



230 HAMBY ROAD, CROPWELL, AL 35054

COUNTRYSIDE FARMS



KEITH ANDREWS, CCIM
Principal
205.451.8889
kandrews@theandrewsgroupalabama.com
AL #95294

THE ANDREWS GROUP
600 VESTAVIA PARKWAY SUITE 251
VESTAVIA HILLS, AL 35216
WWW.THEANDREWSGROUPALABAMA.COM

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MULTIPURPOSE FACILITY AND 62 ACRES IN ST CLAIR COUNTY

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PROPERTY INFORMATION



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PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,550,000
Building Size:	16,901 SF
Lot Size:	62 Acres
Price / SF:	\$91.71
Cap Rate:	2.21%
NOI:	\$34,200
Year Built:	1996
Market:	Pell City
Submarket:	Pell City/Logan Martin Lake

PROPERTY OVERVIEW

Countryside Farm, formerly a thoroughbred horse training facility has been transformed into a beautiful facility with expansive lawns, mature trees, beautiful patios and a well maintained multi functional building with restaurant, dog kennels, horse stables, outdoor and indoor event areas, residence, commercial kitchen, ... Many possibilities for the new owners: corporate or non-profit retreat facilities, wedding venue, business center, entertainment center, garage center for race car teams, recovery and rehabilitation facility, horse and animal boarding and training facilities, restaurant and banquet hall, catering, two separate owners' residences with 2 bedrooms and 2 baths each and media and laundry rooms, ... Come check out this peaceful, scenic, quiet 62 acres in St Clair County by Logan martin Lake. Also, business for sale \$450,000 includes equipment and furniture and fixtures.

PROPERTY HIGHLIGHTS

- Current restaurant, 2 dining areas
- Business for Sale as well
- Commercial kitchen

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PROPERTY INFORMATION

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Countryside Farm, formerly a thoroughbred horse training facility has been transformed into a beautiful facility with expansive lawns, mature trees, beautiful patios and a well maintained multi functional building with restaurant, dog kennels, horse stables, outdoor and indoor event areas, residence, commercial kitchen, ... Many possibilities for the new owners: corporate or non-profit retreat facilities, wedding venue, business center, entertainment center, garage center for race car teams, recovery and rehabilitation facility, horse and animal boarding and training facilities, restaurant and banquet hall, catering, two separate owners' residences with 2 bedrooms and 2 baths each and media and laundry rooms, ... Come check out this peaceful, scenic, quiet 62 acres in St Clair County by Logan Martin Lake. Also, business for sale \$450,000 includes equipment and furniture and fixtures.

LOCATION DESCRIPTION

1/4 mile from US Hwy 231, on the south side of Logan Martin Lake. Pastures and rolling fields and trees scattered throughout the 62 acres.

PARKING DESCRIPTION

Grass, Gravel, Road in front and sides and back

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PROPERTY INFORMATION

COMPLETE HIGHLIGHTS



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LOCATION INFORMATION

Building Name	Countryside Farms
Street Address	230 Hamby Road
City, State, Zip	Cropwell, AL 35054
County	Saint Clair
Market	Pell City
Sub-market	Pell City/Logan Martin Lake
Cross-Streets	Logan Martin Dam Rd
Side of the Street	East
Signal Intersection	No
Road Type	Paved
Market Type	Rural
Nearest Highway	US Hwy 231
Nearest Airport	Birmingham Shuttlesworth

BUILDING INFORMATION

NOI	\$34,200.00
Cap Rate	2.21
Occupancy %	100.0%
Tenancy	Single
Number of Floors	2
Year Built	1996
Condition	Excellent
Free Standing	Yes
Number of Buildings	1

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COMPLETE HIGHLIGHTS // 7



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PROPERTY INFORMATION

ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS // 8



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LOCATION INFORMATION

REGIONAL MAP



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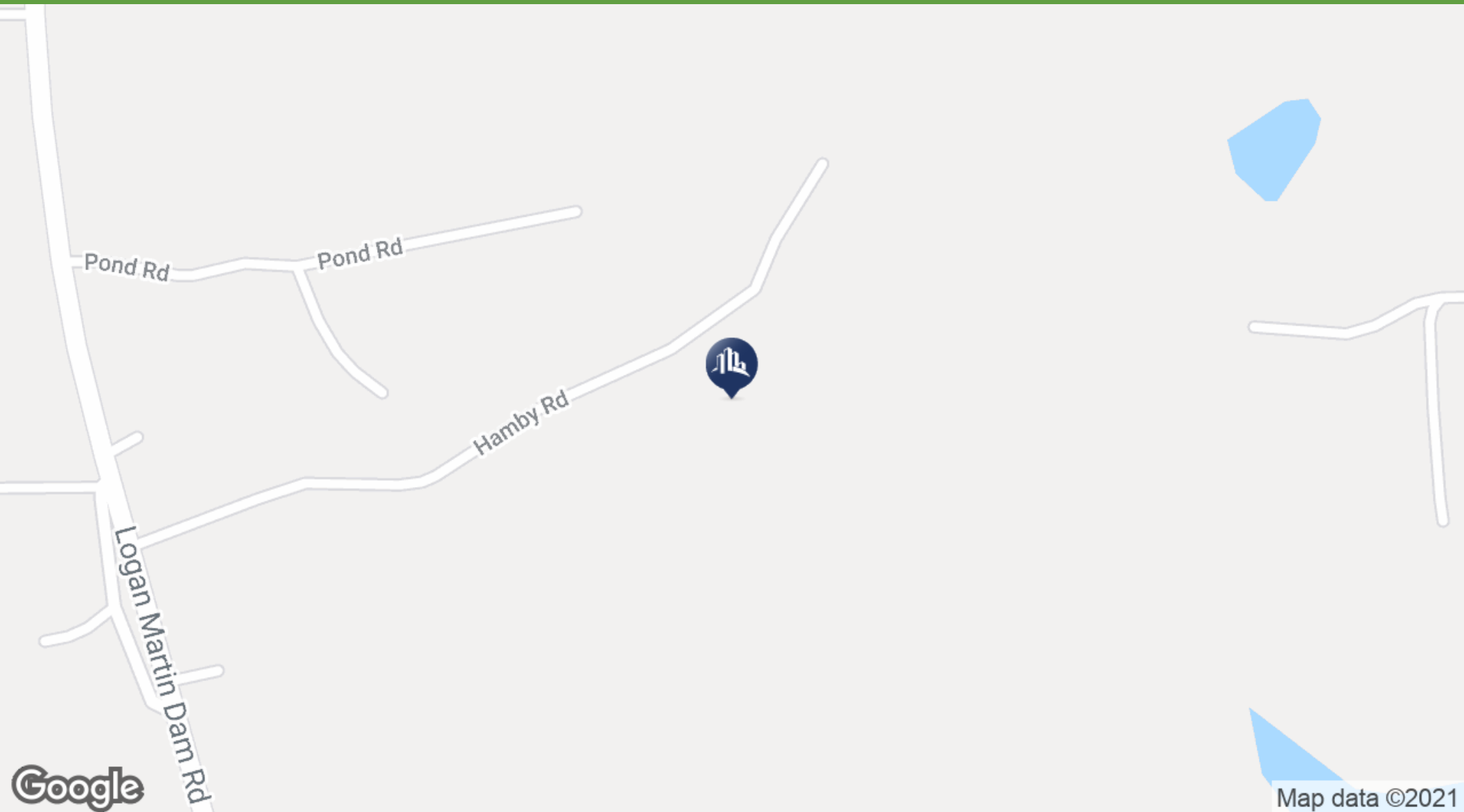


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LOCATION INFORMATION

LOCATION MAPS



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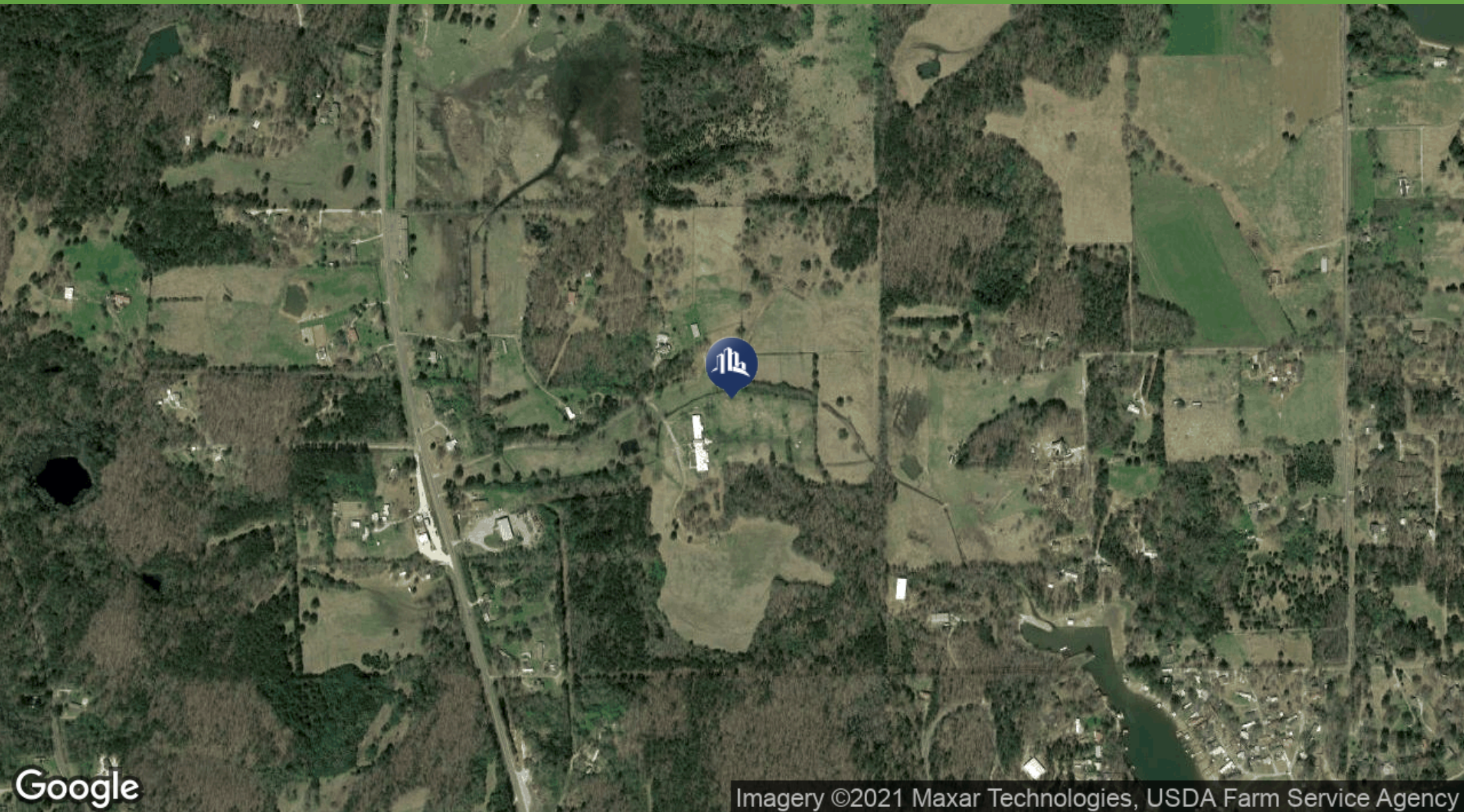


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LOCATION INFORMATION

AERIAL MAPS



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FINANCIAL ANALYSIS



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FINANCIAL ANALYSIS

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

62 ACRES WITH MULTIPURPOSE FACILITIES, ST CLAIR CO, AL

Price	\$1,550,000
Price per SF	\$91.71
CAP Rate	2.2%
Cash-on-Cash Return (yr 1)	2.21 %
Total Return (yr 1)	\$34,200
Debt Coverage Ratio	-

OPERATING DATA

62 ACRES WITH MULTIPURPOSE FACILITIES, ST CLAIR CO, AL

Gross Scheduled Income	\$330,000
Other Income	-
Total Scheduled Income	\$330,000
Vacancy Cost	\$0
Gross Income	\$330,000
Operating Expenses	\$295,800
Net Operating Income	\$34,200
Pre-Tax Cash Flow	\$34,200

FINANCING DATA

62 ACRES WITH MULTIPURPOSE FACILITIES, ST CLAIR CO, AL

Down Payment	\$1,550,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

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FINANCIAL ANALYSIS

INCOME & EXPENSES

INCOME SUMMARY	62 ACRES WITH MULTIPURPOSE FACILITIES, ST CLAIR CO, AL	PER SF
Gross Income	\$330,000	\$19.53
EXPENSE SUMMARY	62 ACRES WITH MULTIPURPOSE FACILITIES, ST CLAIR CO, AL	PER SF
Cost of Goods sold	\$151,800	\$8.98
Total Expenses	\$144,000	\$8.52
Gross Expenses	\$295,800	\$17.50
Net Operating Income	\$34,200	\$2.02

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DEMOGRAPHICS



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DEMOGRAPHICS

DEMOGRAPHICS REPORT

	1 MILE	5 MILES	10 MILES
Total population	564	10,279	33,682
Median age	46.1	42.3	40.3
Median age (Male)	46.7	41.3	38.9
Median age (Female)	45.7	44.2	42.4
Total households	240	4,308	13,541
Total persons per HH	2.4	2.4	2.5
Average HH income	\$75,120	\$59,578	\$57,519
Average house value		\$136,987	\$135,384

** Demographic data derived from 2010 US Census*

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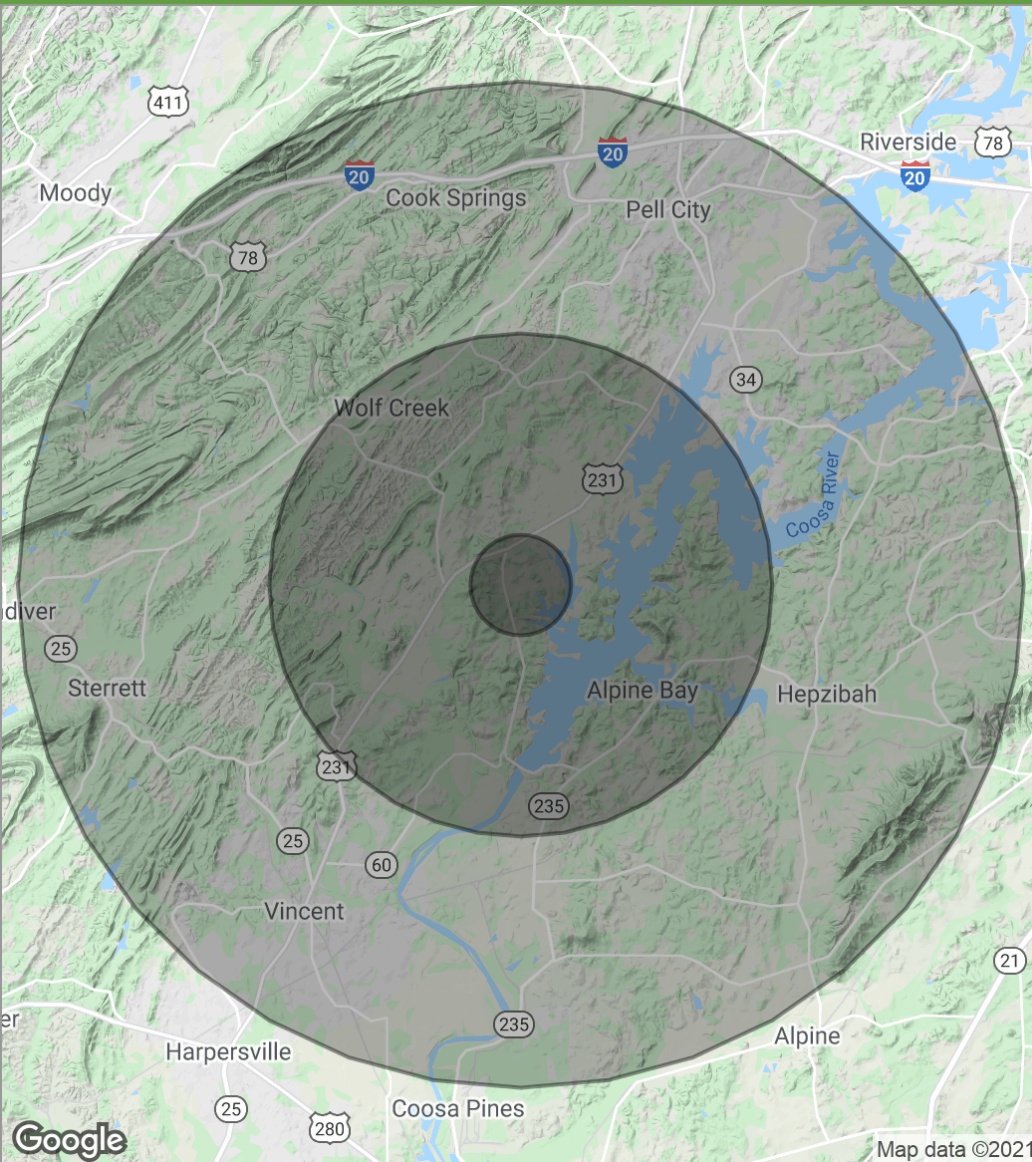
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DEMOGRAPHICS

DEMOGRAPHICS MAP



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DEMOGRAPHICS MAP // 18

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ADVISOR BIOS



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ADVISOR BIOS

ADVISOR BIO & CONTACT 1

KEITH ANDREWS, CCIM

Principal

600 Vestavia Parkway, Suite 251
Vestavia Hills, AL 35216

T 205.451.8889

C 205.451.8889

kandrews@theandrewsgroupalabama.onmicrosoft.com
AL #95294

PROFESSIONAL BACKGROUND

Keith Andrews, CCIM owner of SperryCGA - The Andrews Group, Birmingham, Alabama brings over 15 years of selling and consulting, local, national, and international real estate experience to his leadership role. He started his real estate career in Charleston SC, 2005 spending most of his time selling condo projects in Panama and Mexico to investors and speculators in the residential marketplace of SC and NC along with educating realtors and investors about the bigger world of global real estate. After moving to the Birmingham AL MSA in 2008, Keith earned his broker license in 2013 along with his CCIM status at the end of 2014. Keith has successfully closed over \$19mil since coming to Birmingham.

Prior to real estate, Keith spent over 16 years in the telecommunications' industry. Keith had many years of continued selling and marketing success both in the USA and abroad.

Keith graduated from the University of Arkansas in 1983 with a BSBA in Finance and Banking, minors in real estate and marketing. He spent most of his life traveling North and Central America and Europe. His passions are food, wine, travel, and marketing. Keith and his wife are very active in several teams at the Church of the Highlands, Birmingham AL.

EDUCATION

Graduate of CCIM Institute Jay W Levine Leadership Academy, 2017
University of Arkansas - 1983
BSBA Finance & Banking with minors in Marketing and Real Estate.

MEMBERSHIPS & AFFILIATIONS

CCIM Institute Board of Directors 2019-2021.
CCIM Institute Professional Standards Committee Member 2020.
FL CCIM Chapter Board of Directors 2020.
FL CCIM Chapter Co - Chair Global Task Force 2020.
AREAA Founding President of the Greater Birmingham Chapter 2019-2020.
AREAA National level member Commercial Committee 2019-2020.
NAR Global Business and Alliances Committee member 2018.
CCIM Institute Professional Standards Committee member 2020.
CCIM Institute Marketing Committee member 2016-2017.
CCIM Institute Jay W Levine Leadership Academy, graduated October 2017.
CCIM Institute Advisory group of International Activities Committee 2015-2017.
CCIM Institute Member of International Strategic Planning Task Force 2015.
AL CCIM Chapter member 2014 - Present.
FL CCIM Chapter member 2018 - Present.
NAR member 2005 - Present.

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