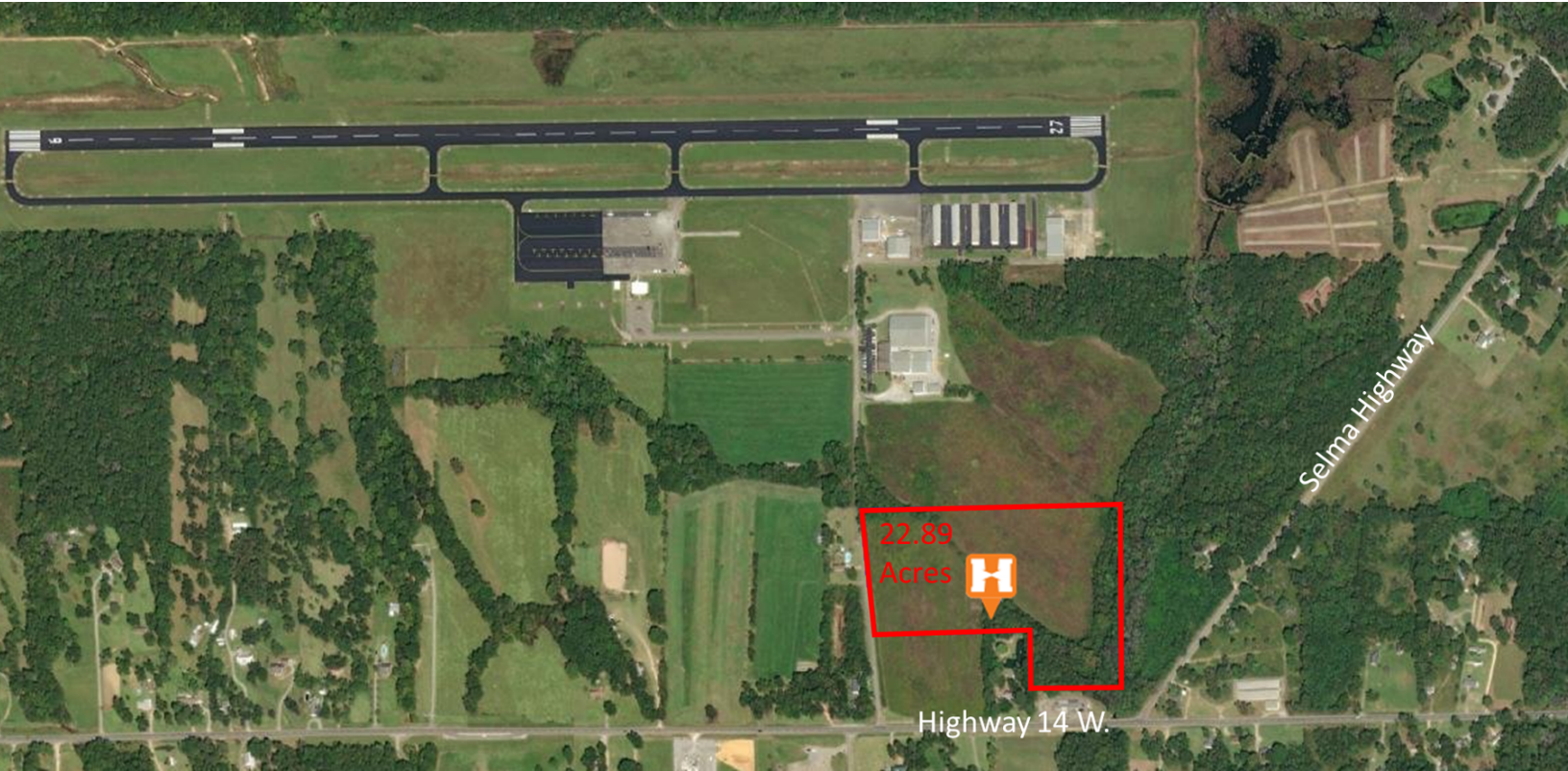


22.89 ACRES - COMMERCIAL LOT | LAND FOR SALE

EXECUTIVE SUMMARY



Sale Price

\$572,250

OFFERING SUMMARY

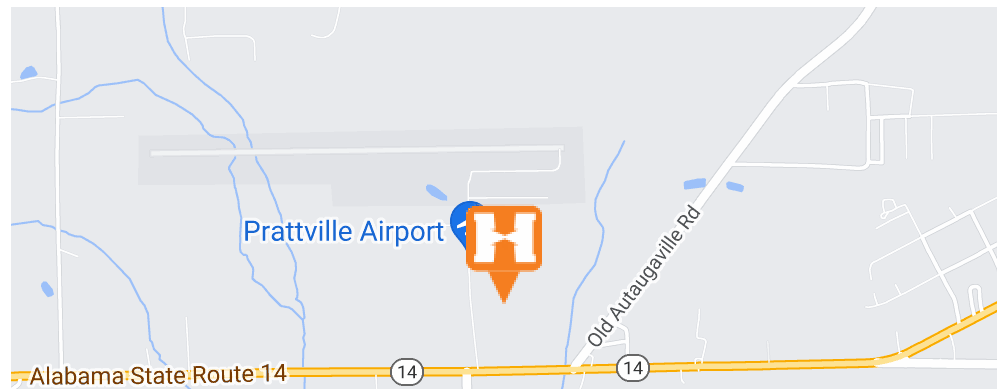
Available SF:	997,088.4
Lot Size:	22.89 Acres
Price / Acre:	\$25,000
Traffic Count:	8,445 (ALDOT 2020)

PROPERTY OVERVIEW

FLY HIGH WITH THIS ONE!!!!!! One of the very few remaining land parcels in this area available for purchase, many development options possible. Located on Grouby Airport Road, directly below the airport, lots of road frontage, nice attractive landscape. Close to the I-65 Prattville/Millbrook exit, approximately 15.5+/-miles from Montgomery and just a stone's throw away from Clanton. Call Harry Poole at 334-235-2130 or Chris Palmer at 334-322-7283 for more information.

PROPERTY HIGHLIGHTS

- 616' of road frontage on Grouby Airport Road



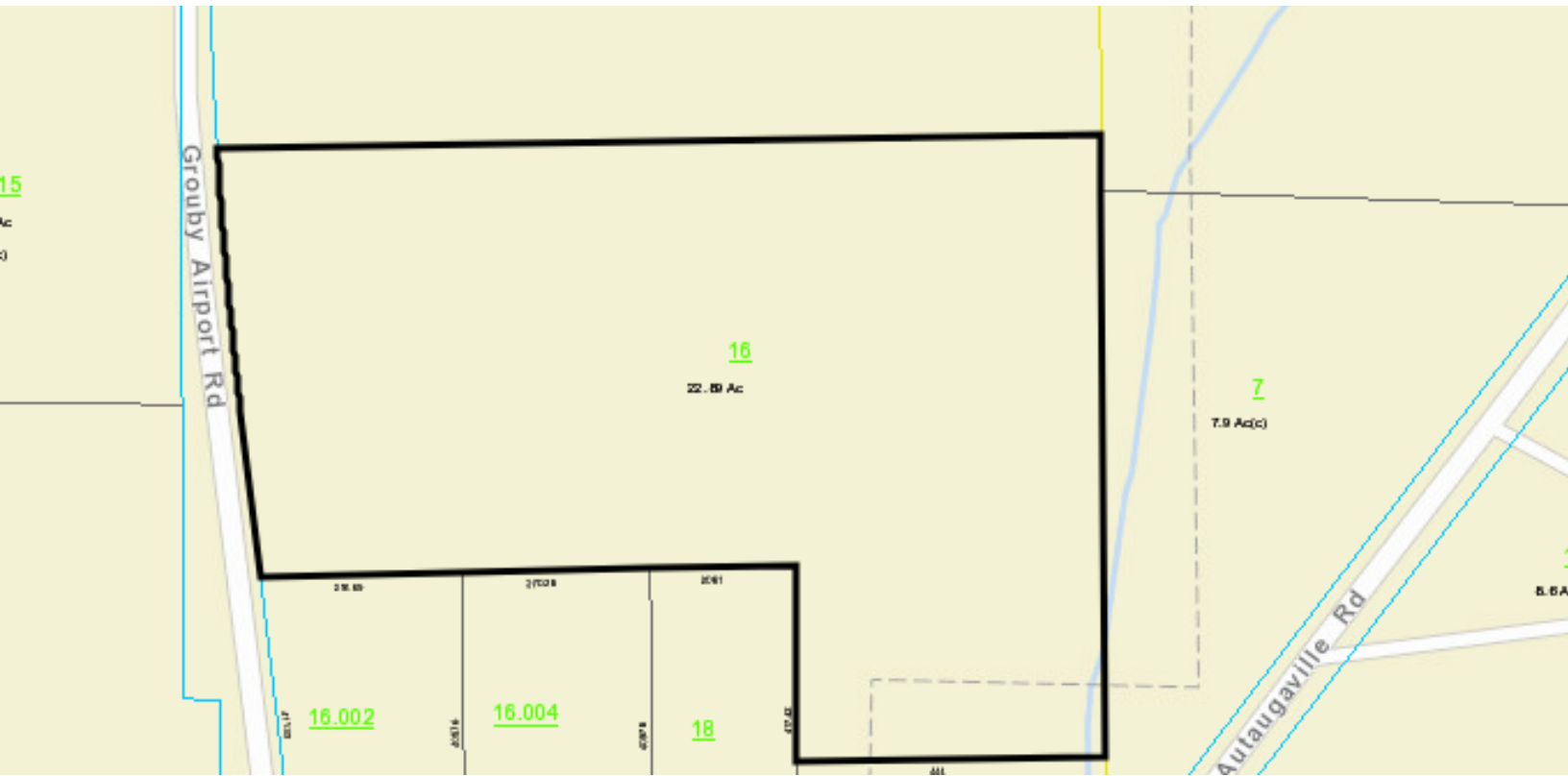
PAUL HODGES
paul.hodges@hodgeswarehouse.com
334.315.1382

**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.

22.89 ACRES - COMMERCIAL LOT | LAND FOR SALE

LAND LOTS



# OF LOTS 1 TOTAL LOT SIZE 22.89 ACRES TOTAL LOT PRICE \$572,250 BEST USE COMMERCIAL					
STATUS	LOT #	ADDRESS	APN	SIZE	PRICE
Available	1	0 Grouby Airport Road	1806240000016000	22.89 Acres	\$572,250

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ADDITIONAL PHOTOS



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22.89 ACRES - COMMERCIAL LOT | LAND FOR SALE

AERIAL MAP



Google Imagery ©2022 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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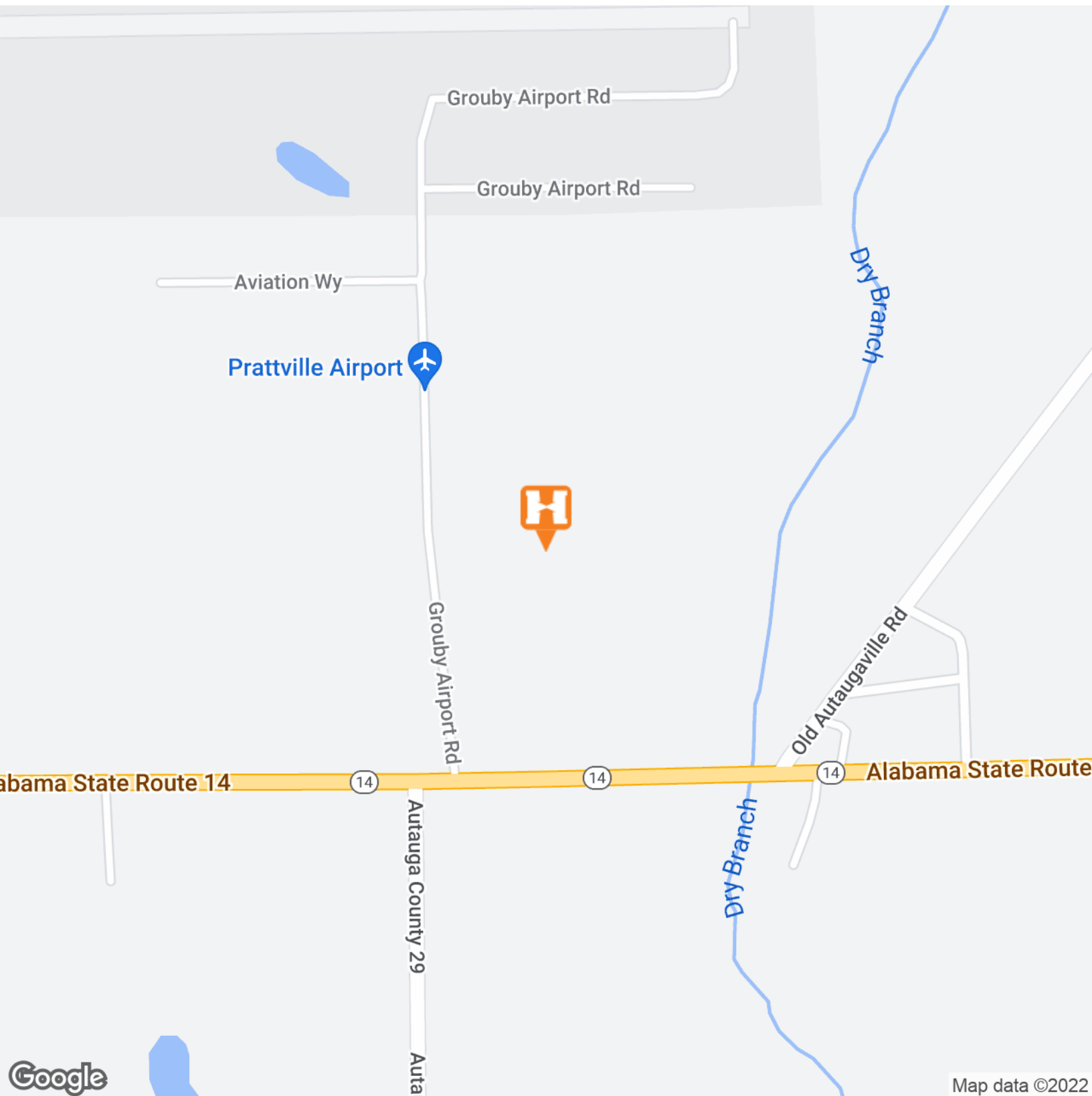
22.89 ACRES - COMMERCIAL LOT | LAND FOR SALE

LOCATION MAP



Hodges

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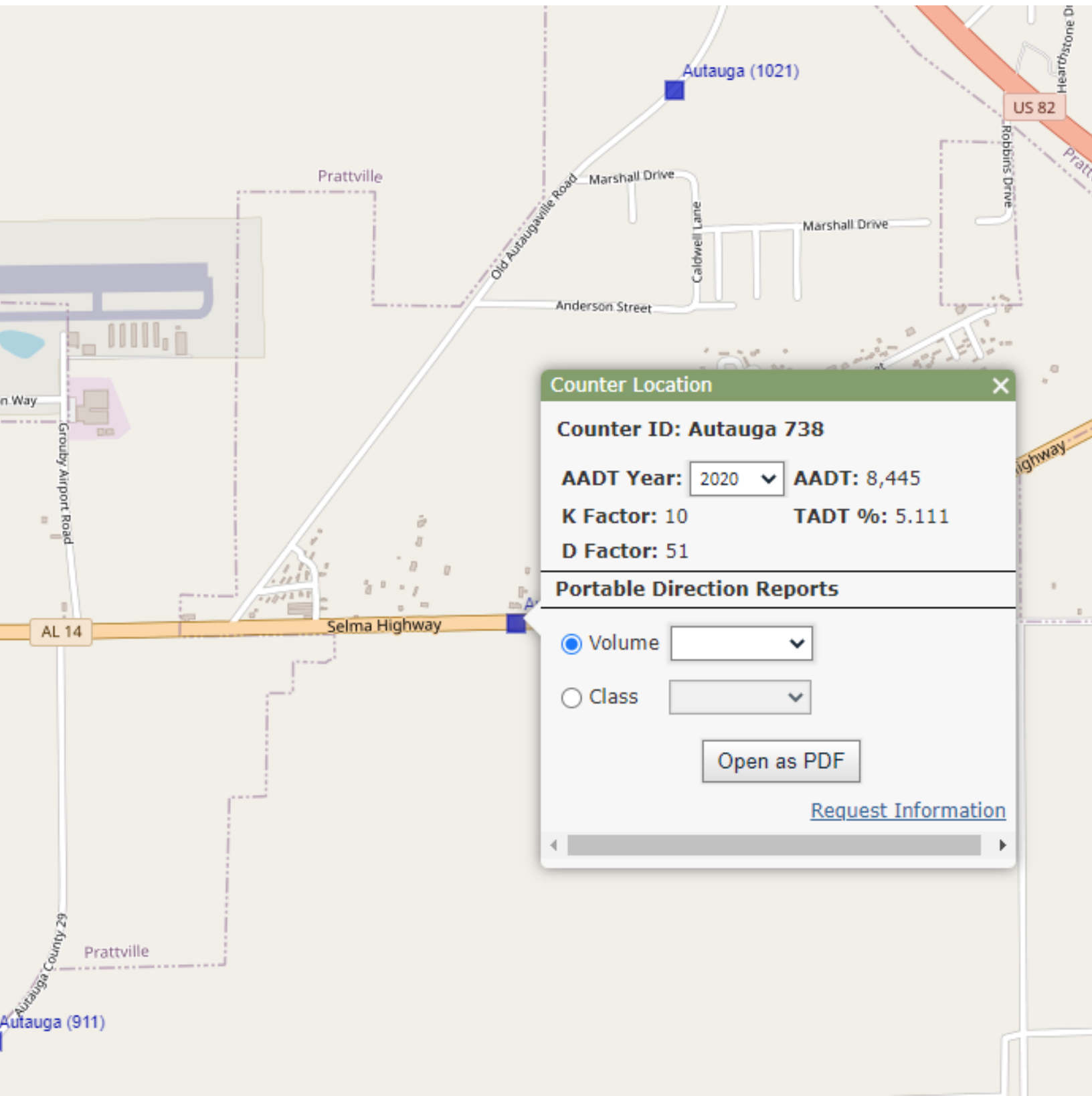
22.89 ACRES - COMMERCIAL LOT | LAND FOR SALE

TRAFFIC DATA



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Commercial Real Estate



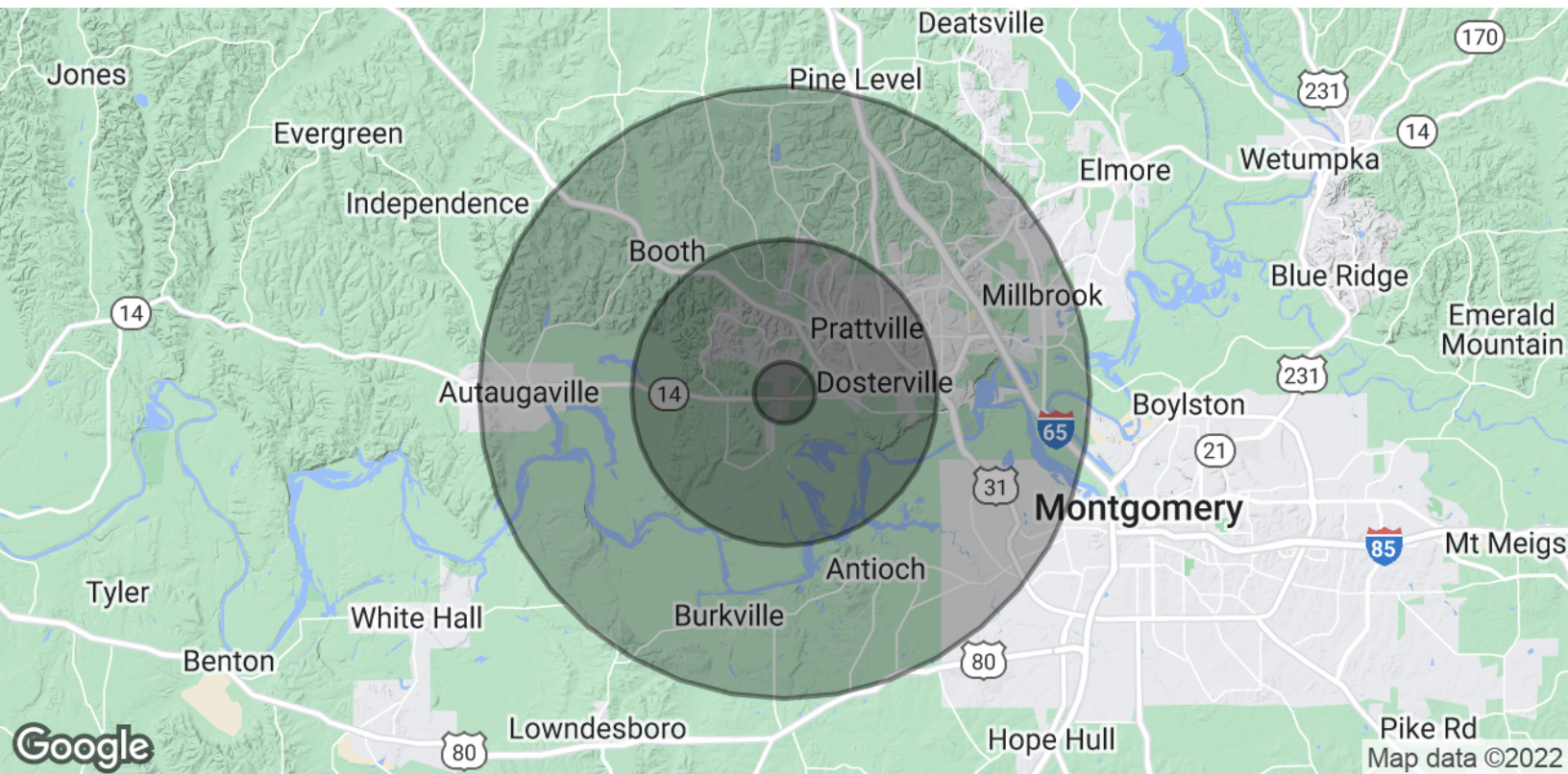
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	426	20,283	61,797
Average Age	37.2	37.4	36.1
Average Age (Male)	36.1	37.4	35.0
Average Age (Female)	37.9	37.5	37.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	154	7,549	23,001
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$73,967	\$66,108	\$66,093
Average House Value	\$263,574	\$183,294	\$172,008

* Demographic data derived from 2010 US Census

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