

FOR SALE

I-59, Exit 154 - Marietta Rd

Springville, AL 35146



**SHANNON
WALTCHACK**



OFFERING SUMMARY

Sale Price: Price Reduction: \$5.75/PSF ~~\$7.50/PSF~~

Lot Size: 4.73 Acres - Will Divide

Zoning: B2: General Business District
(Allows for hotel/retail/gas stations/etc.)

**SELLER WILL CONSIDER A JOINT VENTURE
FOR A HOTEL DEVELOPMENT**

PROPERTY DETAILS

- 4.73 acres available off of highly traveled I-59 and Marietta Road
- Marietta Road serves 10,129 vehicles per day with this stretch of I-59 serving 31,126 VPD
- Excellent interstate visibility and signage opportunity
- Perfect for a hotel site or other retail

GEORGE ELLIOTT

205.531.6094

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DAVID SPENCER

205.868.3720

ds@shanwalt.com

**WE LOVE
REAL ESTATE**

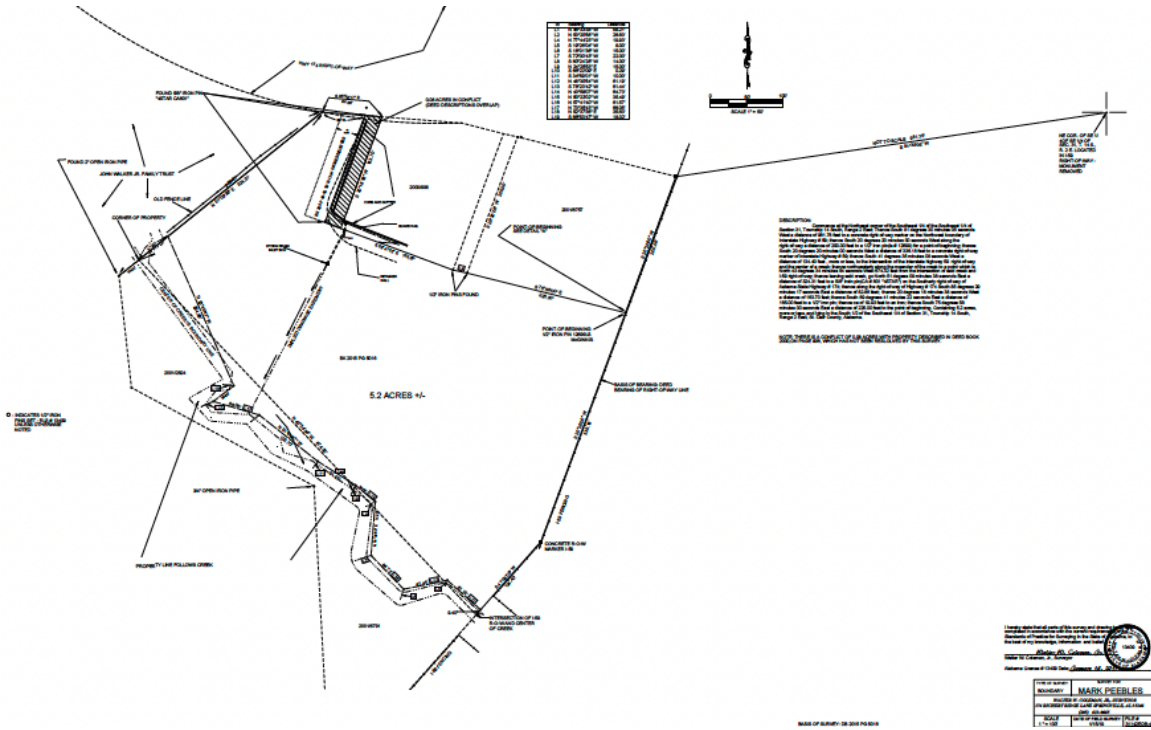
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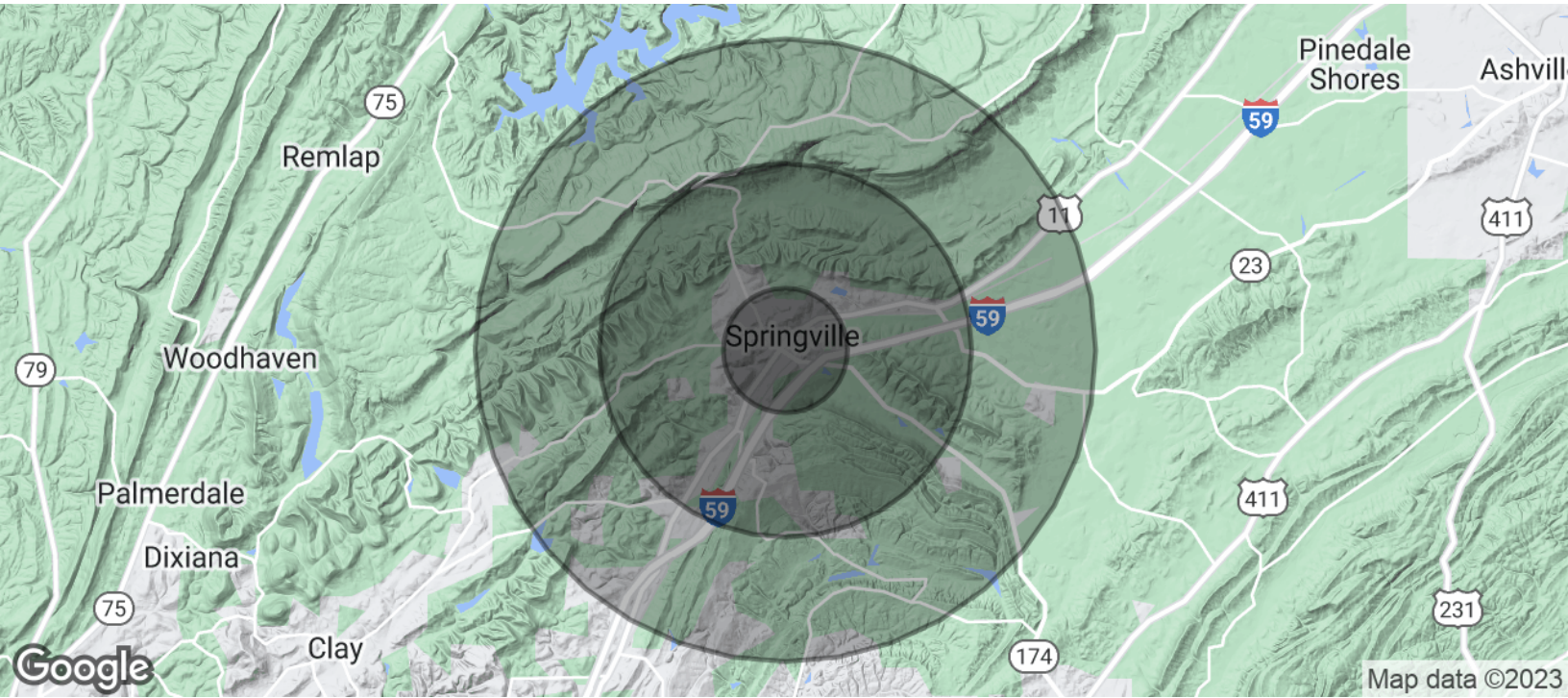
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	487	3,878	10,443
Average Age	45.1	45.0	41.7
Average Age (Male)	43.5	43.6	40.9
Average Age (Female)	49.6	49.2	44.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	189	1,571	4,171
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$76,640	\$76,120	\$75,806
Average House Value	\$194,593	\$197,131	\$193,303

* Demographic data derived from 2020 ACS - US Census

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