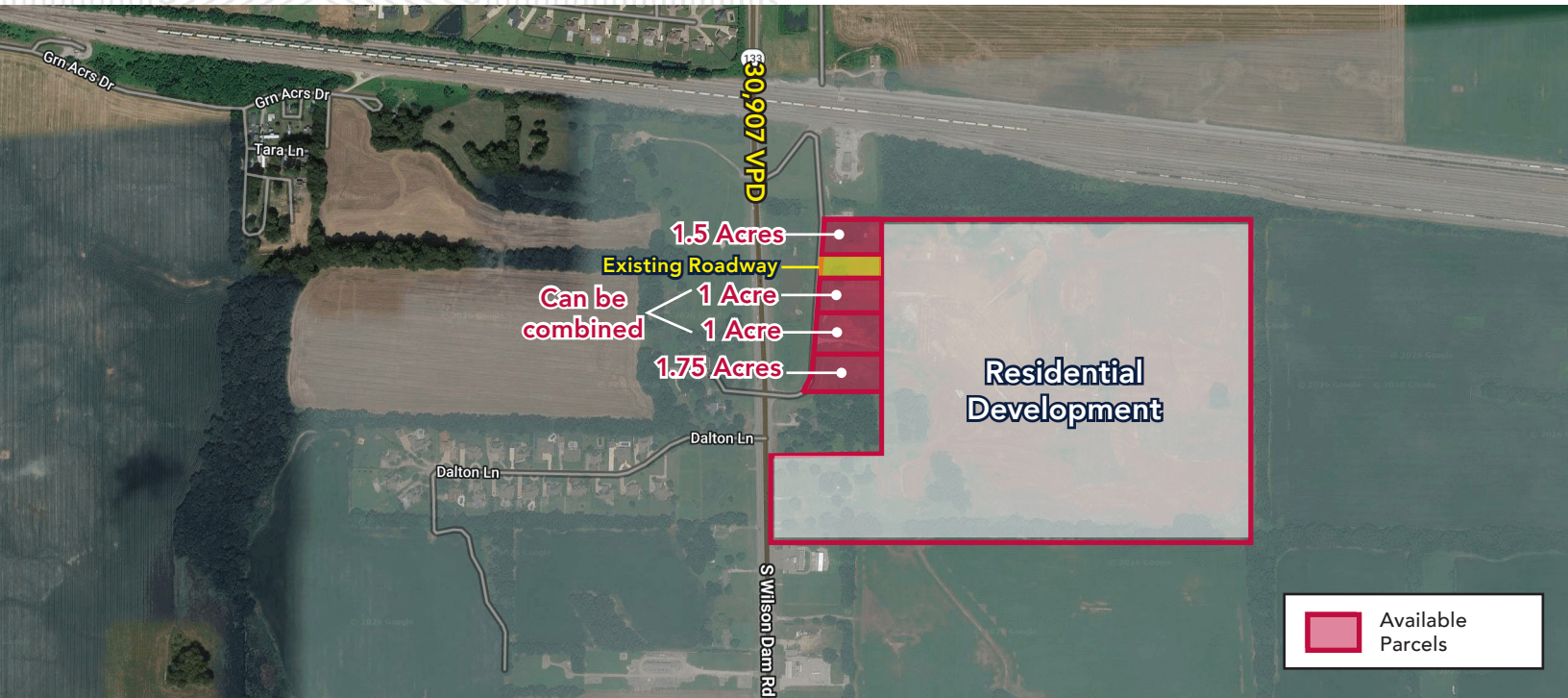




Sound Crossings Development

4785 S Wilson Dam Road

Tuscumbia, AL 35674



AVAILABLE

Property Highlights

- Available: Land sites and build to suit opportunity
- Pads ranging from 1-1.75 acres
- 1 acre pads can be combined for 2 acre pad
- Located directly in front of new 270+ unit high-end residential development
- Strong incomes and significant residential growth nearby
- Excellent visibility from Hwy. 157



ACRES
1-1.75



TRAFFIC
30,907 VPD



ACCESS
S Wilson Dam Rd

Demographics

	3 mile	5 mile	10 mile
Population	12,989	32,865	91,064
Households	5,225	14,262	38,841
Med HH Income	\$82,378	\$63,588	\$58,437

Sam Johnson sam@retailspecialists.com 615.775.4208

David Ashford, CCIM dashford@retailspecialists.com 205.999.6552



retail specialists

Development Opportunity

S Wilson Dam Rd Tuscumbia, AL 35674

Market Aerial



AVAILABLE

Sam Johnson sam@retailspecialists.com 615.775.4208

David Ashford, CCIM dashford@retailspecialists.com 205.999.6552

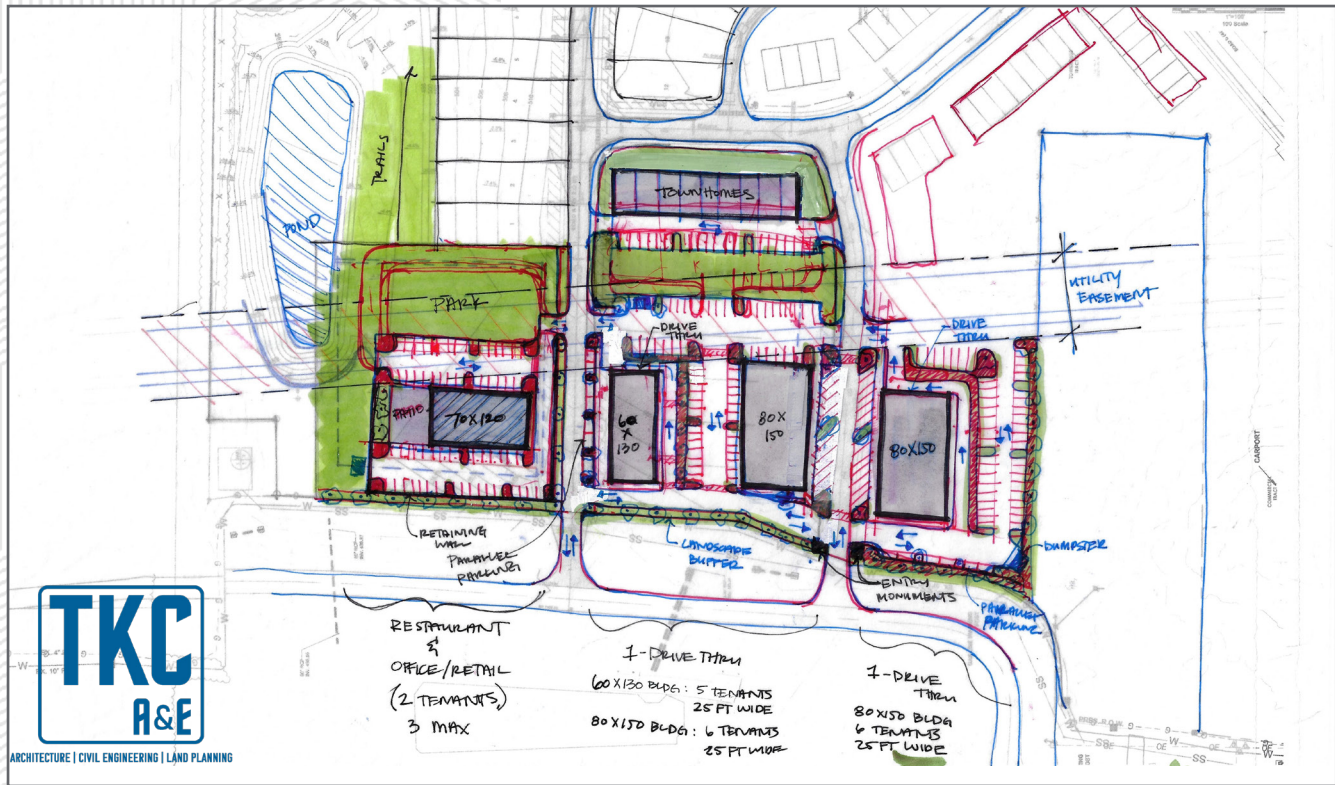


retail specialists

Development Opportunity

S Wilson Dam Rd Tuscumbia, AL 35674

Conceptual Layout



Example Building Elevation



AVAILABLE

Sam Johnson sam@retailspecialists.com 615.775.4208

David Ashford, CCIM dashford@retailspecialists.com 205.999.6552