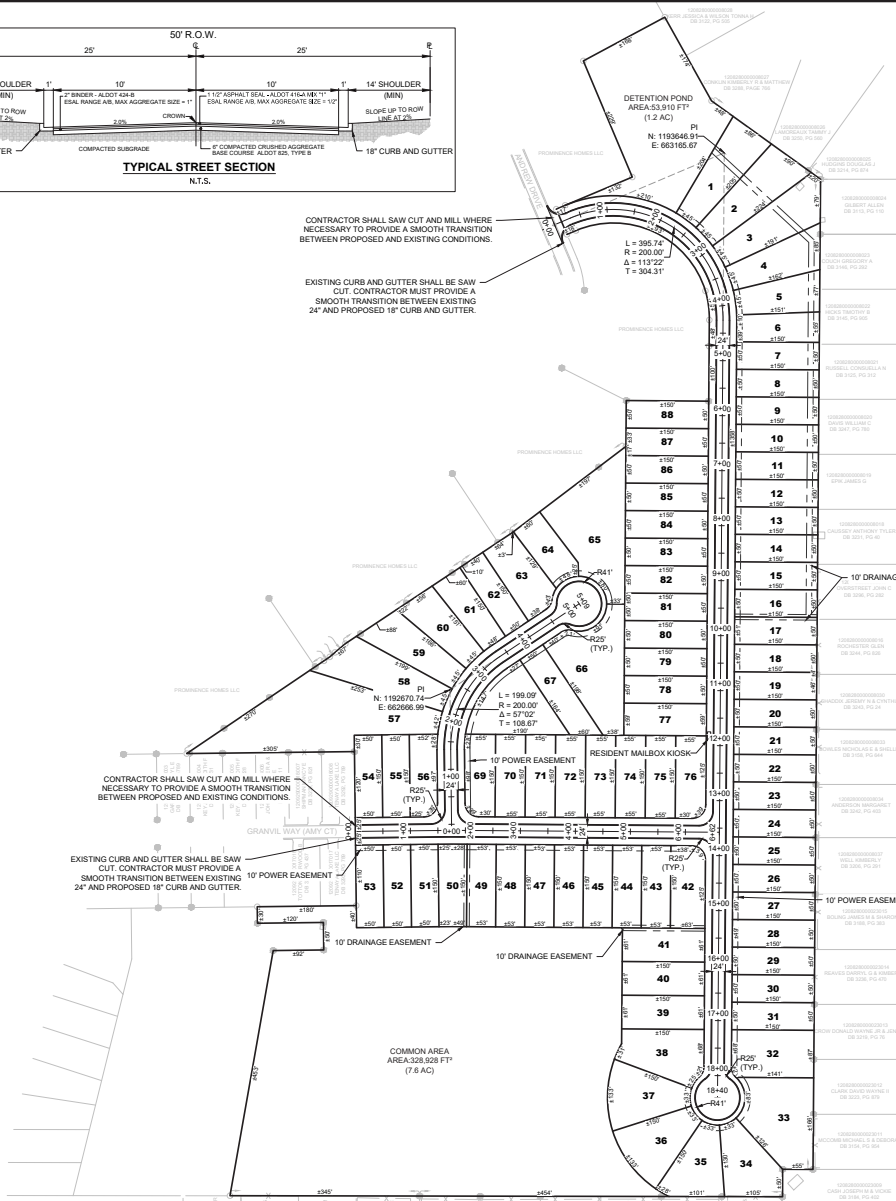


CONTRACTOR SHALL SAW CUT AND MILL WHERE NECESSARY TO PROVIDE A SMOOTH TRANSITION BETWEEN PROPOSED AND EXISTING CONDITIONS.

EXISTING CURB AND GUTTER SHALL BE SAW CUT. CONTRACTOR MUST PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING 34" AND PROPOSED 18" CURB AND GUTTER.

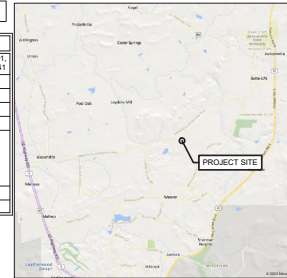
CONTRACTOR SHALL SAW CUT AND MILL WHERE NECESSARY TO PROVIDE A SMOOTH TRANSITION BETWEEN PROPOSED AND EXISTING CONDITIONS.

EXISTING CURB AND GUTTER SHALL BE SAW CUT. CONTRACTOR MUST PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING 24" AND PROPOSED 18" CURB AND GUTTER.



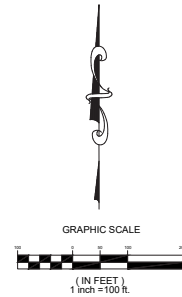
PARCELS			PARCELS			PARCELS		
PARCEL NO.	AREA	PERIMETER	PARCEL NO.	AREA	PERIMETER	PARCEL NO.	AREA	PERIMETER
1	±0.30 AC	±539.5	31	±0.17 AC	±399.6	82	±0.17 AC	±400.0
2	±0.32 AC	±563.2	32	±0.30 AC	±466.5	83	±0.17 AC	±400.0
3	±0.32 AC	±558.8	33	±0.43 AC	±572.3	84	±0.17 AC	±400.0
4	±0.25 AC	±482.6	34	±0.27 AC	±445.0	85	±0.17 AC	±400.0
5	±0.22 AC	±434.4	35	±0.25 AC	±442.5	86	±0.17 AC	±400.0
6	±0.18 AC	±405.4	36	±0.29 AC	±466.7	87	±0.17 AC	±400.0
7	±0.17 AC	±400.5	37	±0.29 AC	±466.7	88	±0.17 AC	±400.0
8	±0.17 AC	±400.5	38	±0.29 AC	±471.4			
9	±0.17 AC	±400.4	39	±0.21 AC	±422.5			
10	±0.17 AC	±400.4	40	±0.21 AC	±422.5			
11	±0.17 AC	±400.3	41	±0.21 AC	±422.5			
12	±0.17 AC	±400.3	54	±0.17 AC	±400.0			
13	±0.17 AC	±400.2	55	±0.17 AC	±400.0			
14	±0.17 AC	±400.2	56	±0.17 AC	±391.1			
15	±0.17 AC	±400.1	57	±0.88 AC	±1051.4			
16	±0.17 AC	±400.0	58	±0.34 AC	±601.3			
17	±0.17 AC	±400.0	59	±0.26 AC	±496.9			
18	±0.17 AC	±400.0	60	±0.22 AC	±439.9			
19	±0.17 AC	±399.9	61	±0.19 AC	±409.8			
20	±0.17 AC	±399.9	62	±0.17 AC	±400.2			
21	±0.17 AC	±399.9	63	±0.24 AC	±428.3			
22	±0.17 AC	±399.8	64	±0.18 AC	±377.8			
23	±0.17 AC	±399.8	66	±0.48 AC	±659.3			
24	±0.17 AC	±399.8	68	±0.35 AC	±527.9			
25	±0.17 AC	±399.8	76	±0.19 AC	±400.3			
26	±0.17 AC	±399.7	77	±0.20 AC	±417.2			
27	±0.17 AC	±399.7	78	±0.17 AC	±400.0			
28	±0.17 AC	±399.7	79	±0.17 AC	±400.0			
29	±0.17 AC	±399.7	80	±0.17 AC	±400.0			
30	±0.17 AC	±399.6	81	±0.17 AC	±400.0			

VICINITY MAP



NOTE:
1. SEE SHEET CD.1 FOR SITE LAYOUT NOTES

SITE DATA TABLE	
PARCEL ID	12082800000200041, 12082800000080001
PARCEL AREA	±31.5 AC
ZONING	R-1
SUBDIVIDED LOT COUNT	88
MINIMUM LOT WIDTH	50'
LOT SETBACK	FRONT: 25' SIDE: 5' REAR: 25'
AVERAGE LOT AREA	±0.23 AC
TYPICAL BUILDING PAD AREA	±0.075'



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(251) 963-1860

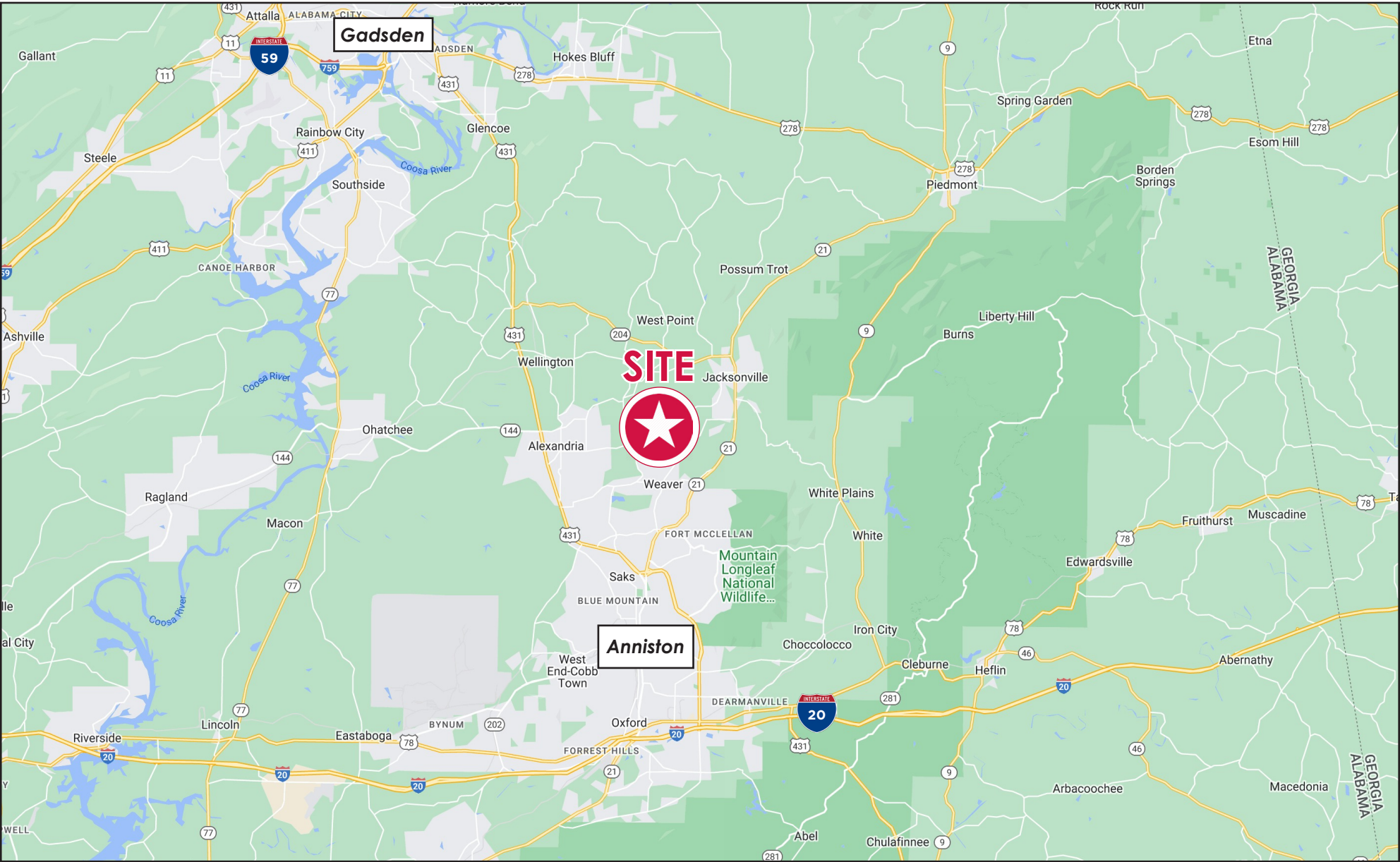
PROJECT ADDRESS
**GRANVILLE WAY
WENGER, ALABAMA**

SHEET TITLE
PRELIMINARY PLAT

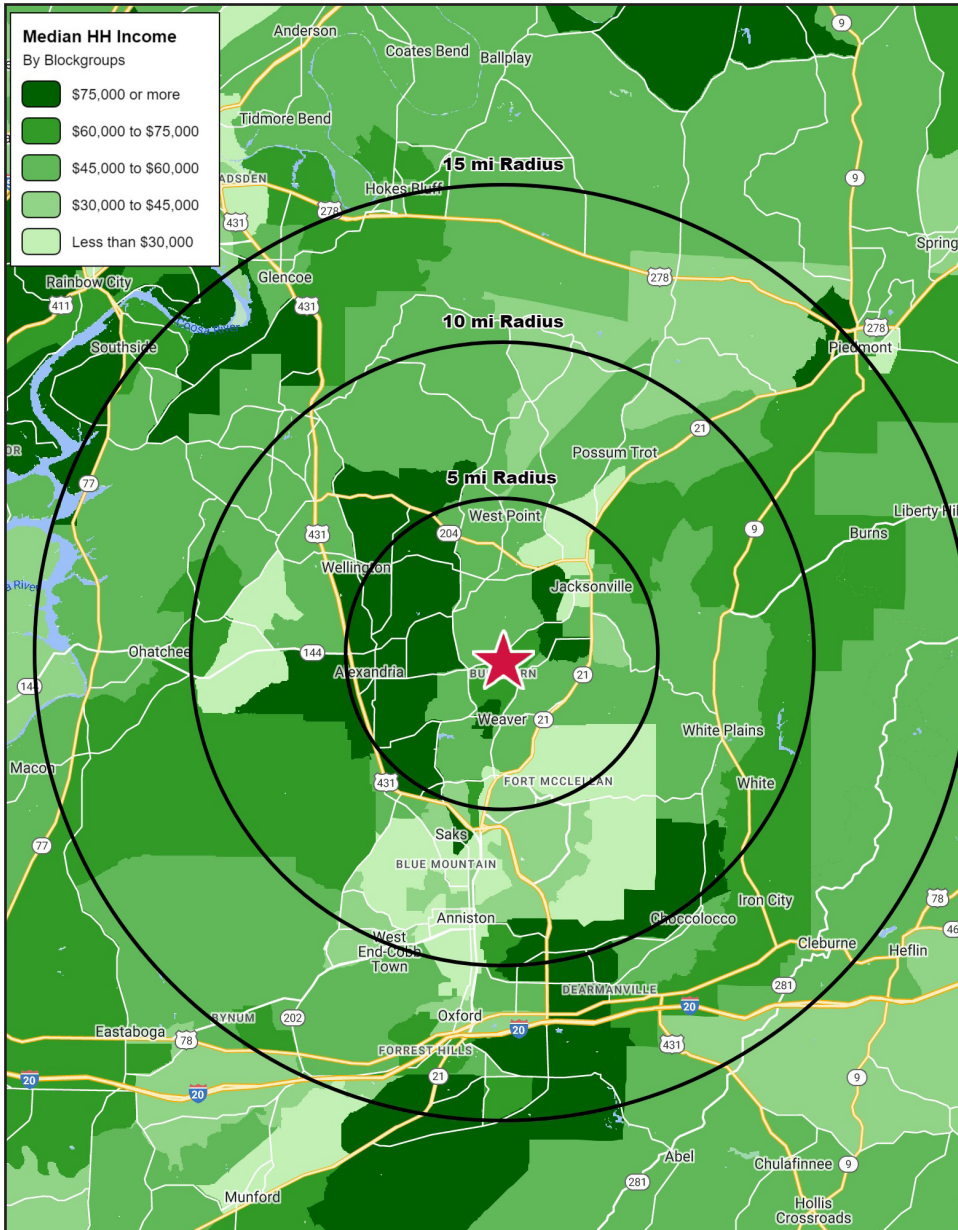
PROJECT NAME
**BUCKHORN
SUBDIVISION PHASE 2**

DESIGN BY: CLG
CHECKED BY: WHL
PROJECT NO: RETA0004
CAD FILE: BASEFILE.DWG
DATE: MARCH 30, 2023

LOCATION OVERVIEW



DEMOGRAPHICS



POPULATION
71,239



MED HH INCOME
\$49,534



HOUSEHOLDS
28,317

**10 Mile Radius*

DEMOGRAPHIC PROFILE

	5 MILE	10 MILE	15 MILE
POPULATION	33,968	71,239	126,120
HOUSEHOLDS	13,447	28,317	50,163
MED HH INCOME	\$51,094	\$49,534	\$52,958
GROWTH (5 YEAR)	1.32%	0.97%	0.96%

**Data derived from SiteWise Pro*

The city of Weaver is convenient to shopping and dining with great schools, cultural and historic events and outdoor recreation in the heart of Calhoun County.

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