



PROPERTY DESCRIPTION

+/-8 AC flat commercial/industrial land with great frontage along HWY 21. Located only 2 miles from downtown Talladega and just over 9 miles from I 20. Easy ingress and egress via the two access drives. 400ft of Norfolk Southern rail line along rear property line. Large concrete pad previously used for a sales lot. Property features a +/-1,950sf modular office building, +/-1,500sf shop with 3 bay doors, +/-1,100sf storage shed with roll up door.

PROPERTY HIGHLIGHTS

- Zoned C-3 General Commercial and I-2 Heavy Industrial
- 400' of Norfolk Southern rail along rear property line.
- Modular Office on site.
- Shop with 3 bay doors and shed with roll up door.
- Large paved parking lot

OFFERING SUMMARY

Sale Price:	\$399,000
Lot Size:	8 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	252	3,517	7,426
Total Population	486	6,403	15,549
Average HH Income	\$48,538	\$31,984	\$36,713

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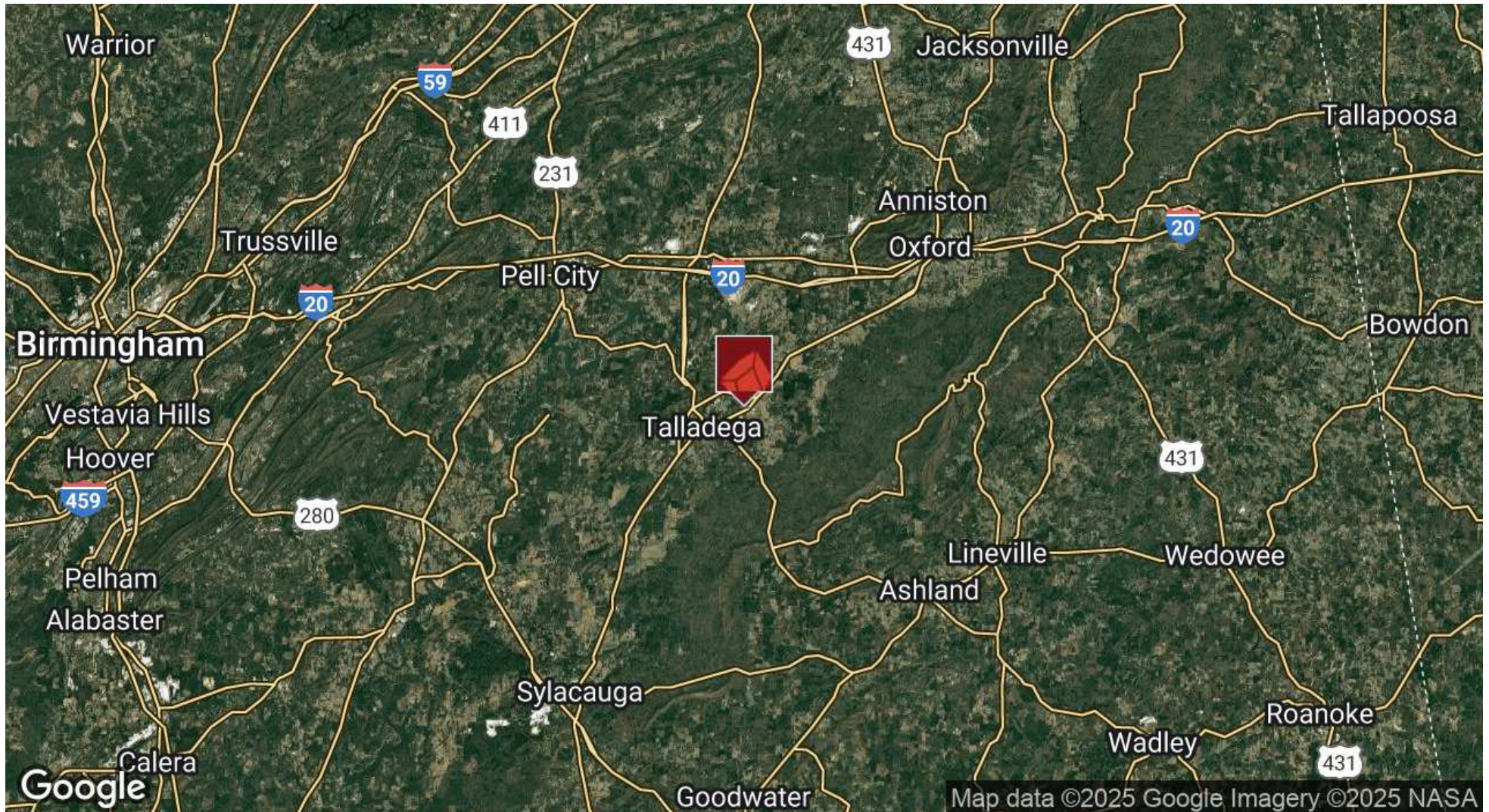
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