



OFFERING SUMMARY

Sale Price:	\$340,000
Available SF:	740,520 SF
Lot Size:	17 Acres
Price per Acre:	\$20,000
ALDOT:	26,971
Combined Road Frontage:	759'

PROPERTY OVERVIEW

17+/- acres with 200' +/- on Hank Williams Road and 550' +/- on I-65, Exit 107 for a combined 759' +/- of road frontage. Power and water available. Property would best be used as a RV park or Truck stop. ALDOT traffic counts approximately 26,971. For more information or to schedule your showing call Ed Fleming.

LOCATION OVERVIEW

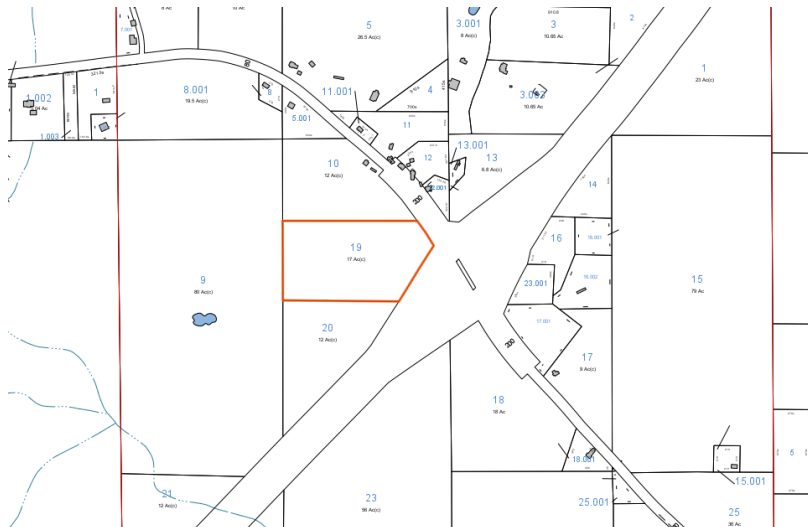
Exit 107, on the corner of I-65 and Hank Williams Rd, East- Southbound side.
104 miles to Mobile
66.1 miles to Montgomery
56.7 miles to Atmore
23.9 miles to Greenland

PROPERTY HIGHLIGHTS

- \$340,000 or \$20,000 per acre
- Power & Water Available
- Owner willing to SUBDIVIDE

8708 HANK WILLIAMS RD | LAND FOR SALE

ADDITIONAL PHOTOS



ED FLEMING
defleming7@gmail.com
334.652.2121

**THE RIGHT PLACE.
THE RIGHT SPACE.**

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

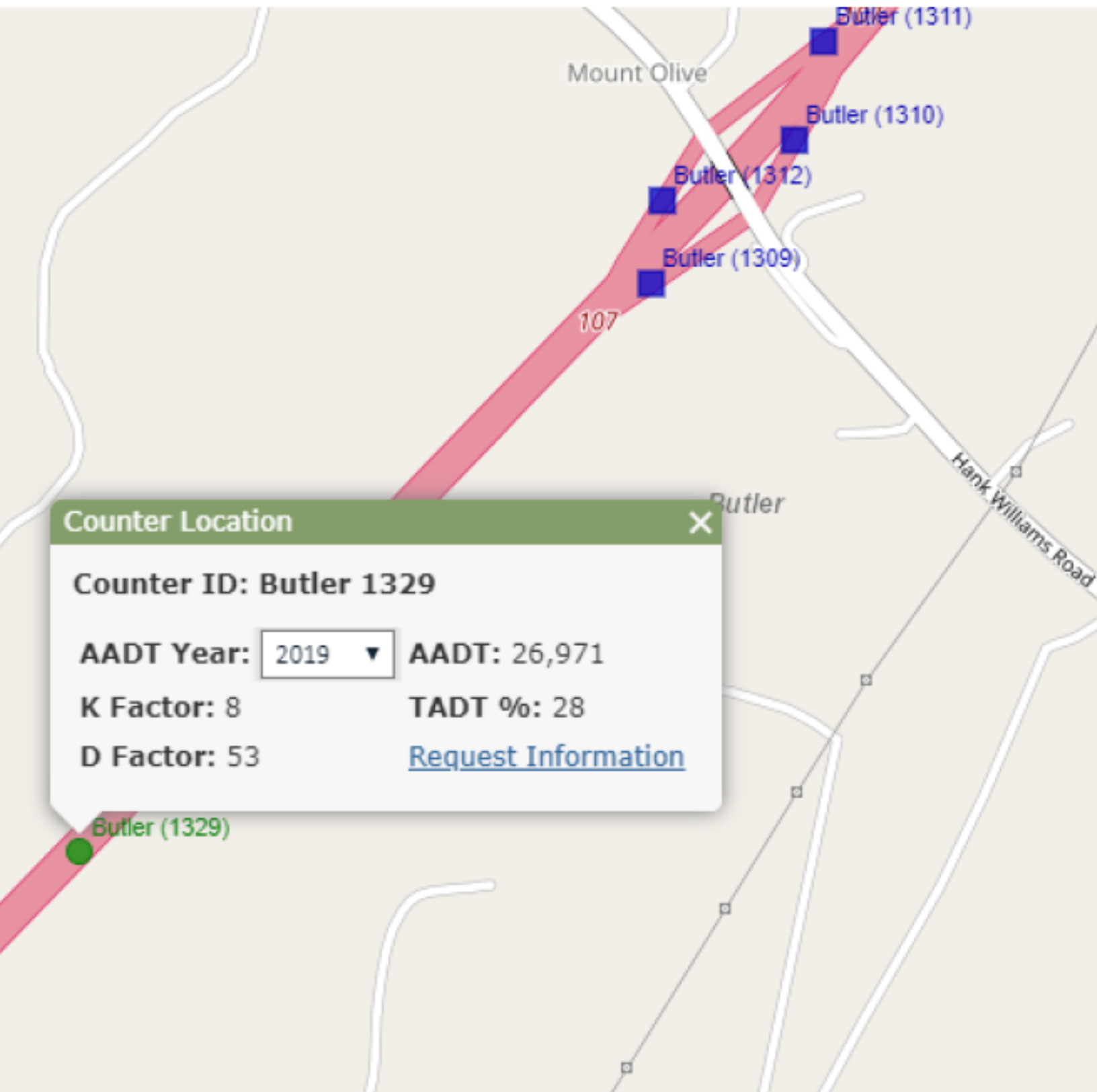
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TRAFFIC DATA



Hodges

Commercial Real Estate



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LOCATION MAP



Hodges

Commercial Real Estate



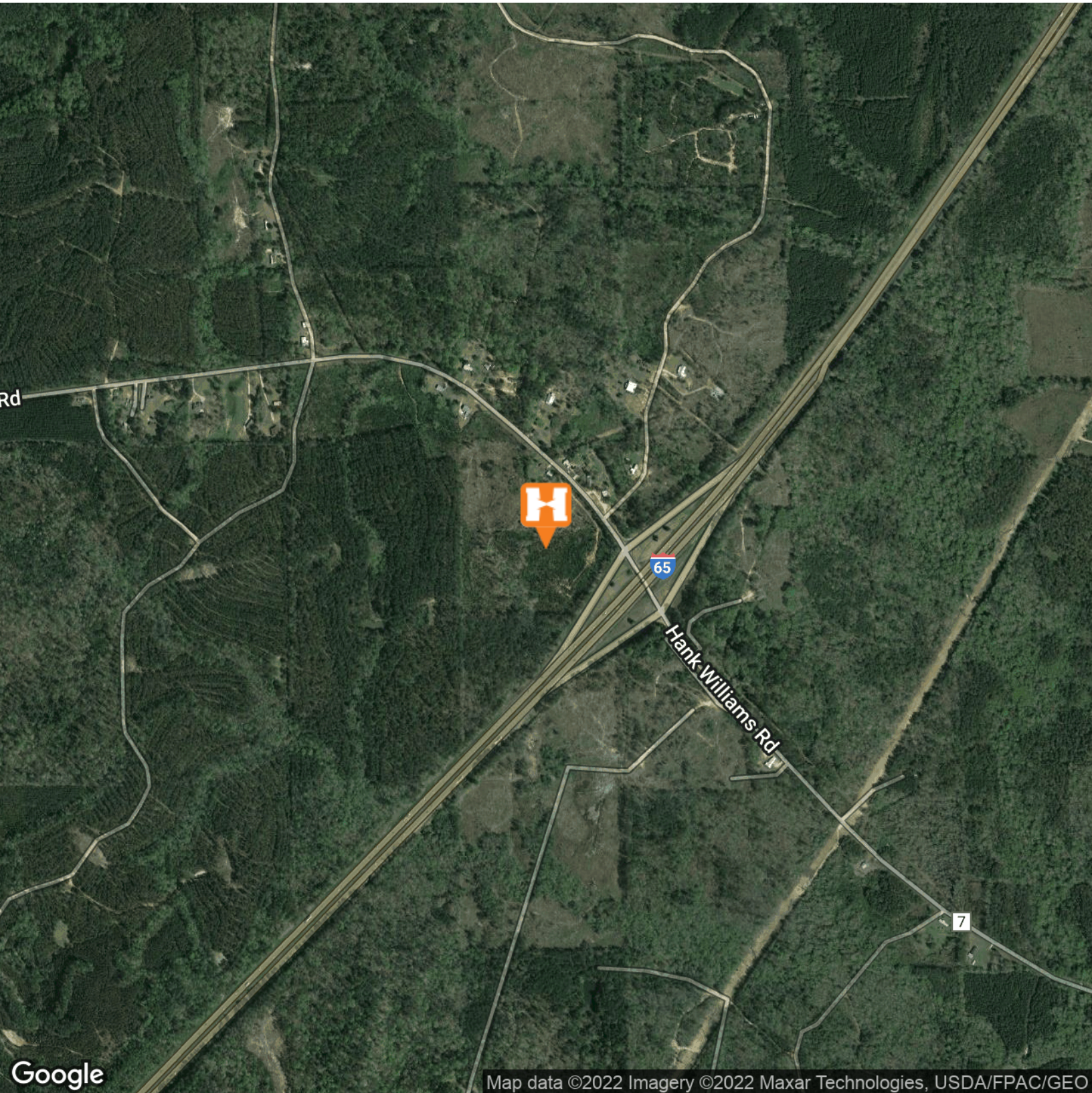
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AERIAL MAP



Map data ©2022 Imagery ©2022 Maxar Technologies, USDA/FPAC/GEO

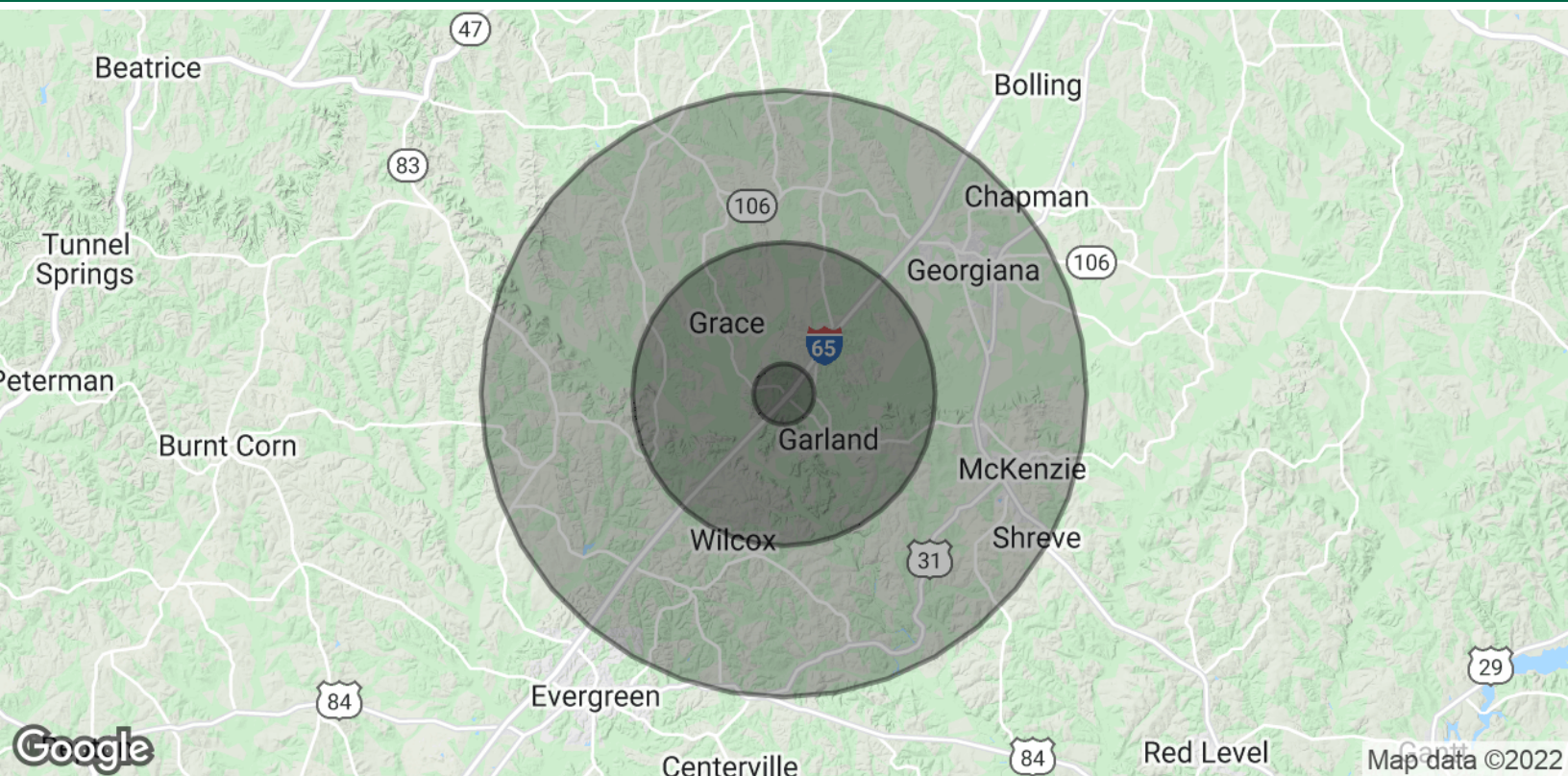
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	174	3,802	15,890
Average Age	33.0	34.5	34.9
Average Age (Male)	25.4	28.4	31.4
Average Age (Female)	36.4	37.0	35.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	56	1,281	5,598
# of Persons per HH	3.1	3.0	2.8
Average HH Income	\$37,560	\$38,732	\$36,139
Average House Value	\$76,511	\$75,991	\$78,644

* Demographic data derived from 2010 US Census

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