

**FOR SALE**

**Highway 53 & Jeff Road**  
**Harvest, Alabama**



**CUSHMAN &  
WAKEFIELD**

**EGS**



## PROPERTY HIGHLIGHTS

This property is located across from Publix on Highway 53 and is next to a convenience store. The site is only a 19-minute drive from Downtown Huntsville, the most populous and rapid-growing city in Alabama.

<b>BUILDING SF</b>	N/A
<b>LAND AC</b>	19,213 sqft.
<b>YEAR BUILT</b>	1997
<b>PARKING</b>	Plentiful
<b>TRAFFIC COUNTS</b>	~20,000 VPD

<b>SIGNAGE TYPE</b>	TBD
<b>3-MILE (POP.)</b>	16,255
<b>10-MILE (POP.)</b>	218,525
<b>MED. INCOME</b>	\$110,881
<b>SPACE USE</b>	General Retail



### JEFF SCHEIDEGGER

Account Manager  
+1 314 384 8662

[Jeff.scheidegger@cushwake.com](mailto:Jeff.scheidegger@cushwake.com)

### JAMES LEWIS

Transaction Manager  
+1 314-391-2757

[James.lewis@cushwake.com](mailto:James.lewis@cushwake.com)

### WILLIAM LEDBETTER

Vice President - Office  
+1 205 314 5561

[wledbetter@egsinc.com](mailto:wledbetter@egsinc.com)

### HUNTER HOUSTON

Leasing and Brokerage  
+1 205 314 5548

[hhouston@egsinc.com](mailto:hhouston@egsinc.com)

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



## FOR SALE

Highway 53 & Jeff Road  
Harvest, Alabama



CUSHMAN &  
WAKEFIELD



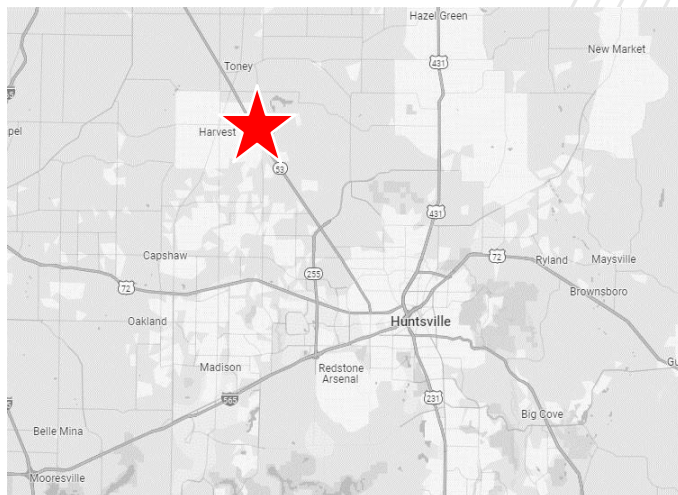
### ADDITIONAL INFORMATION

The site is across Highway 53 from Publix in a highly-trafficked area. The supermarket boasts around 890.3K visits per year by 67.2K unique visitors. It is also only 3 minutes from Sparkman High School and is close to numerous quick service restaurants.



### LEGAL INFORMATION

TAX PARCEL ID	06-06-23-0-000-006.003
2024 RE TAXES	\$866.99
ZONING	General Retail



### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

### OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

#### JEFF SCHEIDEGGER

Account Manager  
+1 314 384 8662  
[Jeff.scheidegger@cushwake.com](mailto:Jeff.scheidegger@cushwake.com)

#### JAMES LEWIS

Transaction Manager  
+1 314-391-2757  
[James.lewis@cushwake.com](mailto:James.lewis@cushwake.com)

#### WILLIAM LEDBETTER

Vice President - Office  
+1 205 314 5561  
[wledbetter@egsinc.com](mailto:wledbetter@egsinc.com)

#### HUNTER HOUSTON

Leasing and Brokerage  
+1 205 314 5548  
[hhouston@egsinc.com](mailto:hhouston@egsinc.com)