

# Lafayette at Chantilly - Smart Code For Sale

## Property Summary



### PROPERTY DESCRIPTION

Introducing a prime investment opportunity located at Chantilly Parkway Pl, Pike Road, AL, 36064. This strategically positioned property boasts a coveted Smart Code zoning, providing versatile development potential. With proximity to I-85, US 80 Exit 11, Vaughn Road, and HWY 110 this site offers unparalleled connectivity. Positioned as a pivotal connection to Pike Road and Montgomery, and situated within the thriving Pike Road area, this property is poised to harness the area's explosive growth.

### OFFERING SUMMARY

Sale Price:	\$1,430,000
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Lot Size:	44 Acres
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	504	7,968	19,068
Total Population	1,265	20,340	44,926
Average HH Income	\$115,453	\$117,493	\$102,801

### PROPERTY HIGHLIGHTS

- Strategic location with I-85 and US 80 Exit 11 to the north, and Vaughn Road (Hwy 110) to the south.
- Chantilly Parkway the major connection to Pike Road and Montgomery
- Pike Road explosive growth
- Site has masterplan
- Smart Code

**LeRoy McEntire**

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**ARC Realty Co.**

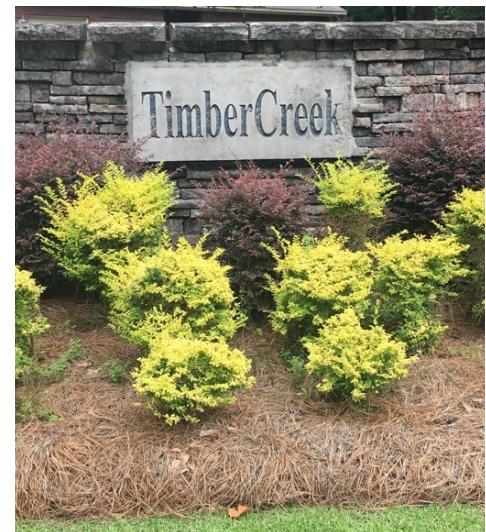
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8191 Seaton Place, Montgomery, AL 36116

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## Additional Photos



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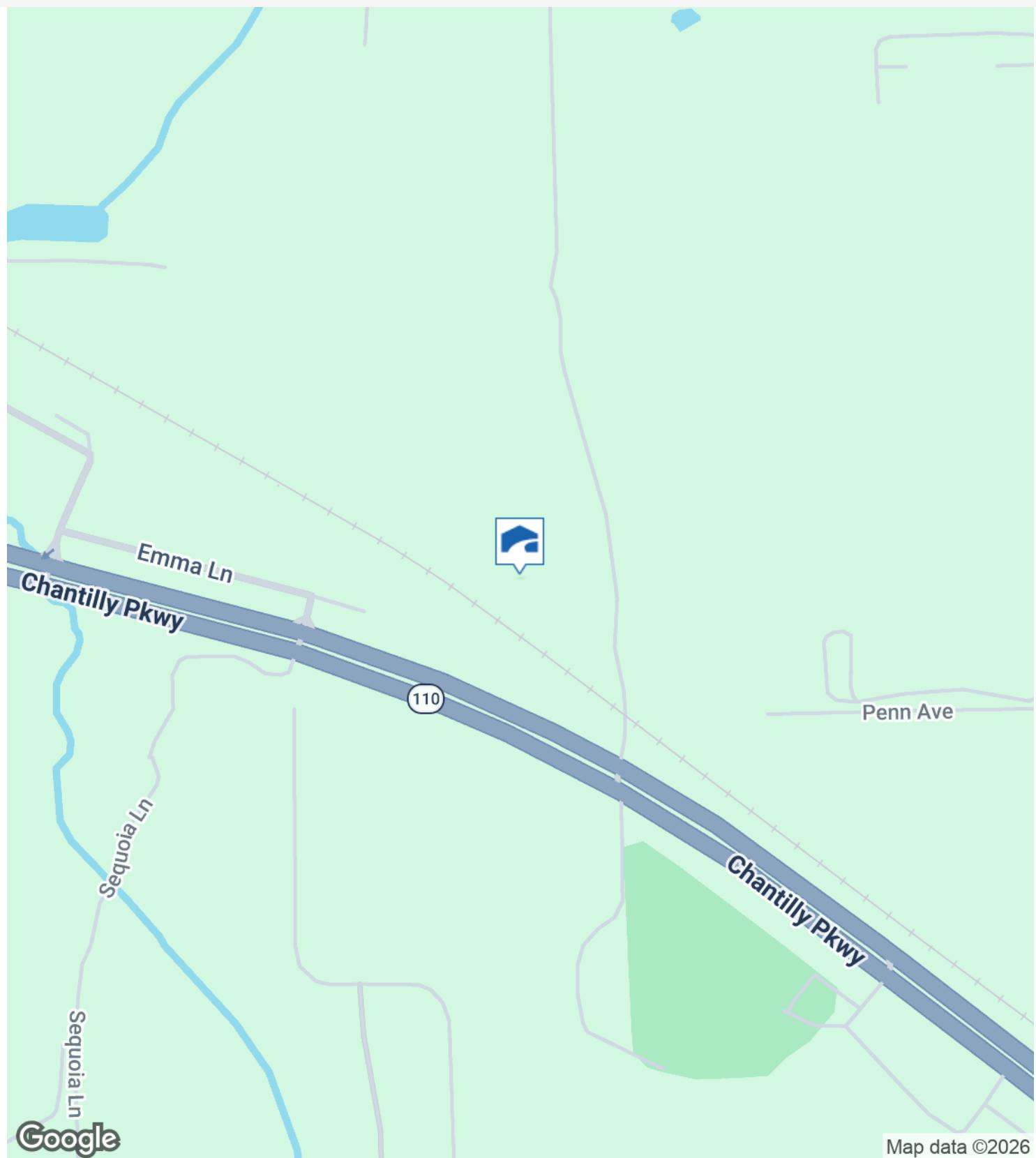
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## Location Map



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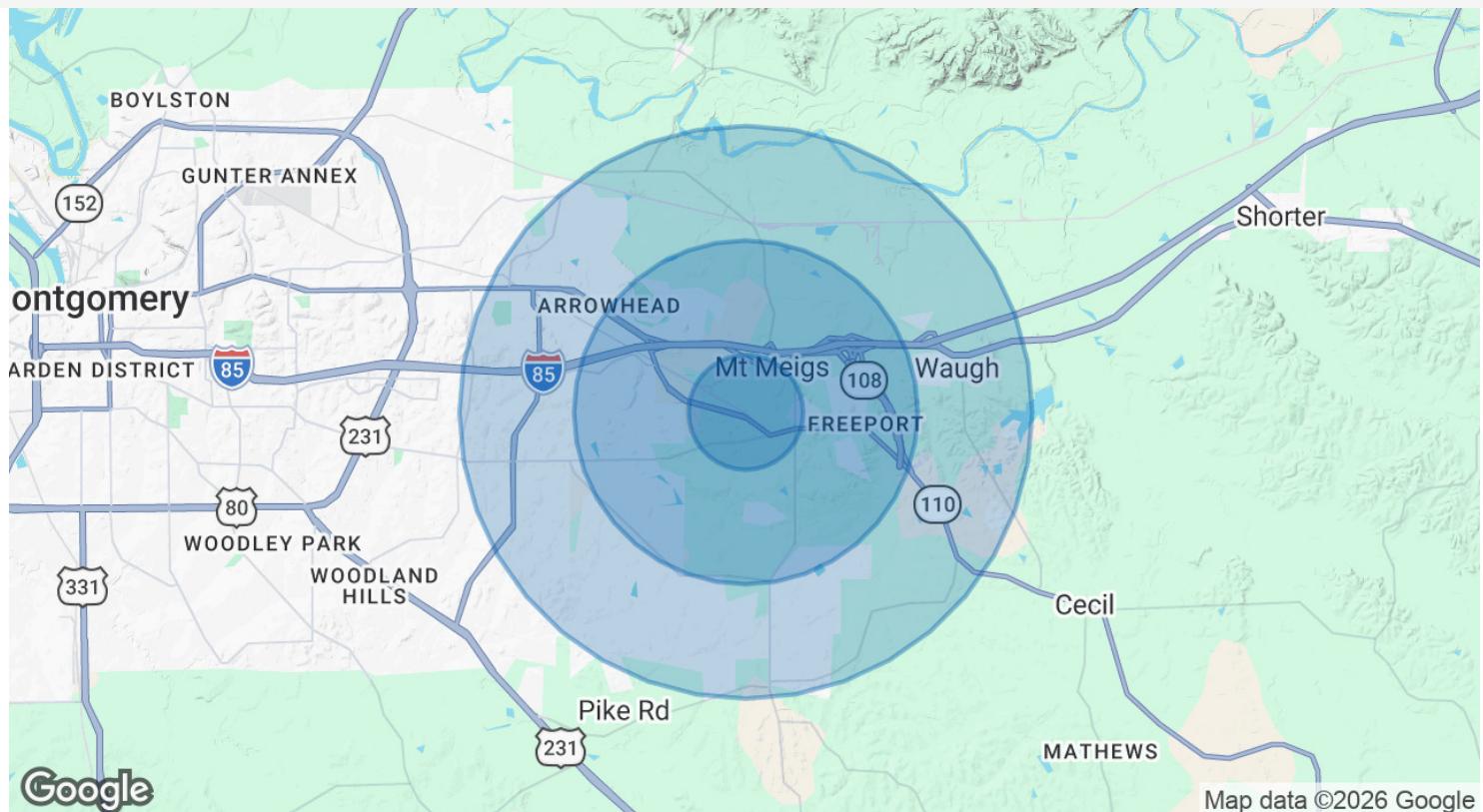
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## Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,265	20,340	44,926
Average Age	39.2	37.6	38.0
Average Age (Male)	36.4	37.0	37.5
Average Age (Female)	41.7	38.8	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	504	7,968	19,068
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$115,453	\$117,493	\$102,801
Average House Value	\$222,821	\$284,522	\$247,798

2020 American Community Survey (ACS)

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