



Nelms Rd

+/- 5.3
Acres

Moulton St

1241 NELMS RD

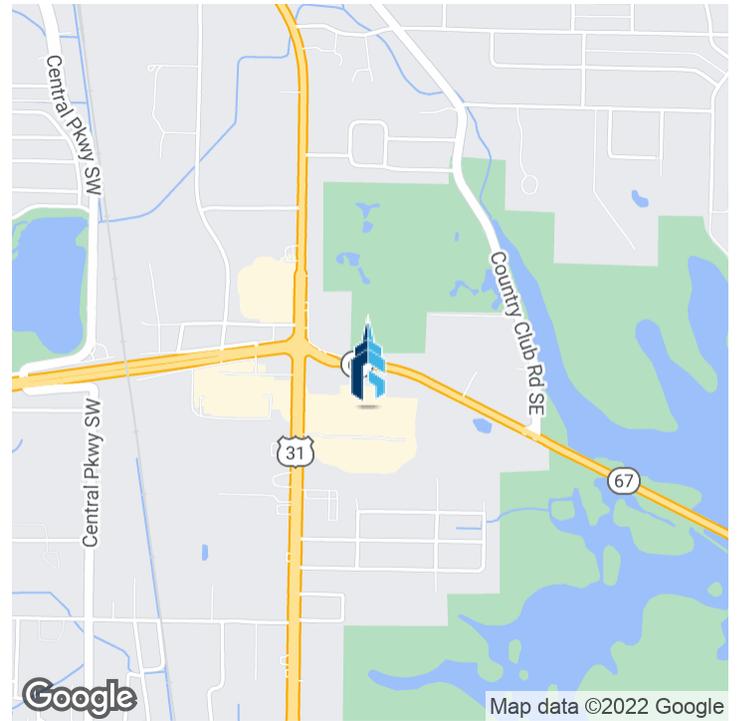
Decatur, AL 35601



GATEWAY
COMMERCIAL BROKERAGE

1241 NELMS RD

Decatur, AL 35601



OFFERING SUMMARY

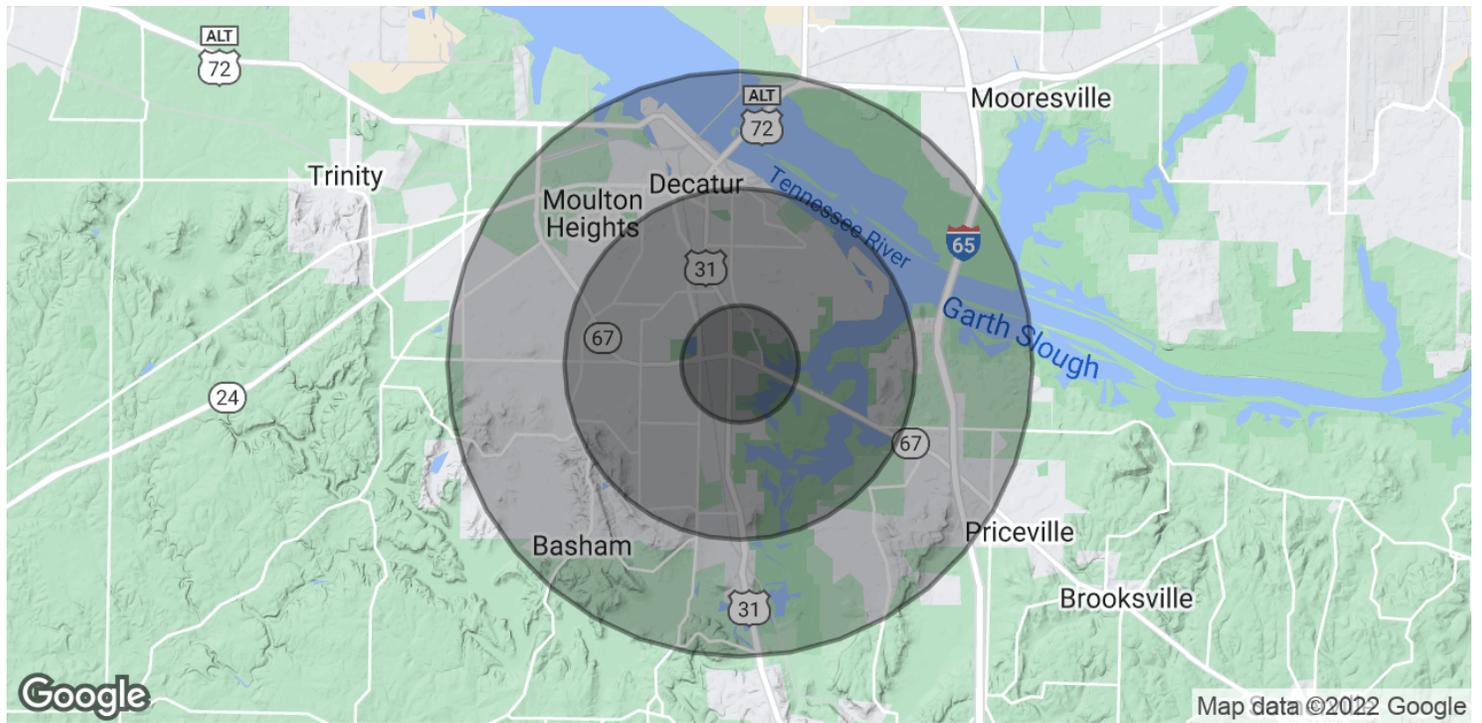
Sale Price:	\$200,000
Lot Size:	5.3 Acres
Zoning:	M-1

PROPERTY OVERVIEW

Land available in the Decatur city limits with access to State Highways 67 and 24 and US Highway 72. Consists of 2 parcels divided by Nelms Road with 354.45 feet of frontage on West Moulton Street.

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,196	31,090	59,805
Average Age	32.6	35.8	36.3
Average Age (Male)	27.2	32.7	33.6
Average Age (Female)	34.1	37.9	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,565	12,560	24,185
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$34,767	\$47,913	\$51,988
Average House Value	\$46,922	\$112,212	\$131,282

* Demographic data derived from 2020 ACS - US Census

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EMMETTE BARRAN, CCIM

Qualifying Broker

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Direct: 256.355.0721 | **Cell:** 256.303.1703

AL #00005740-0

EDUCATION

Auburn University (BS, Finance)

MEMBERSHIPS

State of Alabama Real Estate Commissioner - CCIM (Certified Commercial Investment Member); International Council of Shopping Centers (ICSC) Member

Gateway Commercial Brokerage, Inc.

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