



WOODALL ROAD LAND DEVELOPMENT

WOODALL RD, DECATUR, AL 35603



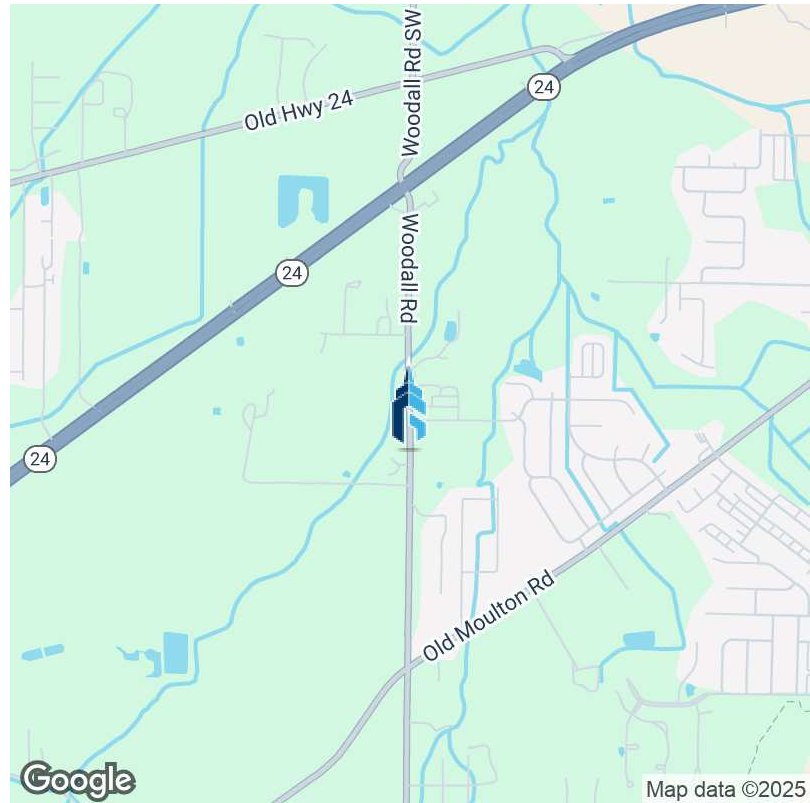
GATEWAY
COMMERCIAL BROKERAGE

300 Market St NE, Suite 3 | Decatur, AL 35601 | GATEWAYCOMMERCIAL.COM



PROPERTY INFORMATION

Woodall Rd, Decatur, AL 35603



OFFERING SUMMARY

Sale Price:	\$55,000 / acre
Lot Size:	14.83 Acres
Price / Acre:	\$55,000
Market:	Decatur

PROPERTY OVERVIEW

This property is approximately 14.83 acres of development land on Woodall Road near intersection of Highway 20. Conveniently located near Hwy 67 and Interstate 65. This site is located within the city limits of Decatur.

PROPERTY HIGHLIGHTS

- Road Frontage on Woodall Road
- Decatur City Limits



Contents

PROPERTY INFORMATION	2
LOCATION INFORMATION	5
DEMOGRAPHICS	9
ADVISOR BIOS	11

Confidentiality & Disclaimer

All materials and information received or derived from Gateway Commercial Brokerage, Inc. its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Gateway Commercial Brokerage, Inc. its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Gateway Commercial Brokerage, Inc. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Gateway Commercial Brokerage, Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Gateway Commercial Brokerage, Inc. does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

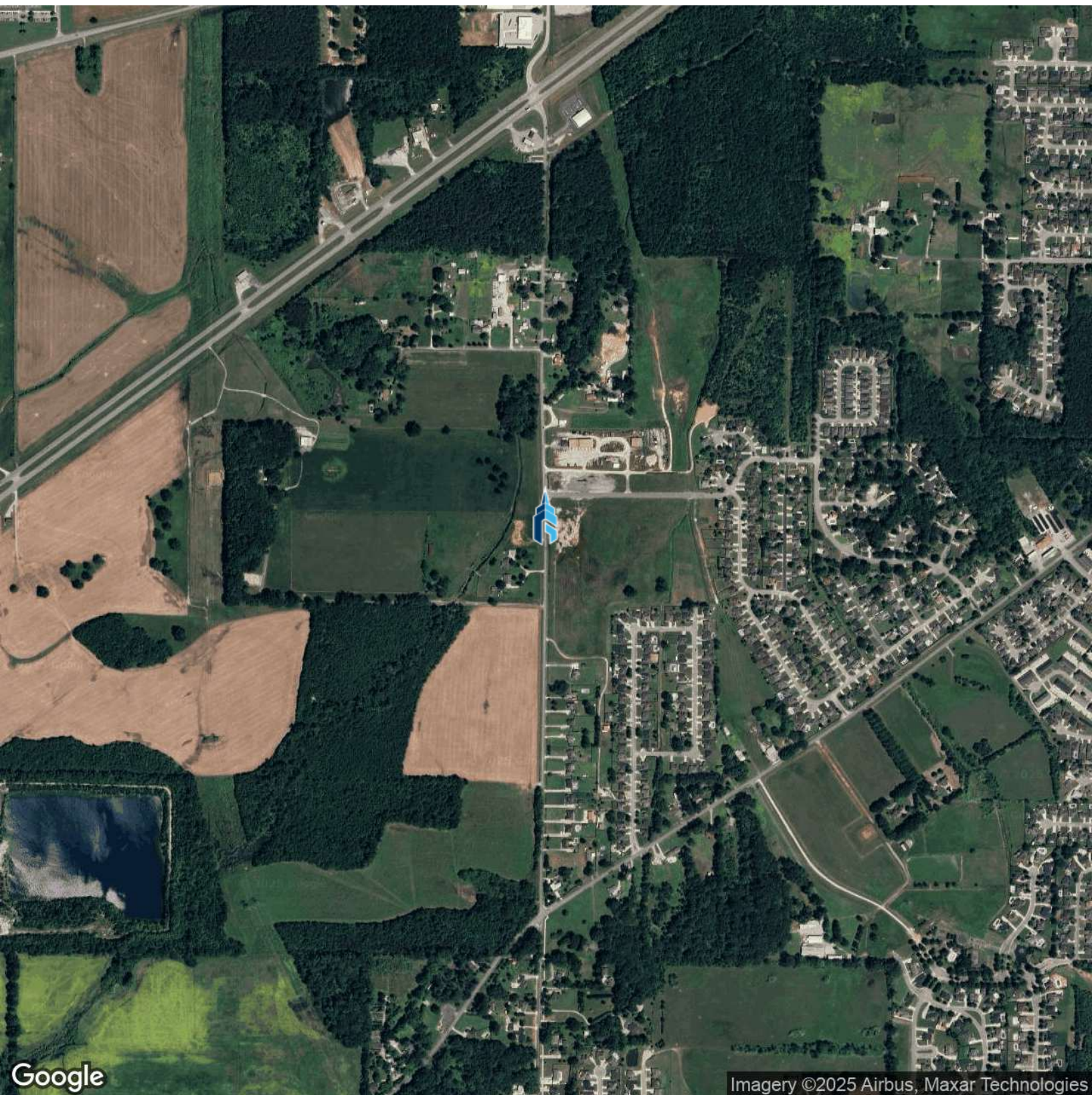
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Gateway Commercial Brokerage, Inc. in compliance with all applicable fair housing and equal opportunity laws.



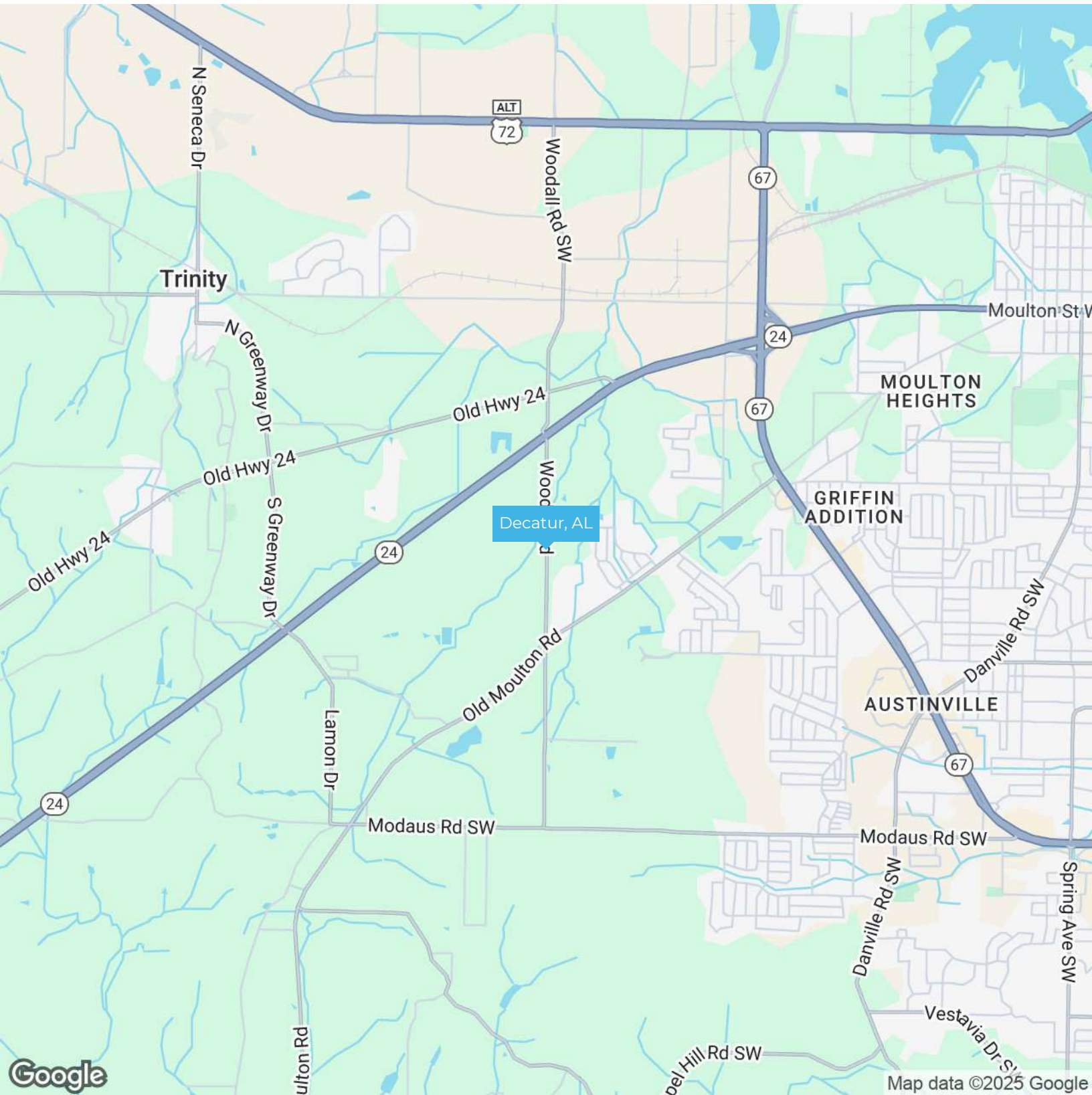
LOCATION INFORMATION

Woodall Rd, Decatur, AL 35603

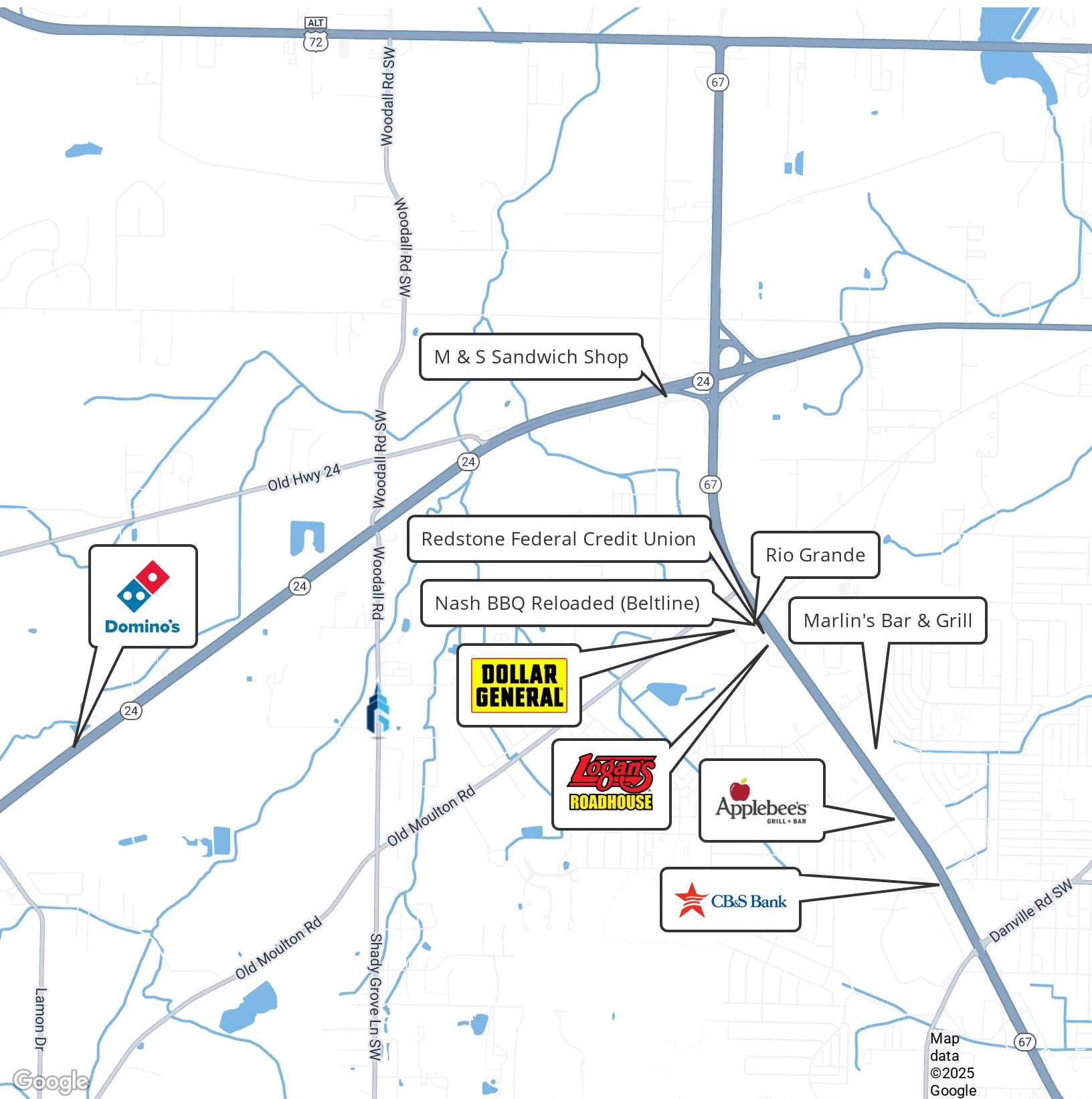
AERIAL MAP

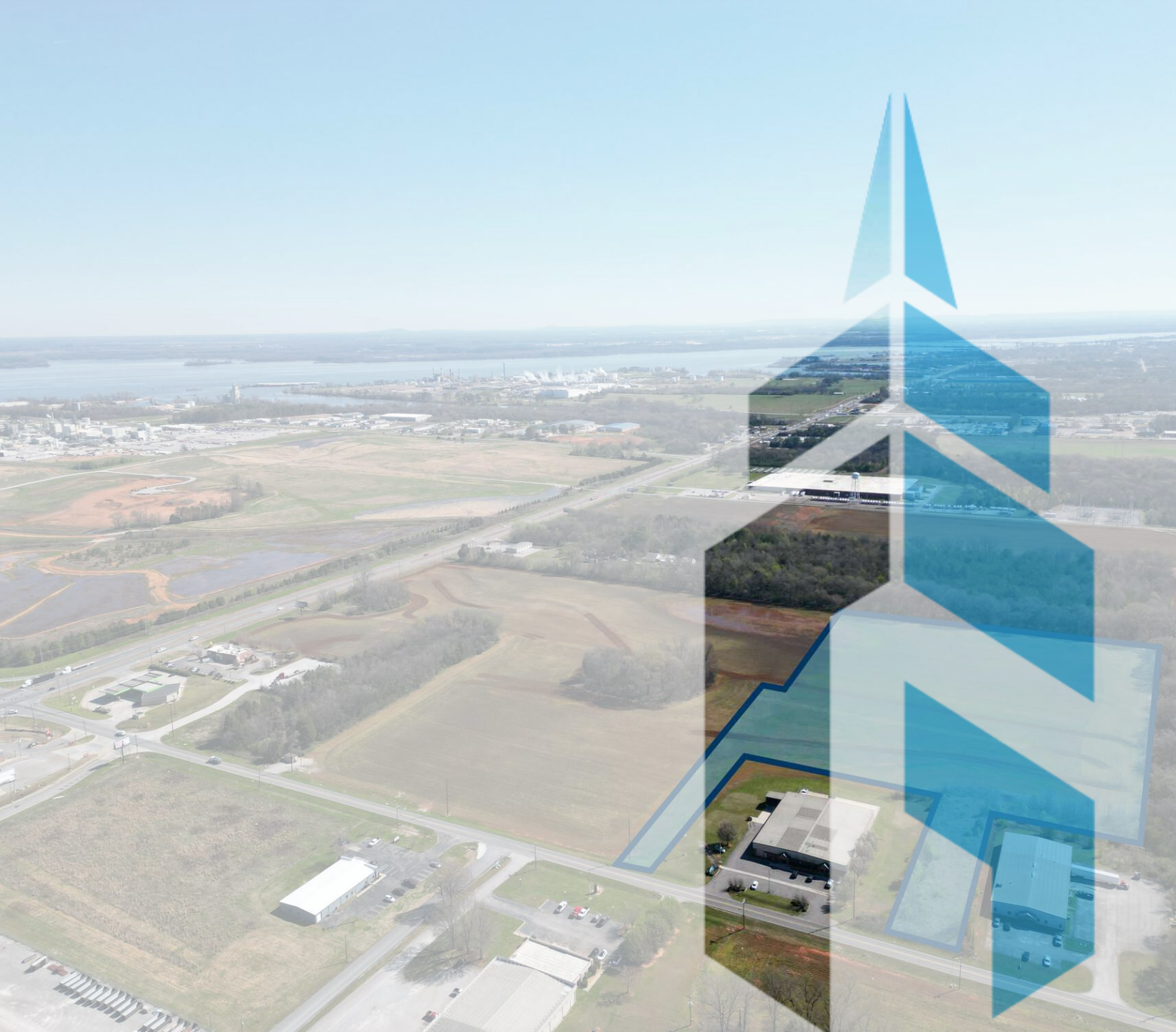


REGIONAL MAP



LOCATION MAP

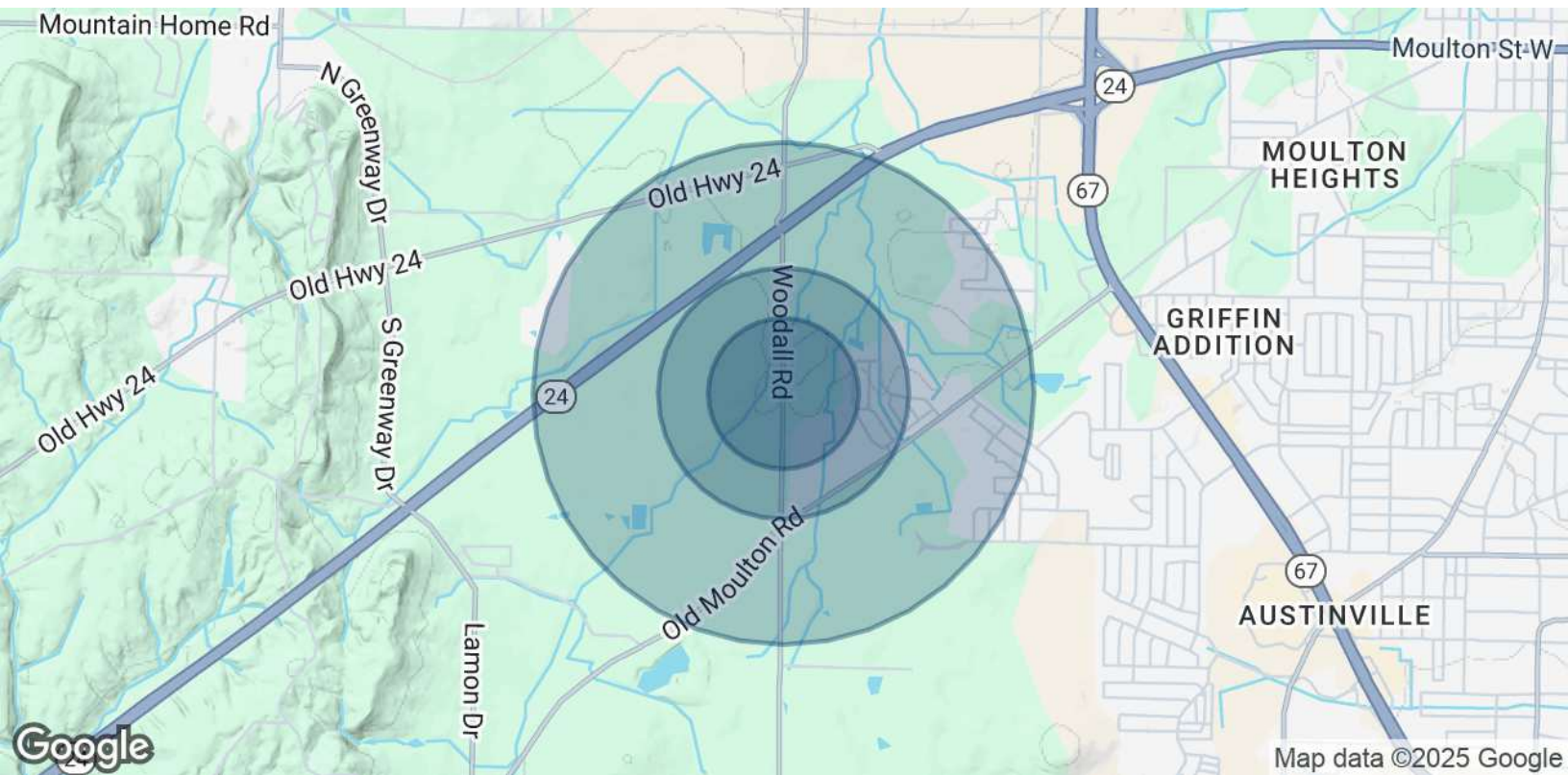




DEMOGRAPHICS

Woodall Rd, Decatur, AL 35603

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	216	734	3,038
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	91	309	1,306
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$91,407	\$91,425	\$86,896
Average House Value	\$235,446	\$235,873	\$272,127

Demographics data derived from AlphaMap



ADVISOR BIO

Woodall Rd, Decatur, AL 35603

**PAULA PRESTWOOD**

Salesperson

pprestwood@aol.com

Direct: **256.227.1524** | Cell: **256.227.1524**

AL #000043492-0

PROFESSIONAL BACKGROUND

Paula Prestwood joined Gateway Commercial Brokerage in 1994. She lives in Decatur, Alabama.

Clients Include: Lowe's - Archer-Daniels Midland - McDonald's - Burger King - Russell Corporation - Dutch Quality House - Solutia - Clark Properties - Decatur Lamp Company - Holladay Antiques - Maaco

EDUCATION

University of Alabama in Huntsville (BS, Business Administration, Cognate: Marketing; Minor, Political Science)

MEMBERSHIPS

PRO Real Estate Academy - Pi Sigma Alpha (National Political Science Honor Society) - Habitat for Humanity Board

Gateway Commercial Brokerage, Inc.

300 Market St NE, Suite 3

Decatur, AL 35601

256.355.0721



GATEWAY
COMMERCIAL BROKERAGE

300 Market St NE, Suite 3 | Decatur, AL 35601 | 256.355.0721 | GATEWAYCOMMERCIAL.COM