

OXFORD, ALABAMA

1581 US HWY 78W



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COMMERCIAL REAL ESTATE

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\$595,000
PRICE

OFFERS SHOULD BE SENT TO THE ATTENTION OF:



ALEX DAVENPORT

256-225-5330

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover a rare opportunity to own a versatile, high-capacity industrial building designed to meet the needs of modern manufacturing, logistics, or warehousing operations. This property offers approximately 9,300 sf of adaptable floor space with high-clearance ceilings, heavy-duty power supply, and reinforced flooring to support a variety of industrial uses. Strategically located in Oxford, AL West, the site provides easy access to Hwy 78, Hwy 202, and I-20 (primary transport corridors), ensuring efficient distribution and supply chain operations. The building features a grade level dock, wide lot for truck maneuvering, and ample on-site parking for staff and visitors. With a flexible layout allowing for expansion and reconfiguration, and zoning suited to manufacturing, warehousing, or mixed-use industrial activities, this property is ideal for owner-occupiers or investors seeking long-term value in a high-demand sector.

OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	2 Acres
Building Size:	9,330 SF
Parcel Number:	22-09-32-0-001-050.006
County:	Calhoun

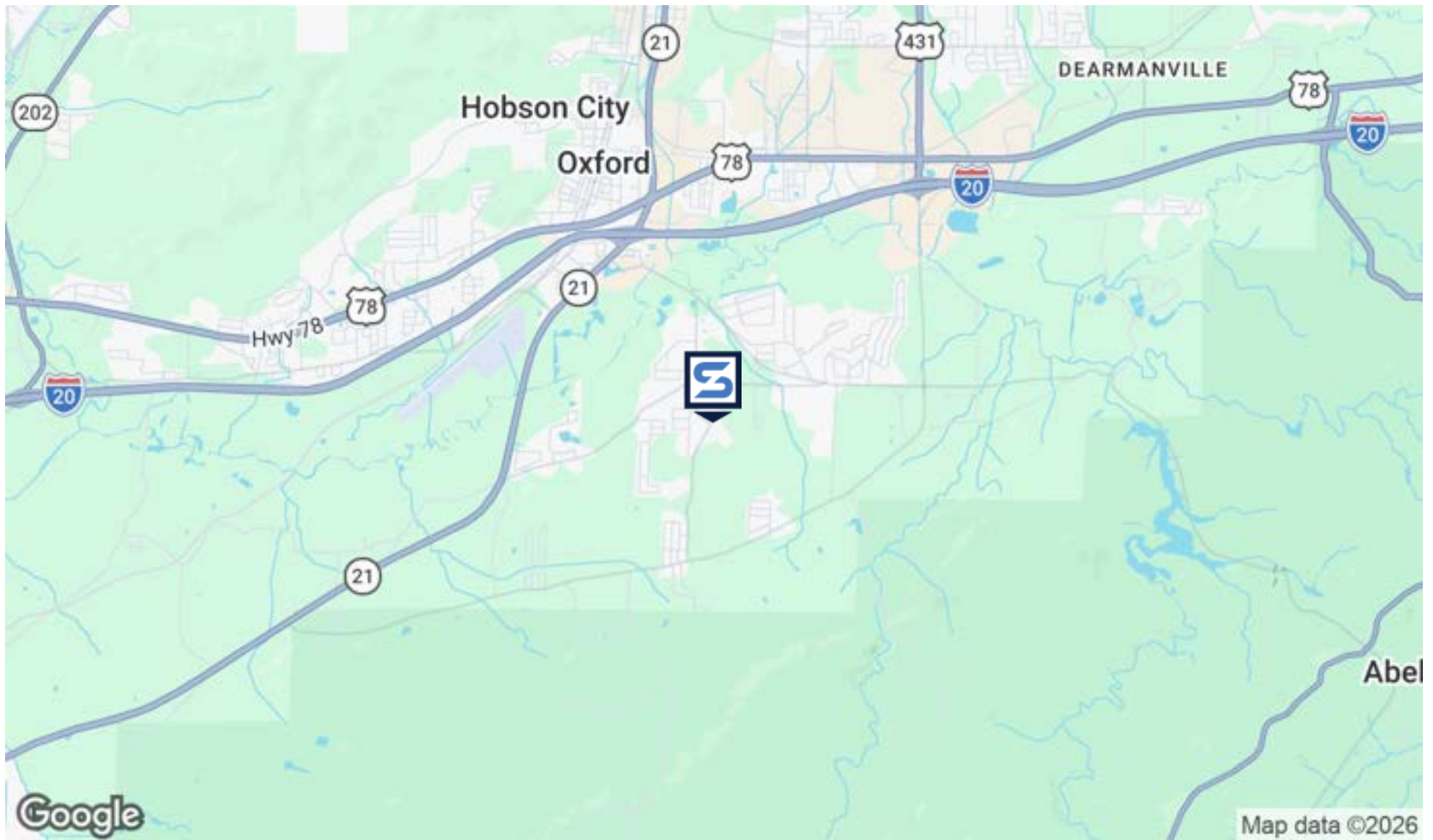
COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- $\pm 9,330$ SF Industrial Building on ± 2 Acres | Functional warehouse/manufacturing space with scalable footprint and outdoor storage potential
- Strategic Highway Access | Immediate connectivity to US Hwy 78, Hwy 202, and I-20 enables efficient logistics, distribution, and regional reach
- Versatile Industrial Use | Ideal for manufacturing, warehousing, fabrication, or service-based operations with flexible layout and reconfiguration potential
- High-Clearance Warehouse + Heavy Power | Designed to accommodate industrial users with reinforced flooring and infrastructure to support equipment and operations
- Grade-Level Loading + Truck Access | Functional loading capabilities with ample yard space for truck maneuverability and circulation
- Ample Yard + On-Site Parking | Large lot supports equipment storage, fleet parking, or future expansion needs
- Owner-User or Investment Opportunity | Suitable for owner-occupants seeking operational control or investors targeting value-add industrial assets
- Positioned in Growing Oxford, AL Industrial Corridor | Located within a regional trade area supported by strong transportation infrastructure and workforce access

LOCATION MAP





ADDITIONAL PHOTOS



DEMOGRAPHICS

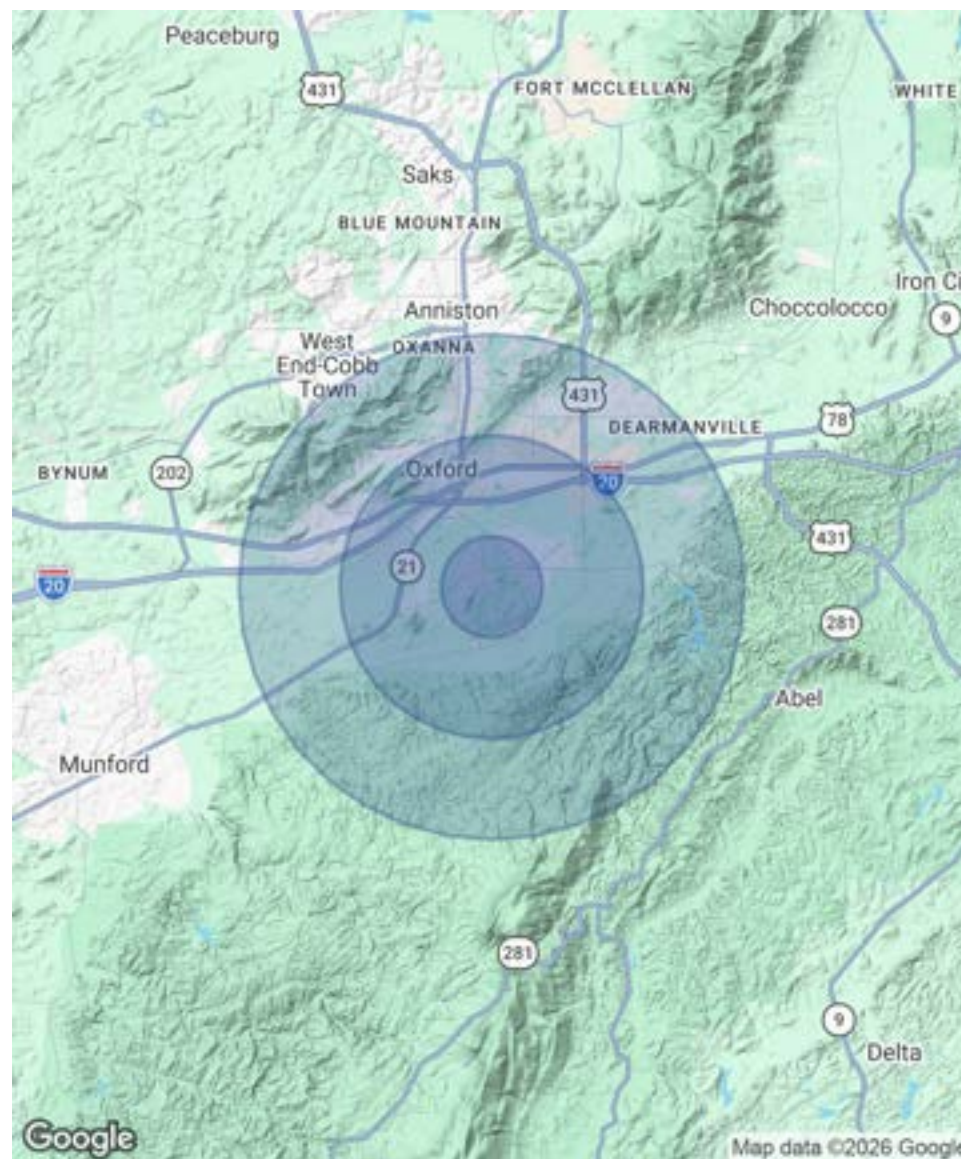
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,137	12,965	28,476
Average Age	34.3	38.3	40.8
Average Age (Male)	31.9	34.8	39.8
Average Age (Female)	38.9	43.1	43.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	685	5,007	11,460
# of Persons per HH	3.1	2.6	2.5
Average HH Income	\$99,257	\$79,574	\$82,650
Average House Value	\$195,459	\$192,947	\$199,556

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	0.3%	5.1%	5.3%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	1,612	9,206	19,409
Total Population - Black	462	2,807	6,879
Total Population - Asian	5	123	368
Total Population - Hawaiian	0	0	1
Total Population - American Indian	0	61	75
Total Population - Other	0	63	489

2023 American Community Survey (ACS)



CITY INFORMATION

OXFORD, ALABAMA

Oxford, Alabama is a growing commercial hub in Calhoun County, strategically positioned along the I-20 corridor between Birmingham and Atlanta. The city benefits from strong regional connectivity, with direct access to Interstate 20 and major thoroughfares including US Highway 78, supporting efficient logistics and commuter traffic. Oxford and the surrounding Anniston MSA are anchored by a diverse economic base including manufacturing, healthcare, retail, and military employment, with nearby Fort McClellan redevelopment and continued commercial growth driving demand. The area's expanding population, retail presence, and accessibility make it an attractive location for industrial and service-oriented users seeking cost-effective space within a well-connected Southeast market.





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