



# 4.2 Acre Development Site

## 8481 Highway 31 N Morris, AL 35116



### FOR SALE

### Property Highlights

- Available: +/- 4.2 acres
- Excellent development site along Highway 31 North
- Multiple access points and great visibility
- Site neighbors a new residential development
- The site lies 0.5 miles north of I-65 (73,000 VPD) and US-31 (16,000 VPD) intersection
- Zoned B



ACRES  
+/- 4.2



TRAFFIC  
16,000 VPD



ACCESS  
Highway

Demographics	3 mile	5 mile	10 mile
Population	7,365	16,231	79,995
Households	2,708	6,164	30,741
Daytime Pop	4,306	10,422	71,829
Med HH Income	\$87,456	\$79,324	\$75,634

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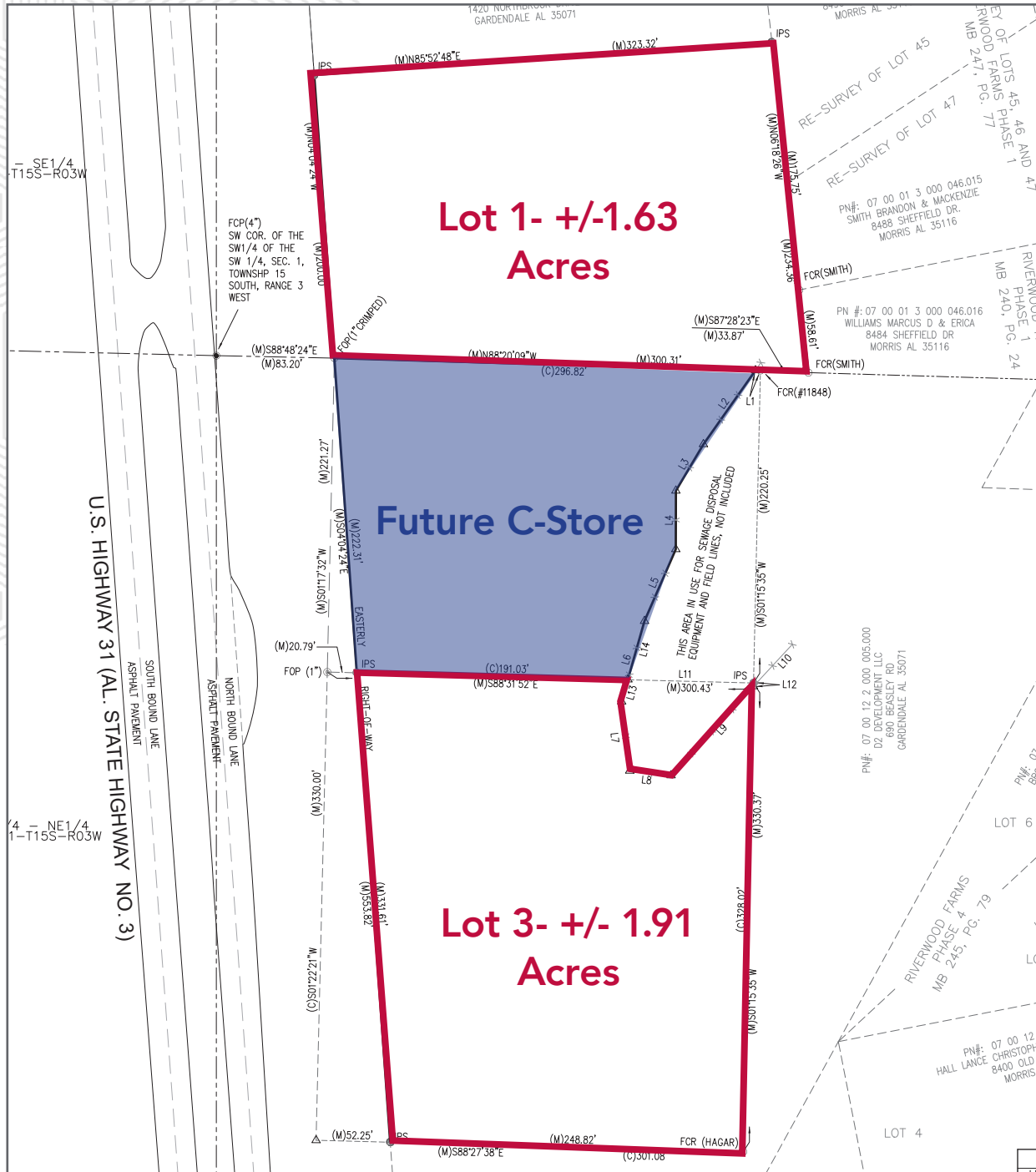
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## Site Plan



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## Market Aerial



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