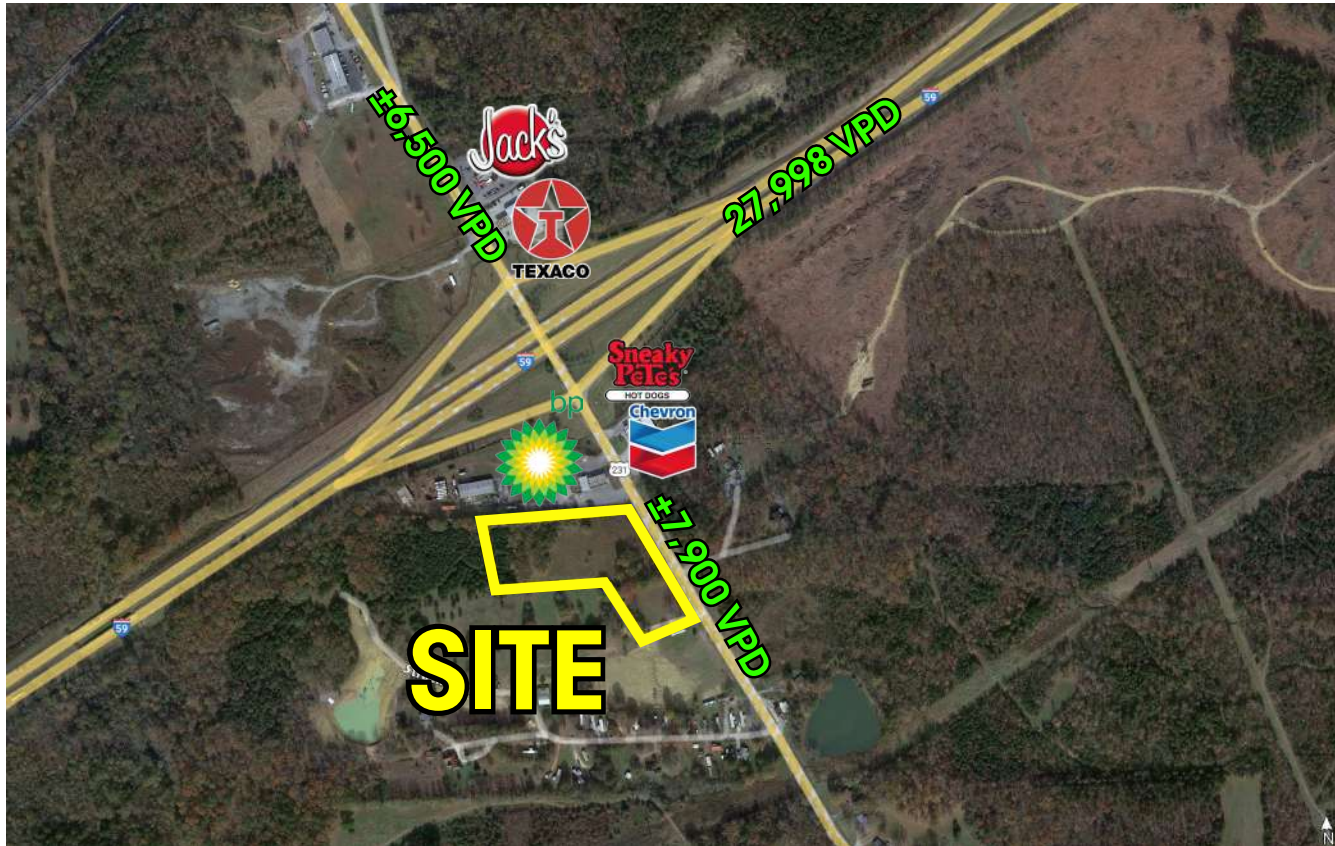


LAND AVAILABLE

I-59 & Hwy 231,
Ashville, AL 35953



LAND AVAILABLE

CALL FOR PRICING

- ▶ Available for Sale, Ground Lease, or Build-to-suit
- ▶ 5.65 Acres
- ▶ Located at exit 166, approximately 0.1 miles south of I-59
- ▶ Traffic Count: 27,998 VPD on I-59 & ±7,900 VPD on Hwy 231
- ▶ Full access onto Hwy 231
- ▶ 20 minutes South of Gadsden and 35 minutes Northeast of Birmingham
- ▶ Jack's ranked in the top 25 within the state according to Placer

Demographics 5 Miles 10 Miles 15 Miles

	5 Miles	10 Miles	15 Miles
Population	6,060	19,798	67,899
Average HHI	\$77,392	\$78,828	\$79,062
Daytime Pop	5,223	14,935	55,036



SOUTHPACE PROPERTIES, INC.

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