



## Highway 165 Land Development Opportunity

0 Hwy 165 & CR 24 NS  
Phenix City, Alabama 36869

### Property Highlights

- Development opportunity
- Along heavily traveled highway
- +/- 9 acres of land

### Property Overview

+/- 9 acres of land located to the right of America's Freedom Fuels Inc. Marathon gas station. Located at 0 165 (Highway 165) going south & CR 24 NS in Fort Mitchell/ Phenix City, Alabama area. Perfect for development off a very busy route in Alabama going towards Panama City Beach and Destin Beach in Florida. No gas stations or convenient stores will be welcomed.

### Offering Summary

<b>Sale Price:</b>	\$575,000
<b>Lot Size:</b>	9 Acres

### For More Information

**Lakshmi Karthik**

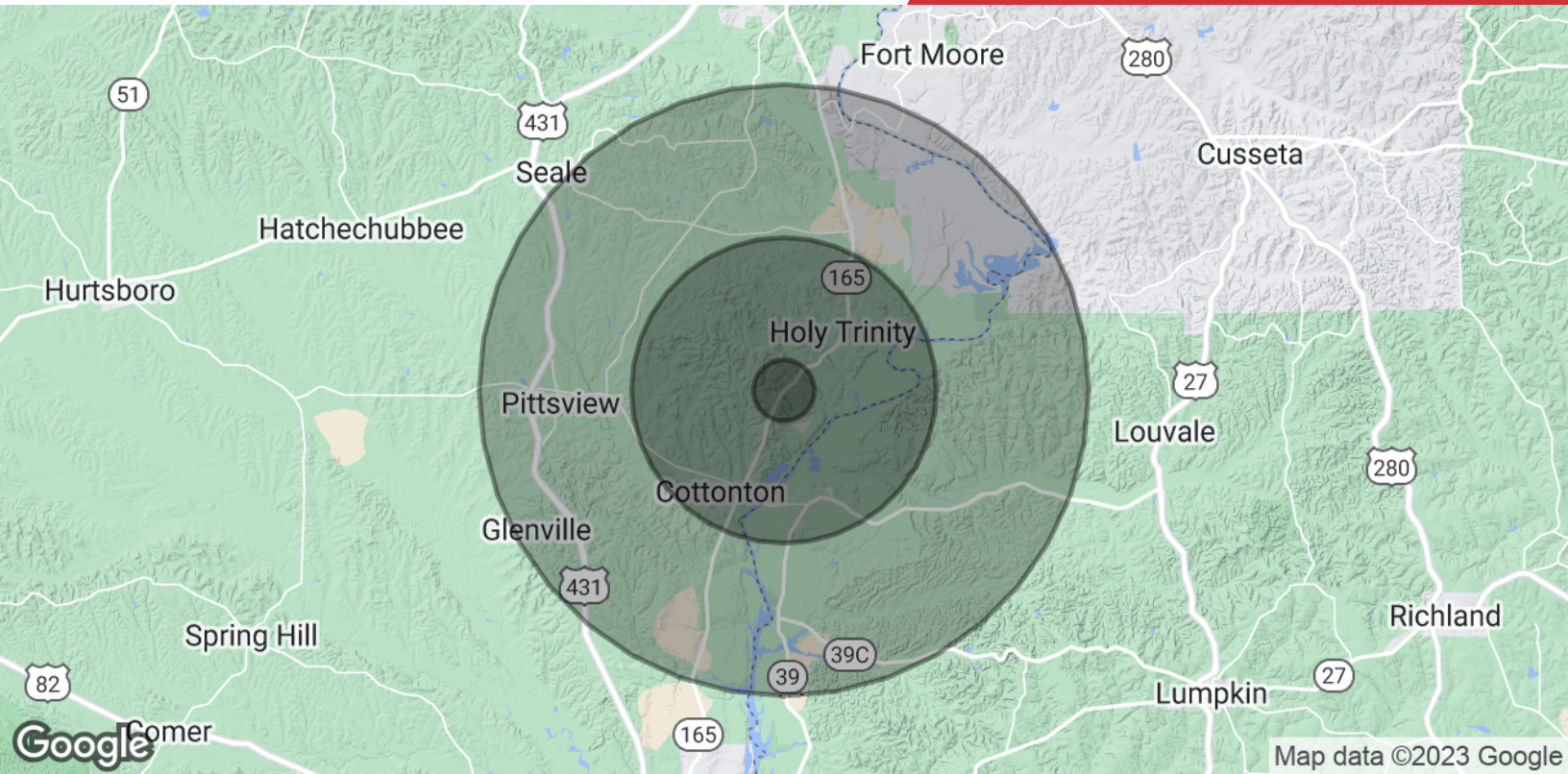
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**Population**

	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>Total Population</b>	41	1,466	10,692
<b>Average Age</b>	36.3	34.8	37.5
<b>Average Age (Male)</b>	37.6	38.5	40.3
<b>Average Age (Female)</b>	36.2	32.3	35.3

**Households & Income**

	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>Total Households</b>	19	662	4,485
<b># of Persons per HH</b>	2.2	2.2	2.4
<b>Average HH Income</b>	\$49,890	\$54,325	\$58,431
<b>Average House Value</b>	\$121,364	\$138,883	\$150,436

\* Demographic data derived from 2020 ACS - US Census