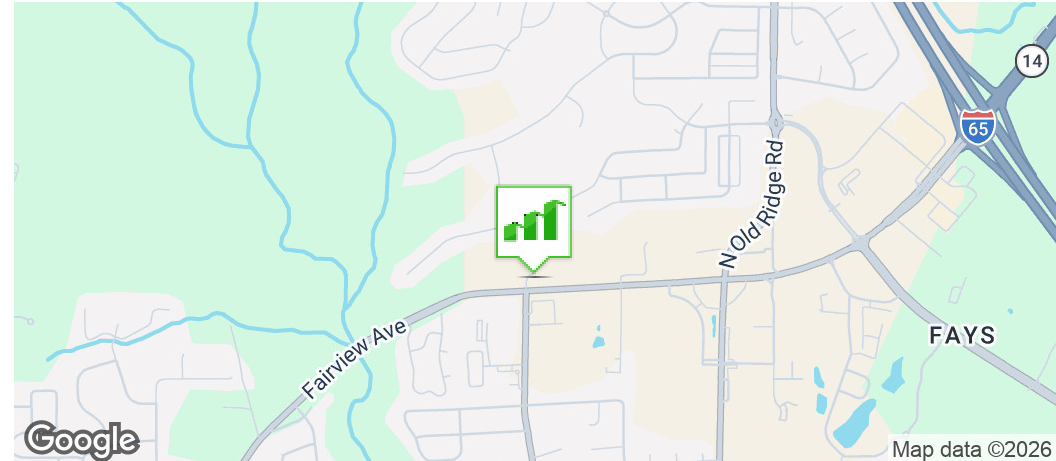


3.02 AC SMITH LAND

1401 FAIRVIEW AVE, PRATTVILLE, AL 36066

Executive Summary



OFFERING SUMMARY

Sale Price:	\$399,000
Lot Size:	3.02 Acres
Zoning:	B-2: Business District (Single Stores)
Market:	Prattville
Submarket:	Hwy 14
Price / Acres:	\$132,119

PROPERTY HIGHLIGHTS

- Highly Visible Lot located on a Major Thoroughfare
- Prattville's High Growth Corridor, and is a popular Golf Destination, drawing national attention to the area
- Within minutes from Target, Home Depot, Lowe's, Books-A-Million, Starbucks, Publix, Bass Pro Shop, and much more
- High-Density new homes & businesses within 1 Mile
- 0.6 Miles from I-65, 2nd Prattville Exit
- 2.0 Miles from Cobbs Ford Rd.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,311	18,520	31,600
Total Population	3,495	49,451	88,175
Average HH Income	\$71,804	\$66,546	\$64,461

JON MASTERS, CCIM

334.387.2724
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MOORE COMPANY REALTY

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3.02 AC SMITH LAND

1401 FAIRVIEW AVE, PRATTVILLE, AL 36066

Property Summary



PROPERTY DESCRIPTION

Moore Company Realty is presenting 3.02 Acres of land For Sale. This lot is located in Prattville, AL, and is one of Alabama's fastest-growing areas. Prattville has a population of 36,500 people, since 2020, it has had a population growth of 9.9%. The median home cost in Prattville is \$220,100 with home appreciation of 6.3% for the last 10 years. This lot is located near Hwy 14 and Fairview Ave, 2.2± miles from Prattville Baptist Hospital, and is convenient to many restaurants & amenities.

OFFERING SUMMARY

Sale Price:	\$399,000
Lot Size:	3.02 Acres
Zoning:	B-2
Price/AC	\$132,119
Market:	Prattville

PROPERTY HIGHLIGHTS

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Aerial



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3.02 AC SMITH LAND

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Retail Map



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