

PRESENTED BY

**GEORGE A. BARRAN**

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MULTI-USE DEVELOPMENT PROPERTY FOR SALE

**ACREAGE ON BELTLINE ROAD AND OLD MOULTON ROAD**

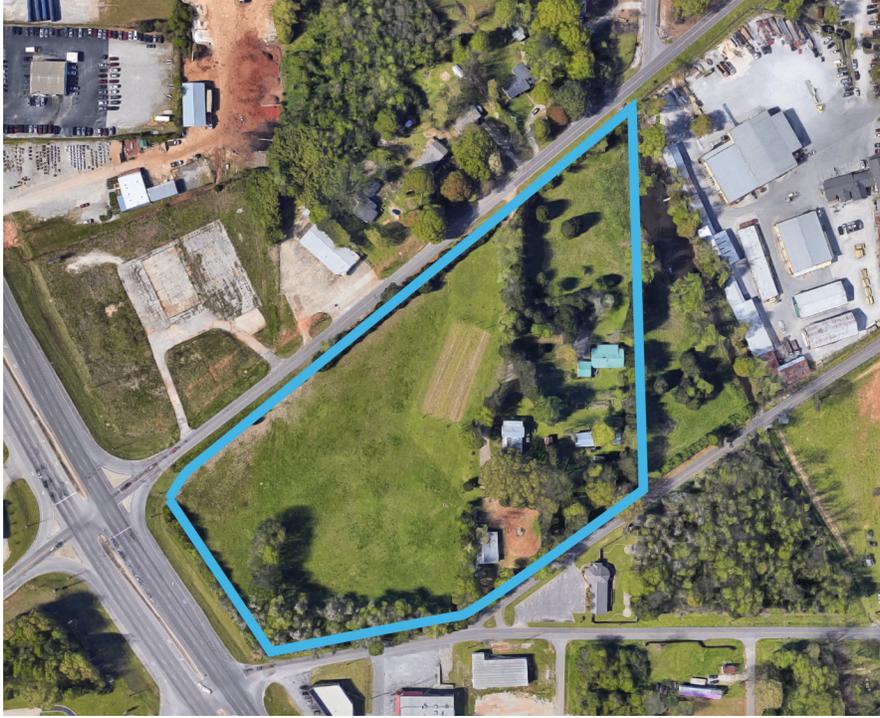
Decatur, AL



300 Market St, NE Suite 3 | Decatur, AL 35601 | [GATEWAYCOMMERCIAL.COM](http://GATEWAYCOMMERCIAL.COM)

# ACREAGE ON BELTLINE ROAD AND OLD MOULTON ROAD

Decatur, AL



## OFFERING SUMMARY

Sale Price:	\$1,800,000
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## PROPERTY OVERVIEW

This property listing consists of +/- 11.77 acres, made up of four parcels, with frontage on both Beltline Road and Old Moulton Road. There is +/- 419 frontage feet on Beltline Road, and +/- 1113.25 frontage feet on Old Moulton Road. Great visibility from Beltline Road and located on a busy intersection, with daily car count of 5450 cars per day. Can be sold all together or separate. All utilities available.

## LOCATION OVERVIEW

This property is located on the SE corner of Beltline Road and Old Moulton Road in Decatur, Alabama. Beltline Road, a.k.a. AL SR-67, is one of the two major thoroughfares of Decatur, connecting Interstate 65 to Highway 20.

Decatur is located on the south bank of the Tennessee River. It is the second largest in the 4-county area, and within 25 miles of Huntsville, Alabama - the largest.



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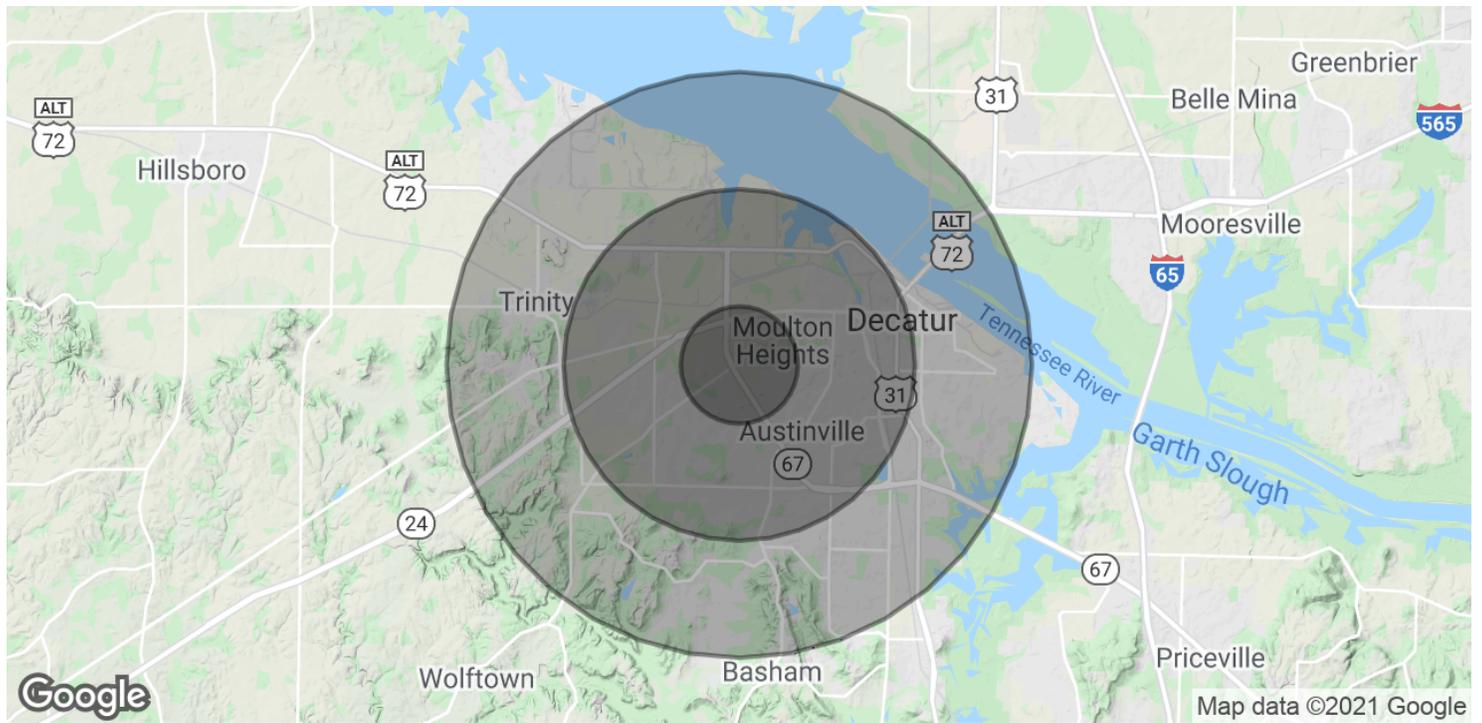
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	3,830	30,927	58,439
Average age	37.9	36.0	36.5
Average age (Male)	34.5	32.9	33.8
Average age (Female)	40.5	38.5	38.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,582	12,598	23,747
# of persons per HH	2.4	2.5	2.5
Average HH income	\$51,341	\$50,916	\$52,457
Average house value	\$124,393	\$130,138	\$133,125

\* Demographic data derived from 2010 US Census



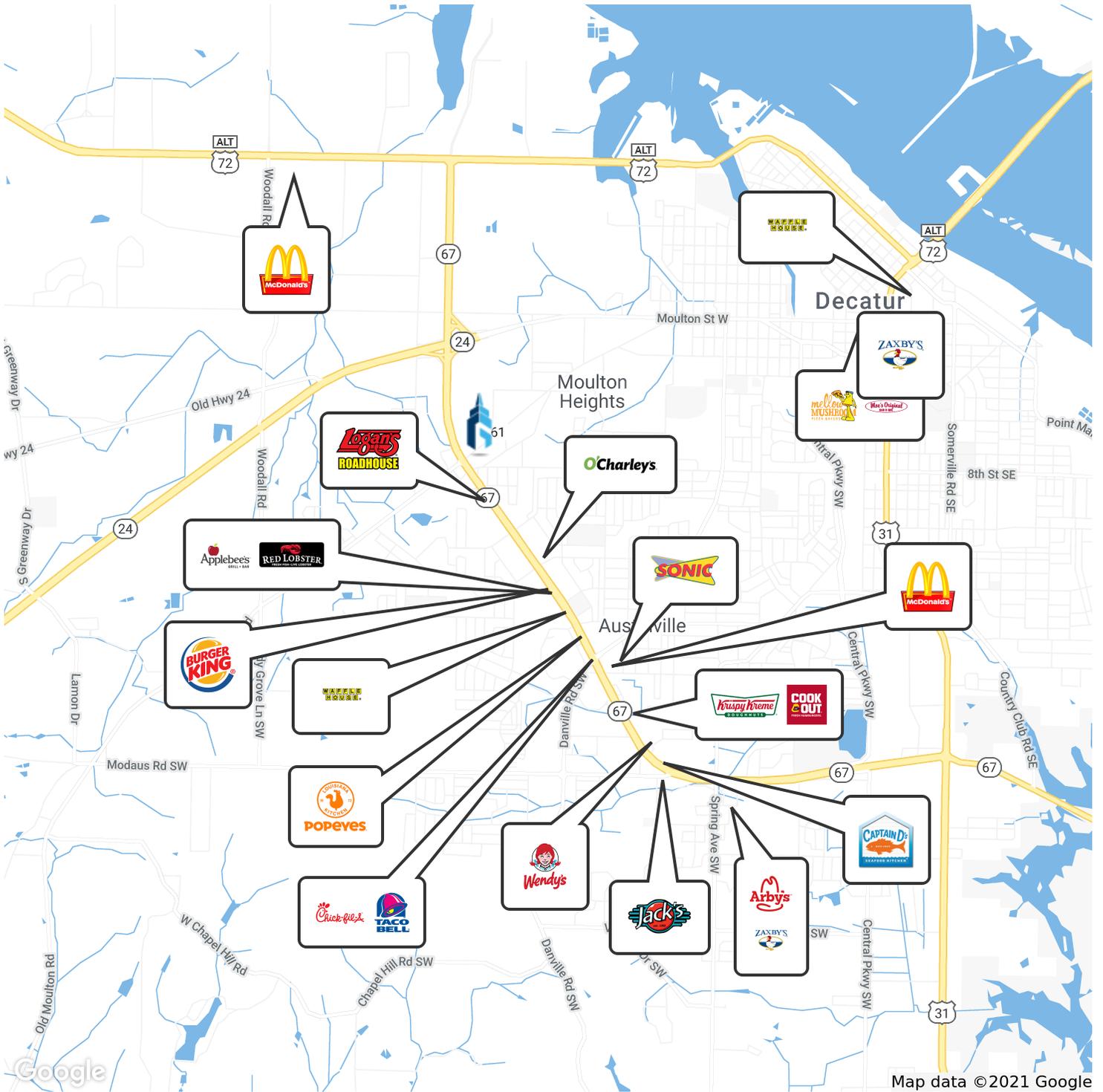
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# NATIONAL CHAIN RESTAURANTS

Decatur, AL



Google

Map data © 2021 Google



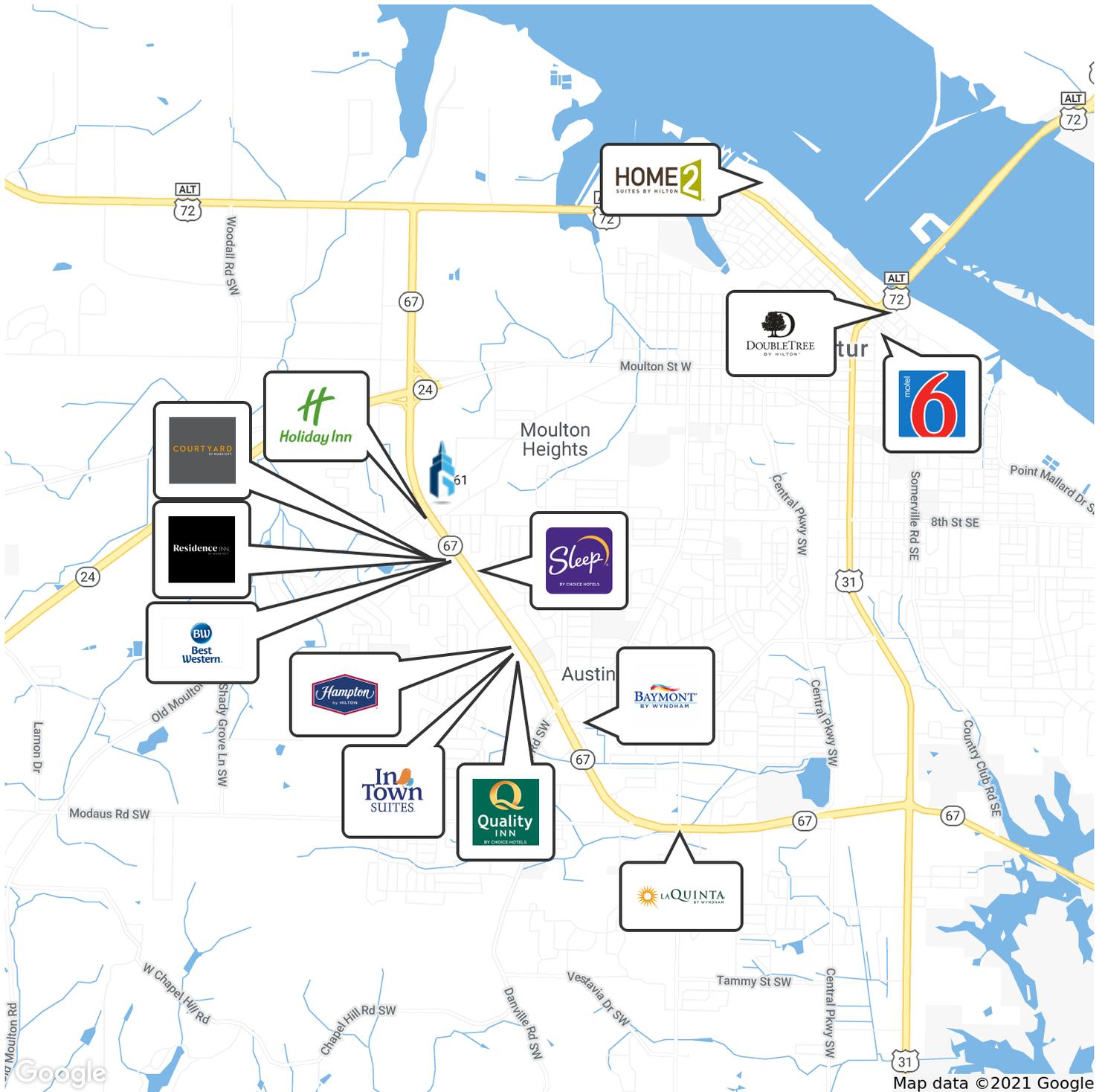
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# NATIONAL HOTEL CHAINS

Decatur, AL



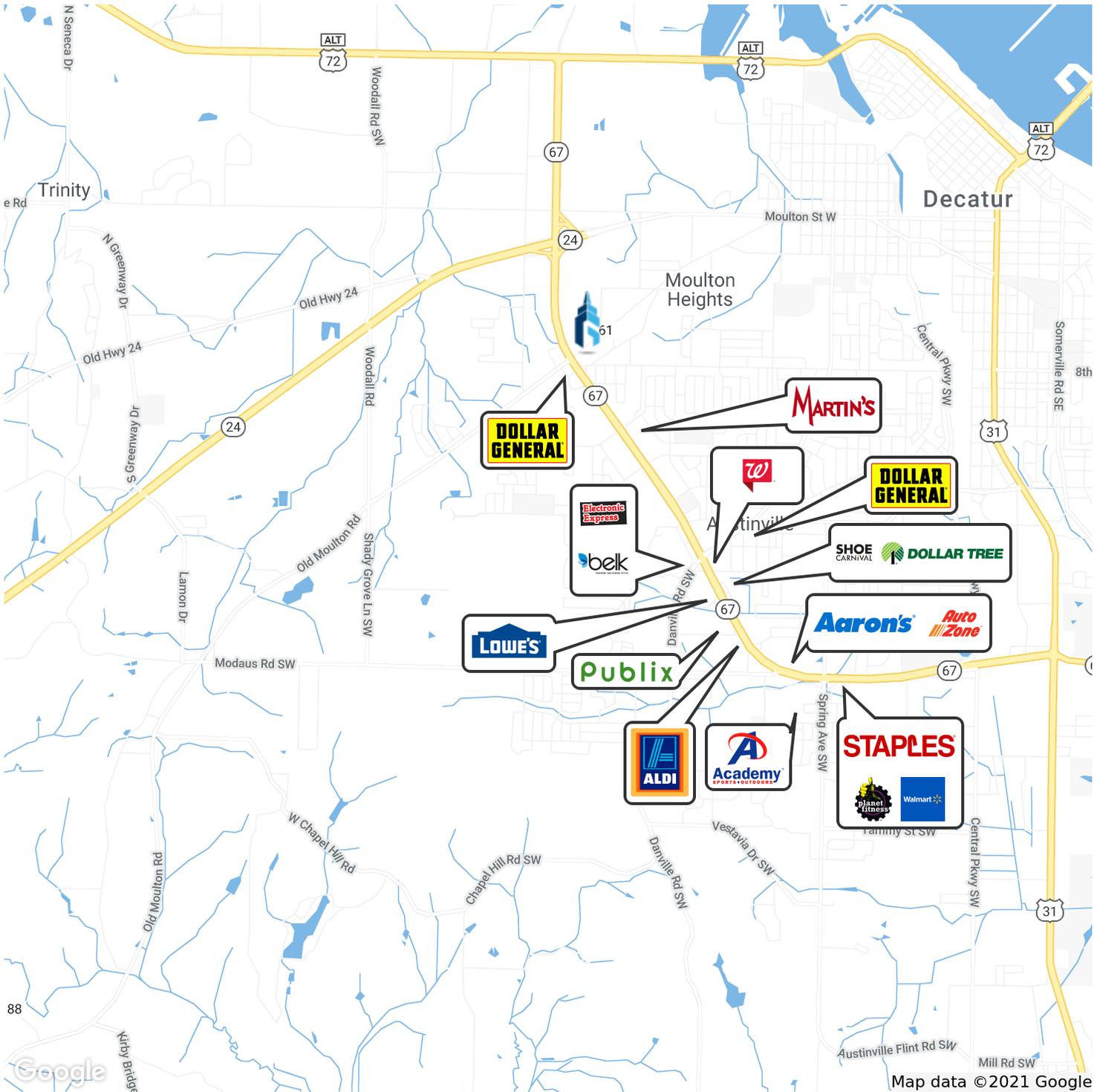
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# NATIONAL RETAILERS

Decatur, AL



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# INDUSTRIAL PLANTS

Decatur, AL



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	DISTANCE FROM PROPERTY
Alabama Highway 24	1.0 miles
Alabama Highway 20	2.1 miles
Interstate 65	10 miles to 65/I-565 interchange
Hudson Memorial River Bridge	5.6 miles
Crossings of Decatur Shopping Center	4.7 miles
Jack Allen Soccer Complex	3.9 miles
Wilson Morgan Park	3.8 miles
Ingalls Harbor	4.5 miles
Brickyard Landing Marina	4.5 miles
Decatur Riverwalk Marina	6.3 miles
Huntsville International Airport	19.4 miles



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# ACREAGE ON BELTLINE ROAD AND OLD MOULTON ROAD

Decatur, AL



## GEORGE A. BARRAN

Broker

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Direct: 256.355.0721 | Cell: 256.303.1109

AL #000077906-0

## PROFESSIONAL BACKGROUND

George A. Barran joined Gateway Commercial Brokerage in 2004. He lives in Decatur, Alabama.

Clients Include: Aaron's - StarNails - Asian Buffett - Bender's Gym - Easy Money - State of Alabama Department of Transportation - Breathe Yoga Barre - Mellow Mushroom - Moe's Original BBQ - Buddy's - Krispy Kreme - Progress Bank

Management: Gateway Shopping Center - Finley Plaza - Southgate Shopping Center - 607 Church Street - Progress Tower - Bender's Plaza

## EDUCATION

University of Alabama (BS, Finance)

## MEMBERSHIPS

CASA of North Alabama, Board of Zoning and Adjustments - Chariman 2013-2016

### Gateway Commercial Brokerage, Inc.

300 Market St, NE Suite 3  
Decatur, AL 35601  
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