40 Acre Land Parcel

Presbyterian Drive Southwest | Decatur, AL 35603

FOR SALE – Call for Pricing

40 ACRE PARCEL FOR SALE



Prime Development Opportunity

- Perfect for Mixed Use Development
- Gently Rolling and Wooded
- Zoned B-2 General Business
- Retail Opportunities Near Property
- Elementary, Middle and High Schools Near Property

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Property Description

This property provides an opportunity to purchase approximately 40 acres of land zoned B-2 General Business. This zoning allows for Retail, Restaurants, and other uses. Multi-family housing can also be allowed upon appeal with no height restrictions and maximum density. This property is located off of Beltline Rd, a major corridor in Decatur west of the Decatur Mall.

This property is the perfect place for a mixed-use development that includes multi-family housing and retail space. The topography is gently rolling and wooded. This area has huge potential for growth, as Decatur has a 50,000 workforce gap that needs to be filled. A class A multi-family or mixed-use housing development would attract young professionals to Decatur to fill this gap. Recently Realtor.com named Decatur as the #9 city to move to based on home value. The city of Decatur has plans to build a $50 Million development that includes college dorms and a hotel. There is currently a population of over 21,000 within a 5-mile radius and projected growth over the few years.

The Decatur Mall has multiple shopping options along with an AMC movie theater which brings high-volume foot traffic on a daily basis. The area also includes Chick-fil-A and other big-name fast-food options. Retail opportunities close to the property include Publix, Target, Walmart, Walgreens and Hobby Lobby. Austin High School, Middle School and Elementary School are all within 5 miles creating an ideal "live, work and play" environment.



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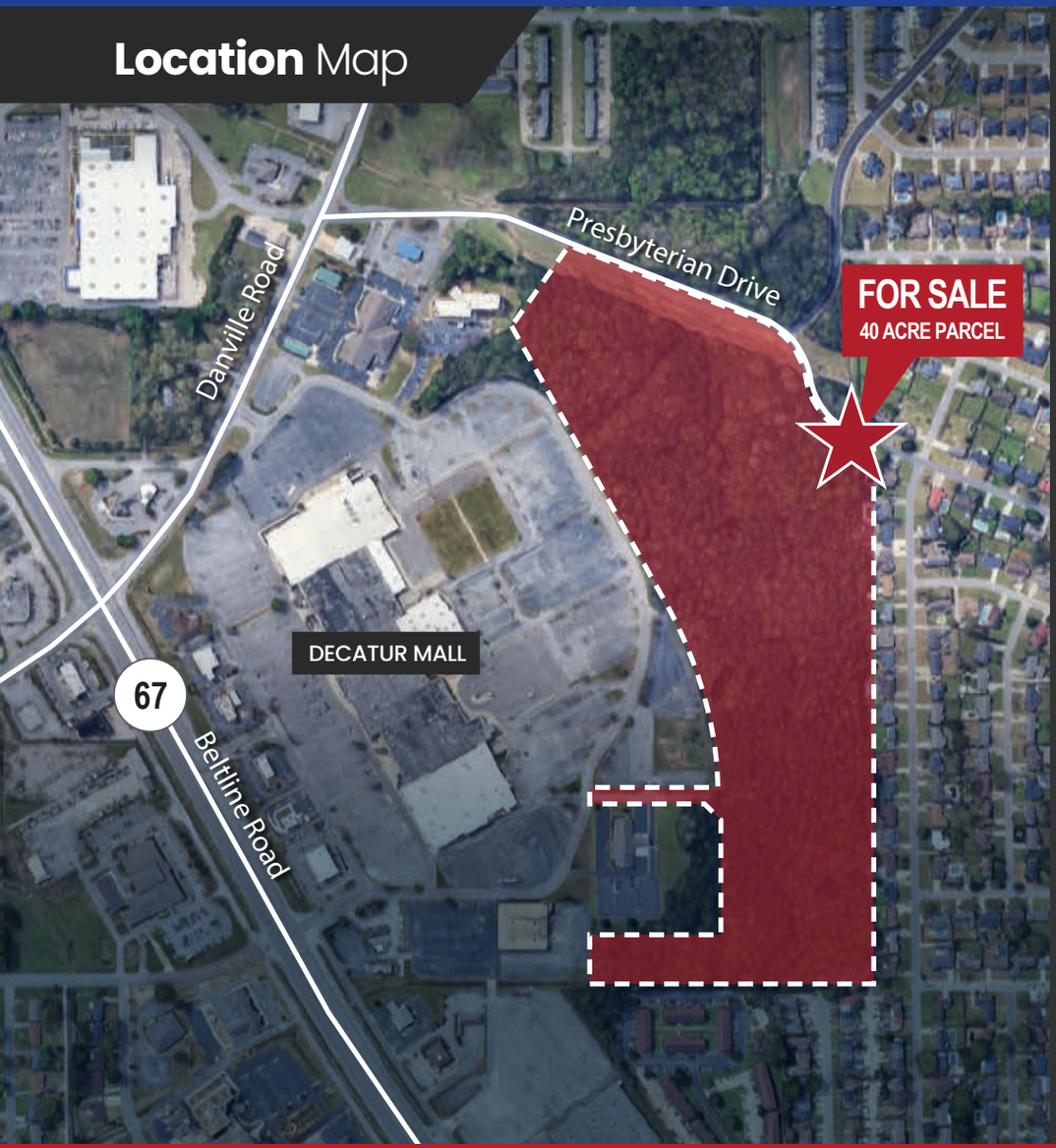
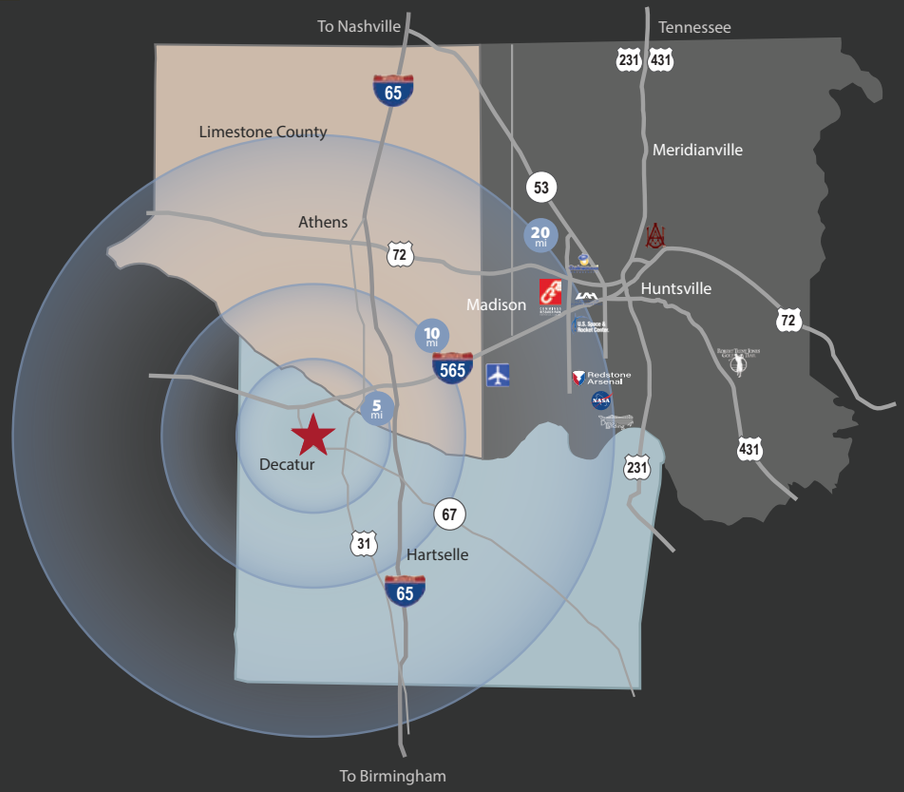
Location Map







- Subject
- Alabama
- Morgan County
- Limestone County
- Madison County

	Population	Total Households	Average HH Income
0.3 Mile	510	237	$76,593
0.5 Miles	2,169	993	$75,998
1.0 Mile	8,282	3,577	$77,435

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Area Amenities



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