ACCESS
REAL ESTATE & BUSINESS BROKERS

1 ACRE | GORDON TERRY PARKWAY

DECATUR, ALABAMA • BUILD-TO-SUIT OR GROUND LEASE







SITE OVERVIEW

±1 ACRE **B-2 ZONING** **GROUND LEASE / BUILD-TO-SUIT**

Parcel: 02-05-21-0-000-001.015

Pricing: Negotiable by lease terms

AREA DEMOGRAPHICS | ZIP CODE 35603

32,179	13,175	$81,490	42.0
Population	Households	Median HH income	Median age

TRAFFIC VISIBILITY

Gordon Terry Pkwy / AL-24, near Woodall Road

Historical corridor reference: 17,935 vehicles/day (2019, near McEntire Lane).

This is NOT a verified Woodall Road intersection count; confirm with ALDOT/MPO.

POTENTIAL USES

Coffee shop • Quick-service retail • Office • Neighborhood services

Uses and site access are subject to zoning review and applicable approvals.

SAM MOZEB | BROKER **256-309-7556**

ACCESS REAL ESTATE & BUSINESS BROKERS • access-re.com