

FOR SALE

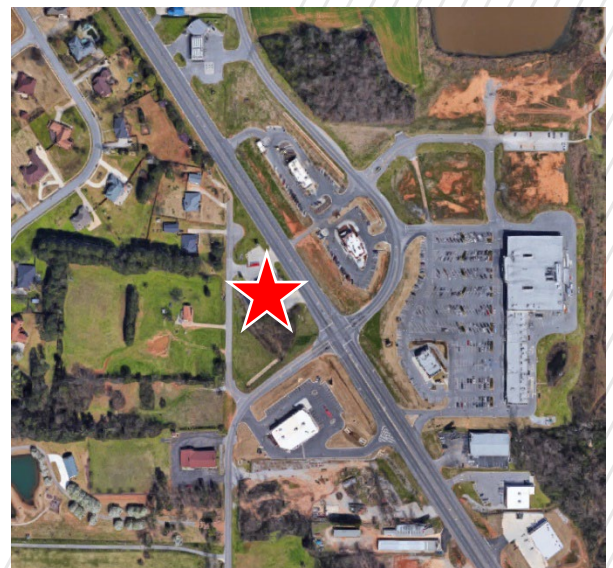
**Highway 53 & Jeff Road
Harvest, Alabama**



PROPERTY HIGHLIGHTS

This property is being sold next to an operating C-Store. The site is only a 19-minute drive from Downtown Huntsville, the most populous and rapid-growing city in Alabama. Neighboring sites include churches, a Dollar General, U.S. Post Office and an auto body repair shop. There is much opportunity for other future developments in the area.

SALE PRICE	\$200,000		
LAND SF	19,213	3-MILE (POP.)	16,255
YEAR BUILT	1997	10-MILE (POP.)	218,525
TRAFFIC COUNTS	~20,000 VPD	MED. INCOME	\$110,881
SIGNAGE TYPE	Pylon available	SPACE USE	General Retail



JEFF SCHEIDEGGER
Account Manager
+1 314 384 8662
Jeff.scheidegger@cushwake.com

JAMES LEWIS
Transaction Manager
+1 314-391-2757
James.lewis@cushwake.com

WILLIAM LEDBETTER
Vice President - Office
+1 205 314 5561
wledbetter@egsinc.com

HUNTER HOUSTON
Leasing and Brokerage
+1 205 314 5548
hhouston@egsinc.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

FOR SALE

Highway 53 & Jeff Road
Harvest, Alabama



ADDITIONAL INFORMATION

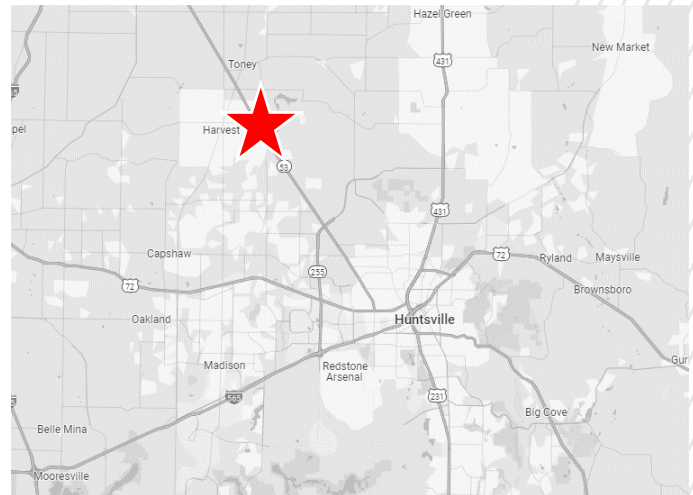
The site is across Highway 53 from Publix in a highly-trafficked area. The supermarket boasts around 890.3K visits per year by 67.2K unique visitors. It is also only 3 minutes from Sparkman High School and is close to numerous quick service restaurants.

Sale price is \$200,000 fully restricted with QSR allowed.



LEGAL INFORMATION

TAX PARCEL ID	06-06-23-0-000-006.002
2023 RE TAXES	\$866.98
ZONING	General Retail



[Letter of Intent Link](#)

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

JEFF SCHEIDEGGER
Account Manager
+1 314 384 8662
Jeff.scheidegger@cushwake.com

JAMES LEWIS
Transaction Manager
+1 314-391-2757
James.lewis@cushwake.com

WILLIAM LEDBETTER
Vice President - Office
+1 205 314 5561
wledbetter@egsinc.com

HUNTER HOUSTON
Leasing and Brokerage
+1 205 314 5548
hhouston@egsinc.com