

UNITED STATES

OZARK, AL 36360

1396 U.S. 231



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FORREST & FIELDS CRE  
1050 WEST MAIN STREET  
DOTHAN, AL 36301





# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

{El Palacio restaurant will be relocating.} This highly visible commercial property features a spacious 6,556 SF building, ready for renovation for your restaurant, located in a thriving retail area of Ozark. This +/- 1.63 acre parcel (with an additional +/-10 acres available) also offers great potential for redevelopment. Zoned for commercial use, it provides a versatile space to bring your entrepreneurial vision to life. With its strategic location across from Walmart in Ozark, this property presents a promising investment with ample space for your business. Take advantage of this versatile property to create a standout retail or dining destination on heavily traveled U.S. Highway 231.

## LOCATION DESCRIPTION

Located on US 231 in Ozark, AL, 36360, prospective investors will discover a vibrant community with a variety of amenities. Ozark boasts a rich local culture and offers a range of dining, shopping, and recreational opportunities. The nearby Claybank Jamboree and Horseshoe Bend National Military Park provide beautiful natural landscapes, while the Eagle Plaza Shopping Center and the historical downtown area offer convenience and charm. This inviting locale presents a unique opportunity for investors looking to secure a promising commercial real estate asset in a thriving and diverse community.

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OZARK, AL 36360

PROPERTY DESCRIPTION // 2



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The Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to Purchase or Lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice which may arise as a result of review of the Memorandum.

The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

**1396 U.S. 231**

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# TABLE OF CONTENTS



FORREST & FIELDS CRE

## PROPERTY INFORMATION

Executive Summary .....	6
Complete Highlights .....	7

## LOCATION INFORMATION

Location Map .....	9
Additional Photos .....	10

## DEMOGRAPHICS

Demographics Report .....	12
Advisor Bio & Contact 1 .....	13



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OZARK, AL 36360

TABLE OF CONTENTS // 4



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# PROPERTY INFORMATION



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OZARK, AL 36360

PROPERTY INFORMATION // 5

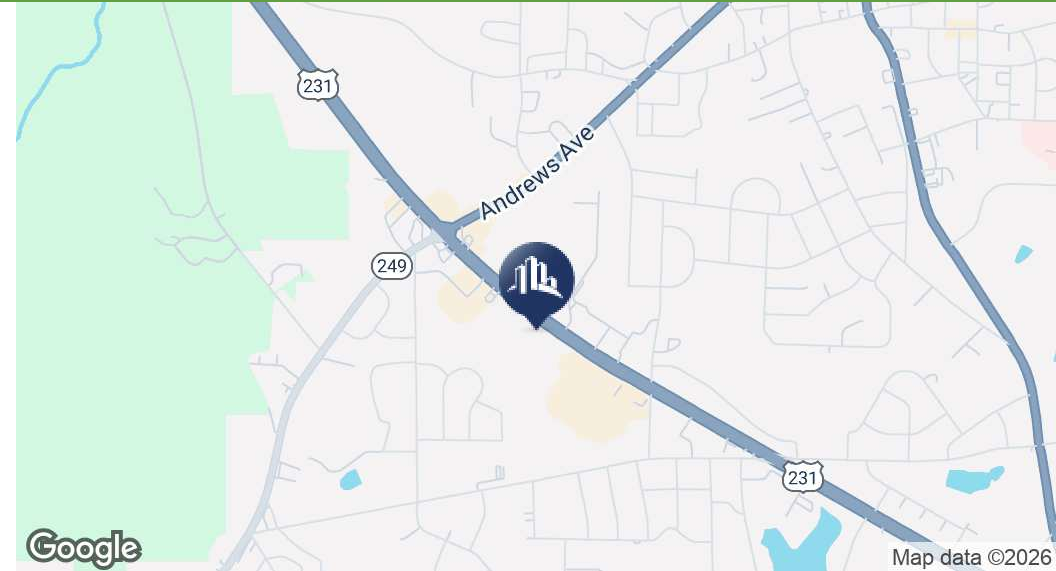


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# PROPERTY INFORMATION

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$949,000
Building Size:	6,556 SF
Lot Size:	1.63 Acres
Price / SF:	\$144.75
Year Built:	1987
Zoning:	Commercial
Traffic Count:	19,961

### PROPERTY OVERVIEW

{El Palacio restaurant will be relocating.} This highly visible commercial property features a spacious 6,556 SF building, ready for renovation for your restaurant, located in a thriving retail area of Ozark. This +/- 1.63 acre parcel (with an additional +/-10 acres available) also offers great potential for redevelopment. Zoned for commercial use, it provides a versatile space to bring your entrepreneurial vision to life. With its strategic location across from Walmart in Ozark, this property presents a promising investment with ample space for your business. Plans are in motion to build a new sports complex featuring soccer fields, football fields, and a baseball facility just three miles away; a development expected to draw numerous visitors to the area. Take advantage of this versatile property to create a standout retail or dining destination on heavily traveled U.S. Highway 231.

### PROPERTY HIGHLIGHTS

- 6,556 SF building
- Built in 1987
- Zoned Commercial

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OZARK, AL 36360

EXECUTIVE SUMMARY // 6



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# PROPERTY INFORMATION

## COMPLETE HIGHLIGHTS



### PROPERTY HIGHLIGHTS

- 6,556 SF building
- Built in 1987
- Zoned Commercial
- Owner will consider subdividing
- Located on U.S. Highway 231 in Ozark, AL
- Additional acreage available +/- 10 acres
- Plans are in motion to build a new sports complex featuring soccer fields, football fields, and a baseball facility just three miles away; a development expected to draw numerous visitors to the area.



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COMPLETE HIGHLIGHTS // 7



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# LOCATION INFORMATION

## LOCATION MAP



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LOCATION MAP // 9

Map  
data  
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# LOCATION INFORMATION

## ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS // 10



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# DEMOGRAPHICS



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OZARK, AL 36360

DEMOGRAPHICS // 11



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# DEMOGRAPHICS

## DEMOGRAPHICS REPORT

	10 MILES	25 MILES	50 MILES
Total population	29,786	211,974	431,584
Median age	40	41	42
Median age (Male)	39	40	40
Median age (Female)	41	42	43
Total households	12,192	86,888	174,792
Total persons per HH	2.4	2.4	2.5
Average HH income	\$74,807	\$80,452	\$74,525
Average house value	\$162,561	\$205,725	\$195,048

*\* Demographic data derived from 2020 ACS - US Census*

1396 U.S. 231

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OZARK, AL 36360

DEMOGRAPHICS REPORT // 12



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# DEMOGRAPHICS

## ADVISOR BIO & CONTACT 1

### DAVID R CORNELIUS, CCIM, CPM

Owner/Broker

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1050 West Main Street  
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AL #000086953-0

### PROFESSIONAL BACKGROUND

David R. Cornelius, CCIM, CPM is a licensed real estate broker, property manager and insurance agency owner with strong analytical, comprehension, and problem-solving skills. He brings over 20 years of experience in real estate investing in the commercial, industrial, retail, office, and residential real estate sectors, along with broker's license in Alabama and Georgia. David also has over 30 years of property & casualty insurance experience, and is currently managing over 500 residential doors.

### MEMBERSHIPS & AFFILIATIONS

- Certified Commercial Investment Member
- Member of the International Council of Shopping Centers (ICSC)
- Certified Property Manager
- Member of NARPM
- IREM Member

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OZARK, AL 36360

ADVISOR BIO & CONTACT 1 // 13



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