

2.5 ACRES - COMMERCIAL LOT | LAND FOR SALE

EXECUTIVE SUMMARY



Sale Price

\$299,000

OFFERING SUMMARY

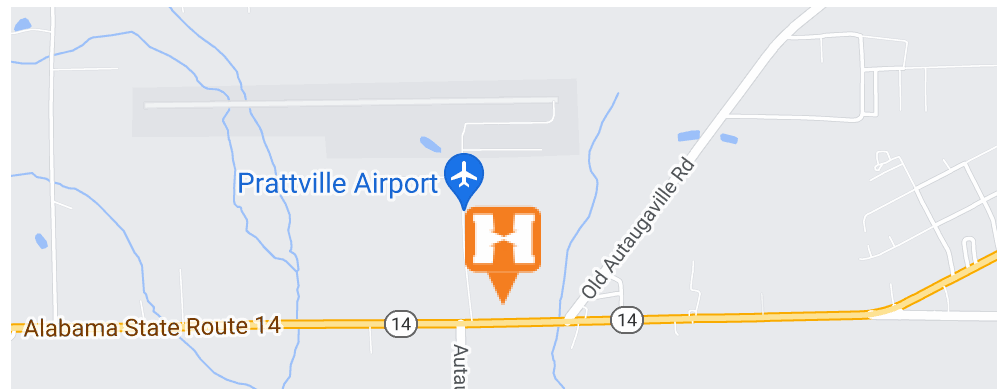
Available SF:	108,900 SF
Lot Size:	2.5 Acres
Price / Acre:	\$119,600
Traffic Count:	8,445 (ALDOT 2020)

PROPERTY OVERVIEW

YOU GOTTA CHECK THIS ONE OUT!!!!!! One of the very few remaining land parcels in this area available for purchase, many development options possible. Fronts Alabama State Highway 14, close to the Grouby 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

- 270.28' of road frontage on Highway 14 W.



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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.

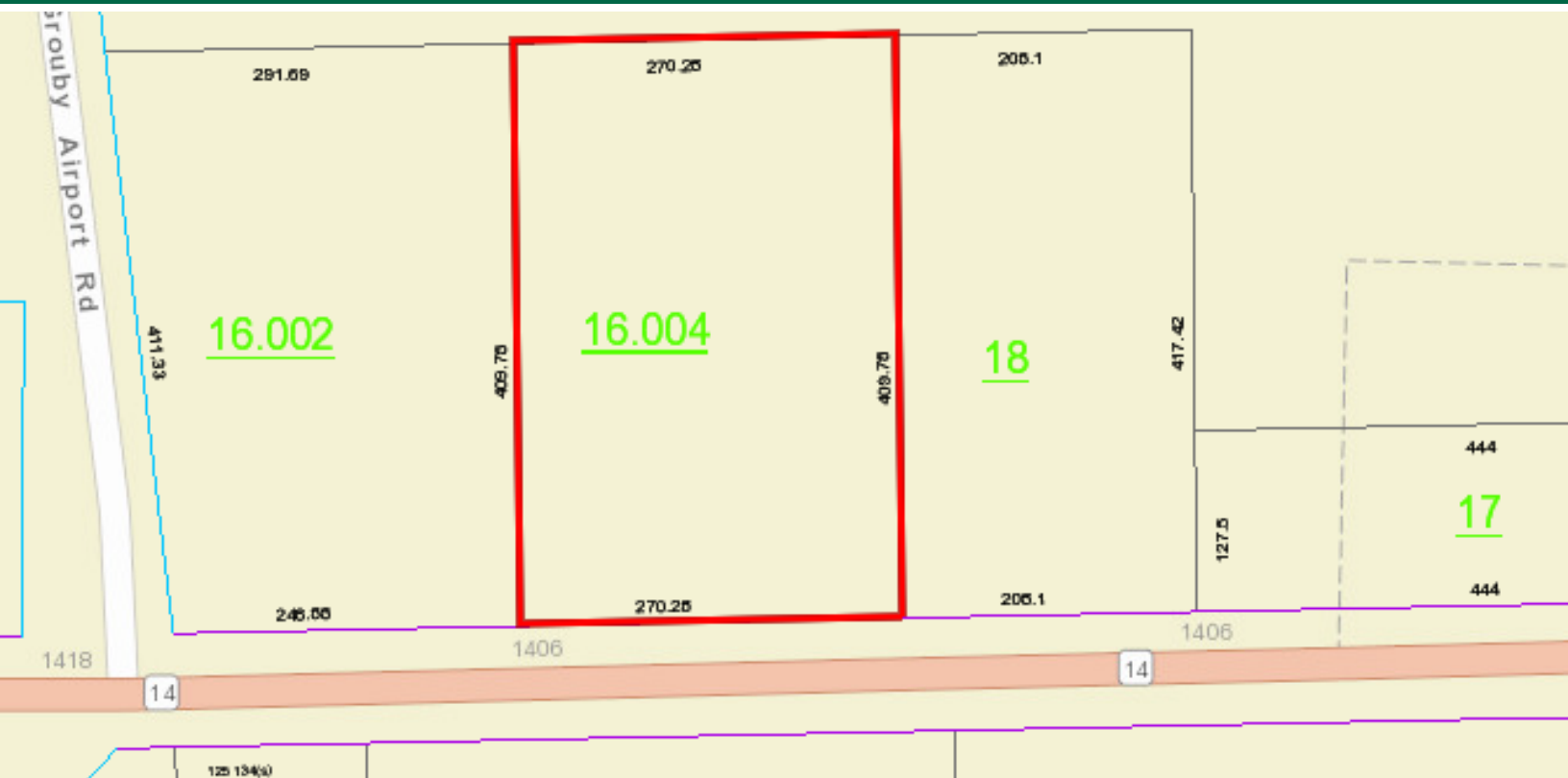
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LAND LOTS



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OF LOTS 1 | TOTAL LOT SIZE 2.5 ACRES | TOTAL LOT PRICE \$299,000 | BEST USE COMMERCIAL

STATUS	LOT #	ADDRESS	APN	SIZE	PRICE
Available	1	0 Highway 14 W.	1806240000016004	2.5 Acres	\$299,000

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ADDITIONAL PHOTOS



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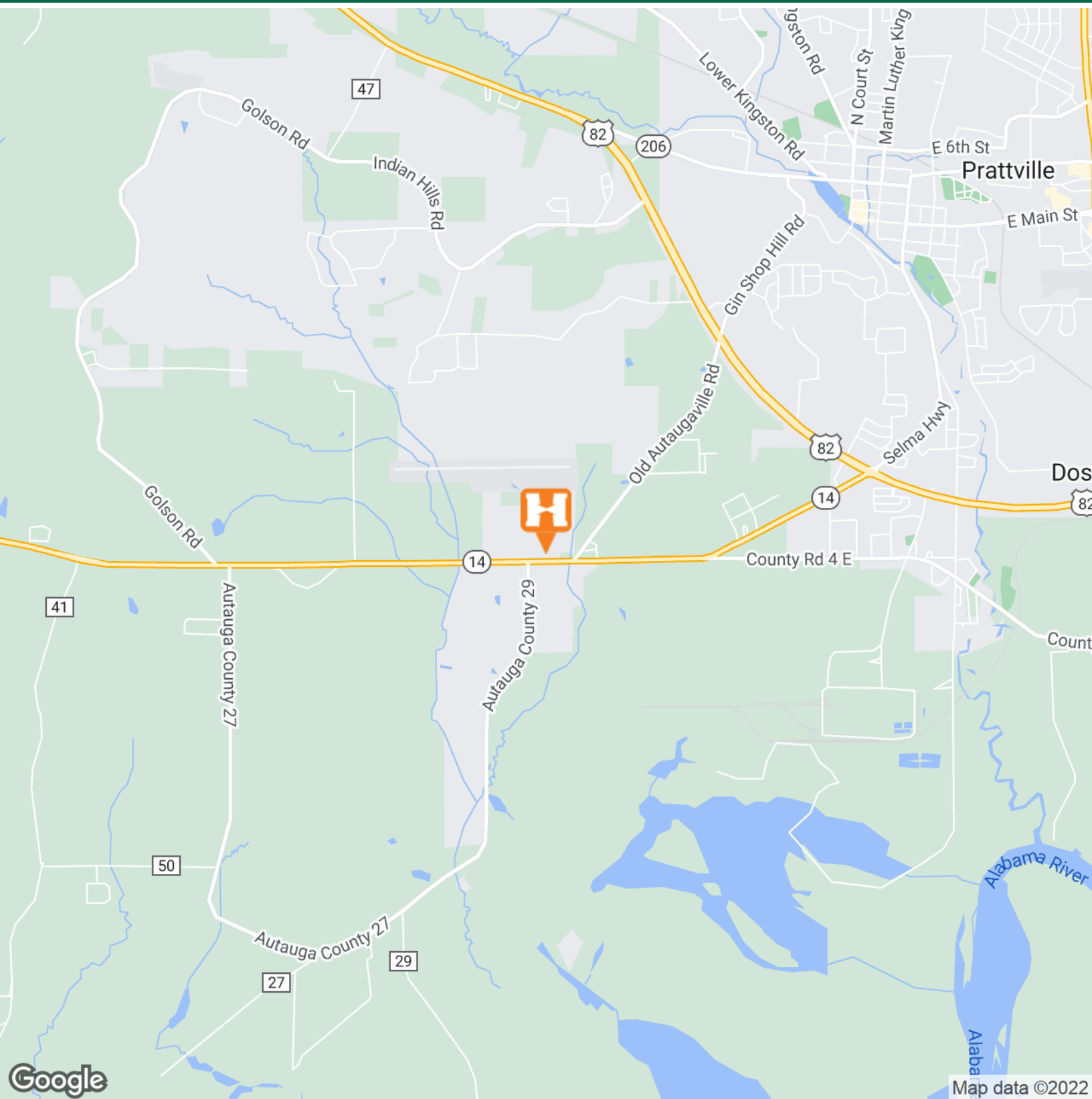
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LOCATION MAP



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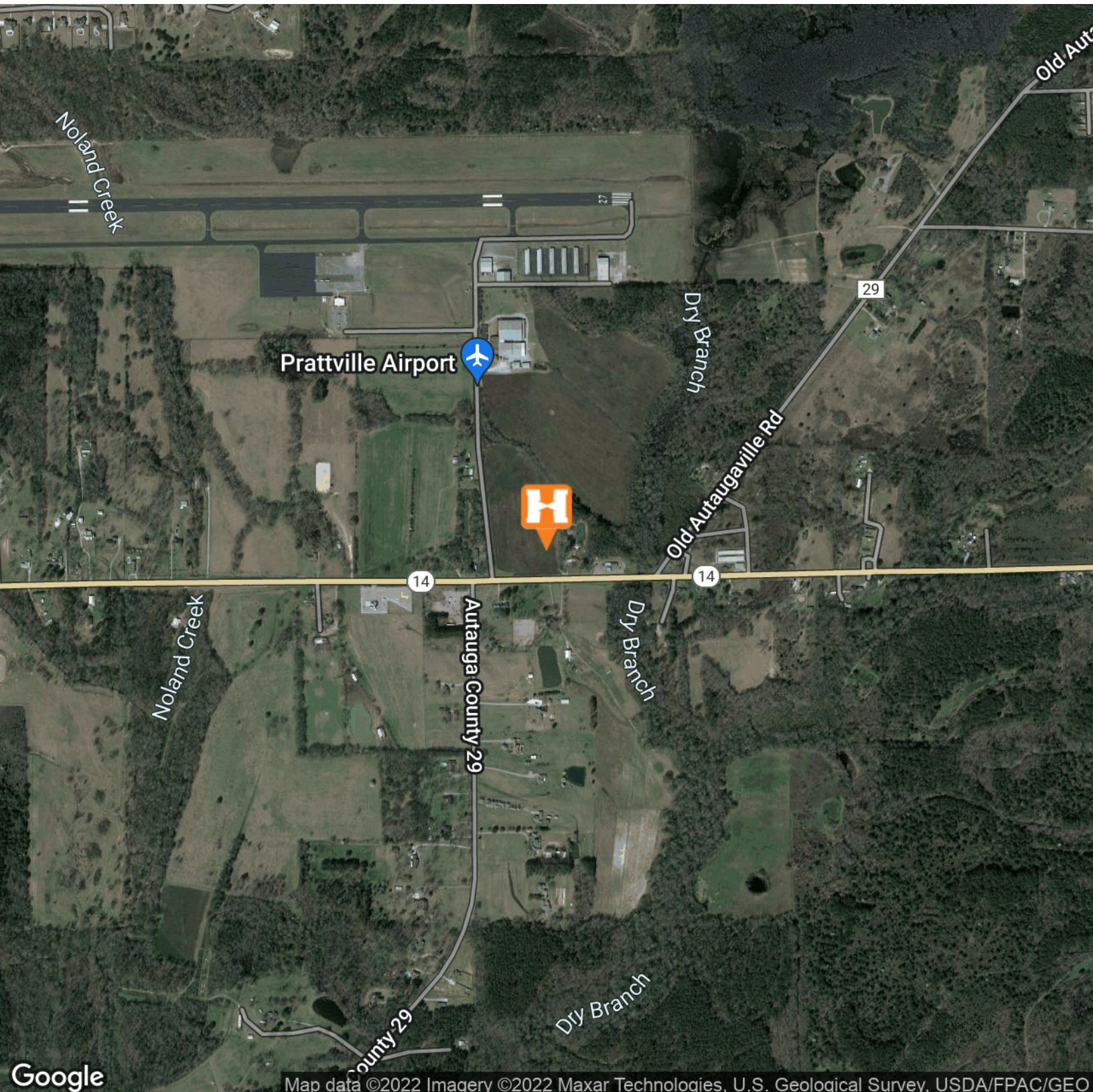
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AERIAL MAP



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Google

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

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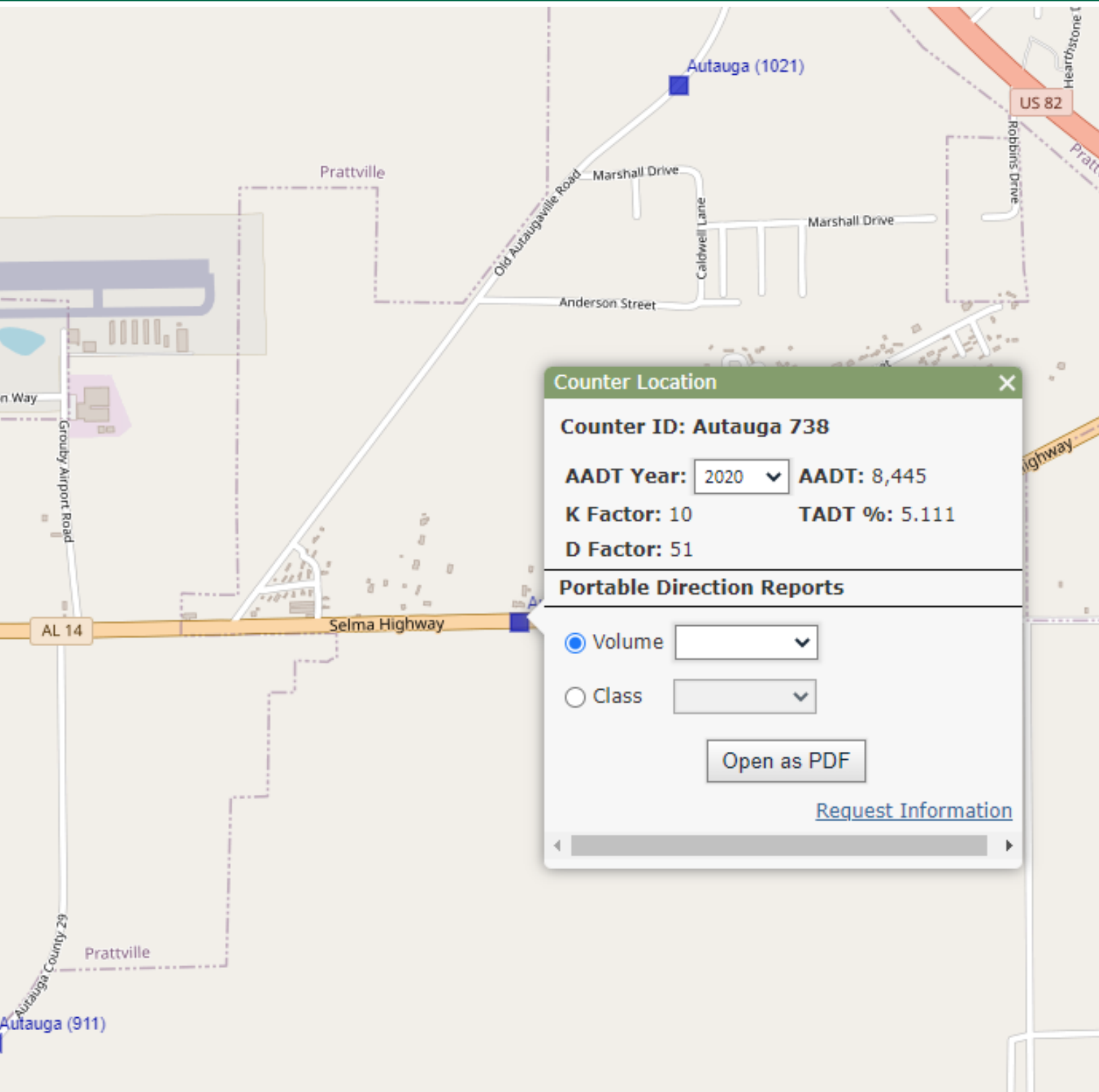
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TRAFFIC DATA



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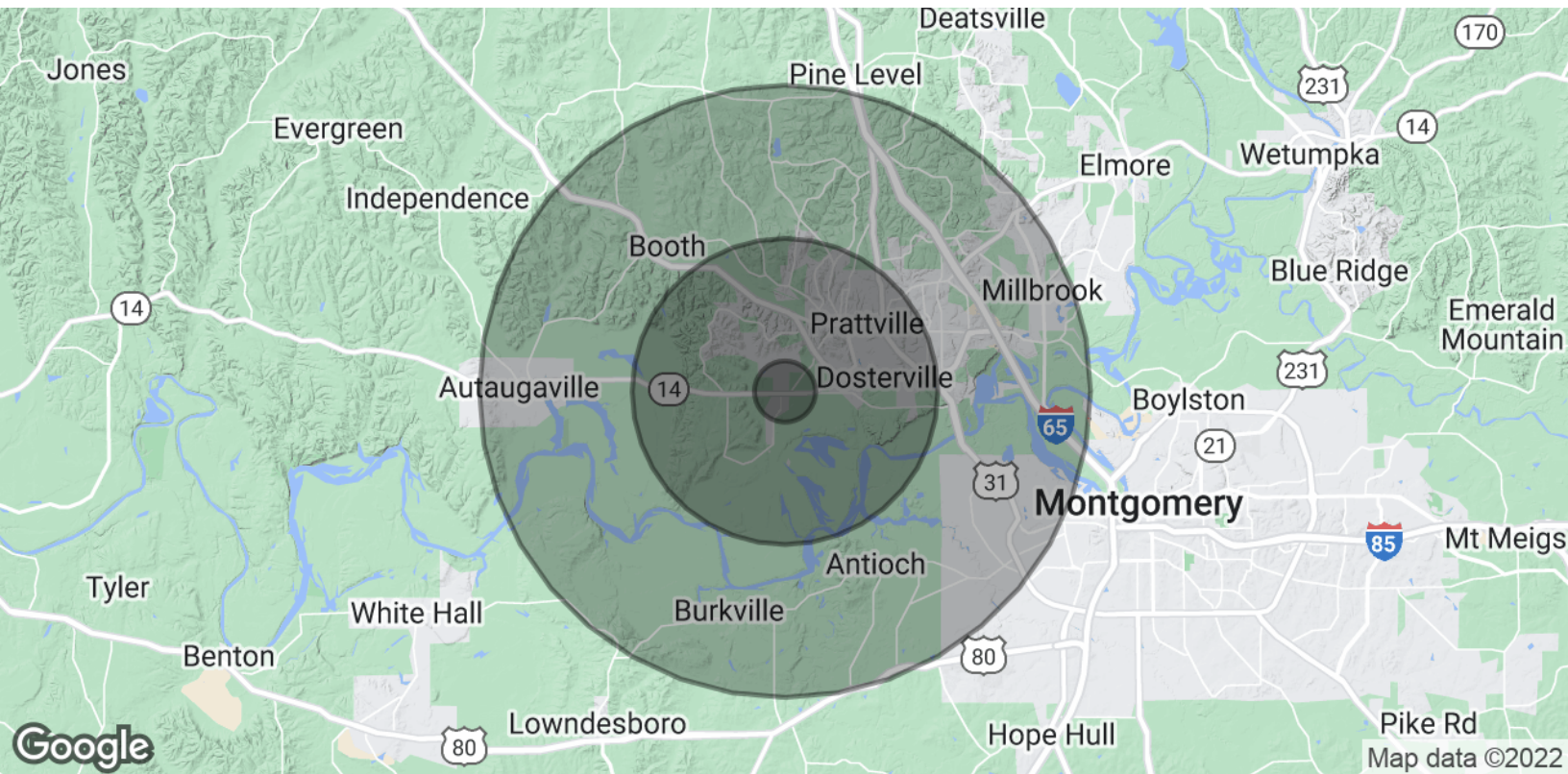
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	478	20,324	60,572
Average Age	37.1	37.5	36.2
Average Age (Male)	36.1	37.4	35.0
Average Age (Female)	37.9	37.6	37.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	175	7,576	22,528
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$72,388	\$65,993	\$65,733
Average House Value	\$264,429	\$184,024	\$171,919

* Demographic data derived from 2010 US Census

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