

FOR SALE

590 Roy Parker Rd Ozark, AL 36360



ALL OFFERS CONSIDERED!

Property Overview

Unique warehouse/ factory on almost 4 acres. Property joins CSX Railroad and has 515' paved road frontage. Improvements include a 5,000 SF storage building, an approximately 20,000 SF warehouse/ factory and a tractor trailer shed. The property is zoned Light Industry and has Three Phase Power. Site was previously used as a peanut blanching factory.

PROPERTY DETAILS

SALE PRICE	\$249,000	YEAR BUILT	1981
LOT SIZE	3.9 Acres	ZONING	Light Industry
BUILDING SIZE	25,000 SF	OFFICE SF	1,750
NUMBER OF BUILDINGS	2	WAREHOUSE SF	23,250



John Taylor
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Aerial view showing property on Roy Parker Road and on CSX Railroad. Also shown is Highway 231.



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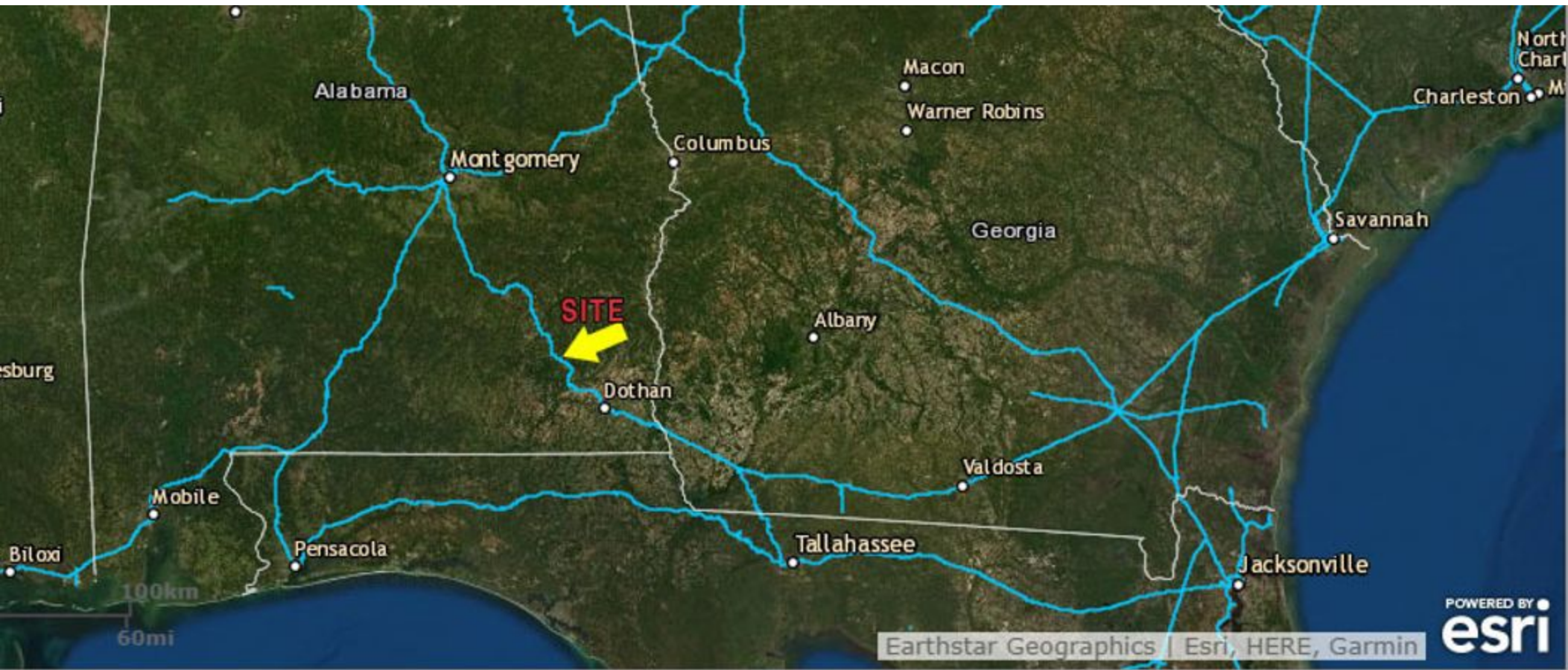
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Site shown on Southeast Region CSX Rail Transportation map.

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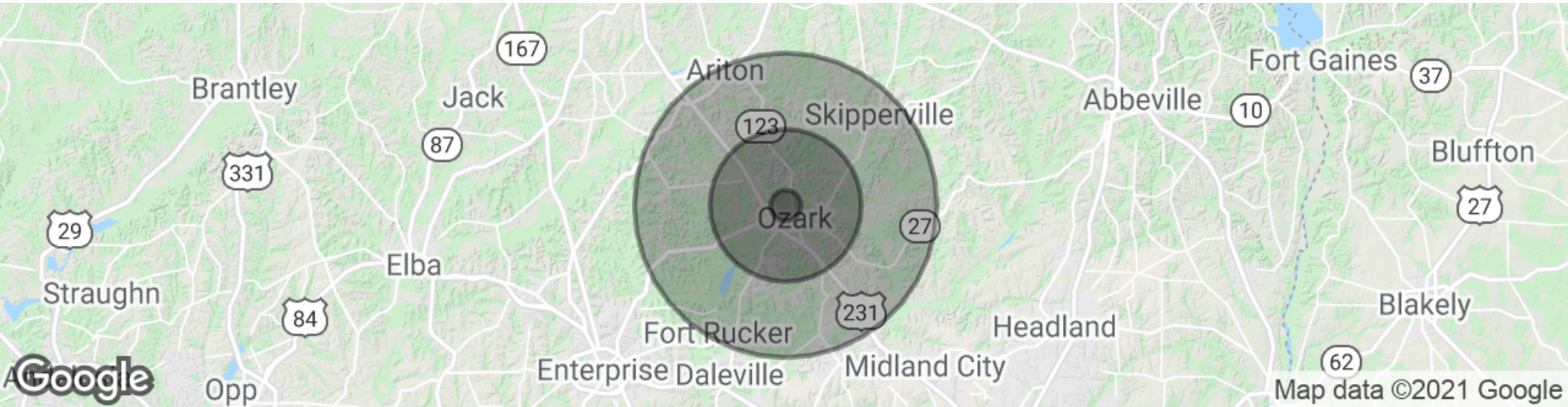
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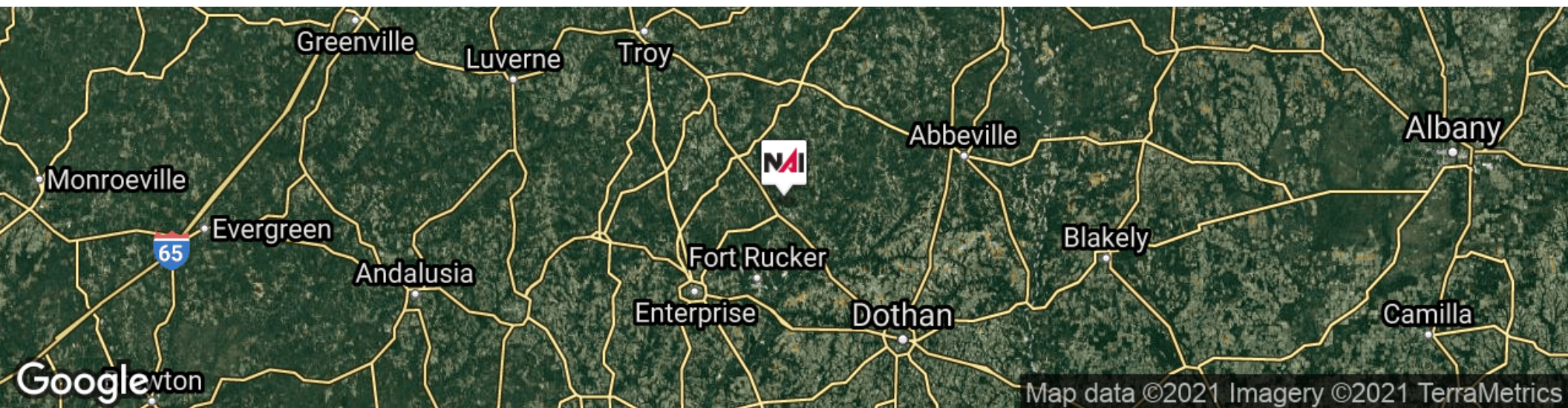
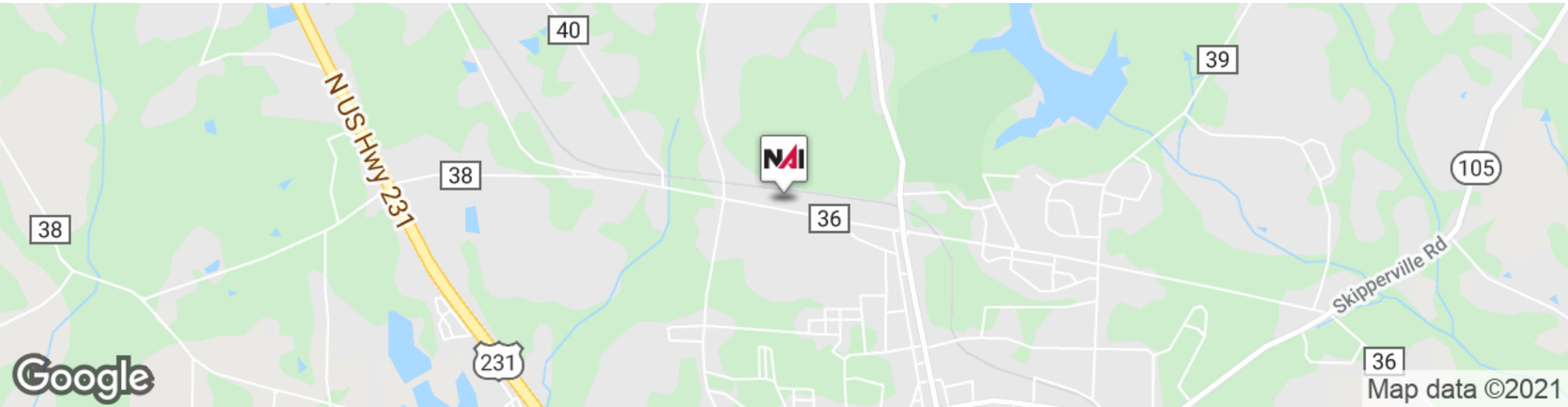
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,059	14,796	29,426
Average age	40.4	41.7	38.5
Average age (Male)	38.1	39.2	36.8
Average age (Female)	43.2	44.9	40.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	466	6,258	11,442
# of persons per HH	2.3	2.4	2.6
Average HH income	\$40,668	\$50,370	\$53,081
Average house value	\$143,655	\$139,945	\$130,113

* Demographic data derived from 2010 US Census

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