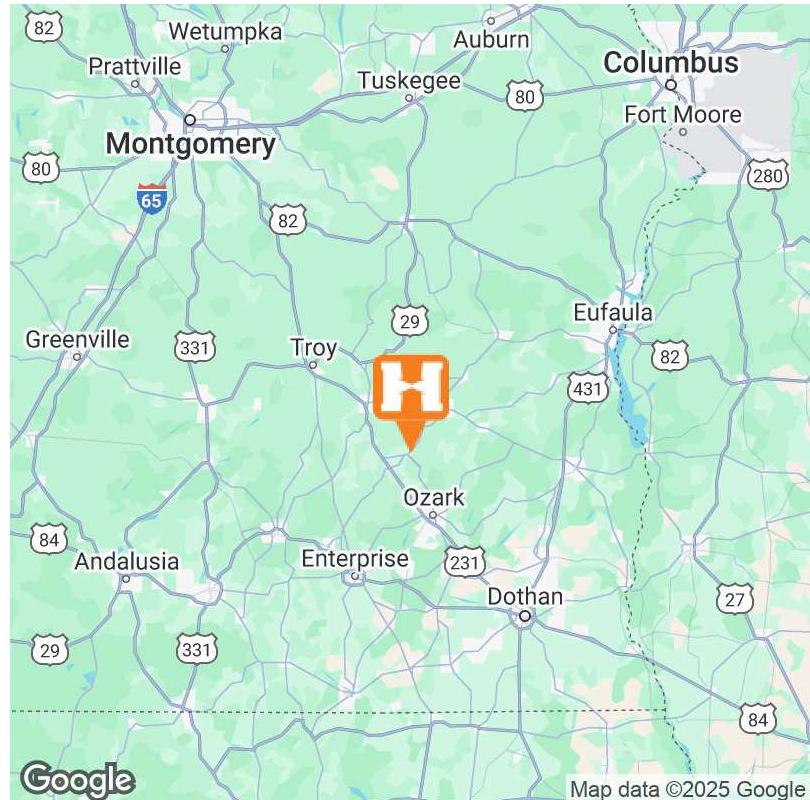


72 ACRES OF MULTI-USE PROPERTY | MULTI-USE BUILDING FOR SALE

4507 W. COUNTY RD. 72 ARITON, AL



## OFFERING SUMMARY

Sale Price:	\$1,000,000
Building Size:	11,178 SF
Lot Size:	72 Acres
Price / SF:	\$89.46
Year Built:	1991
Zoning:	N/A

## PROPERTY OVERVIEW

This multi-use property has endless potential! 72 acres of well-maintained roads and trails to explore, a magnificent, stocked lake with a small bungalow and two recreational vehicle hook-ups. An additional recreational vehicle hook-up is located near the parking lot. Suitable for a small corporate office or retreat, lodging, retail shops, or an event center. Formerly known as Christmas City, the property is the home of Wiregrass Amphitheater. The amphitheater is located adjacent to main street with a large open sitting space in front of the stage and a massive deck overlooking the area. This property also features a large paved parking lot near the tree-lined entrance, a large covered fireplace, a restaurant/bar area, and numerous buildings of various sizes. For more information or to schedule your showing contact Paul Hodges at 334-315-1382.

## PROPERTY HIGHLIGHTS

- 11,178 +/- SF Multipurpose Building
- Approximately 5 miles from US Highway 231
- Well-maintained exterior and interior
- Ample parking for employees and visitors
- Flexible floor plan for various setups
- High-quality construction and design
- Spacious and well-lit work areas
- Potential for customization and expansion
- Suitable for a range of uses
- Access to essential utilities and services

## PAUL HODGES

paul.hodges@hodgeswarehouse.com  
334.315.1382

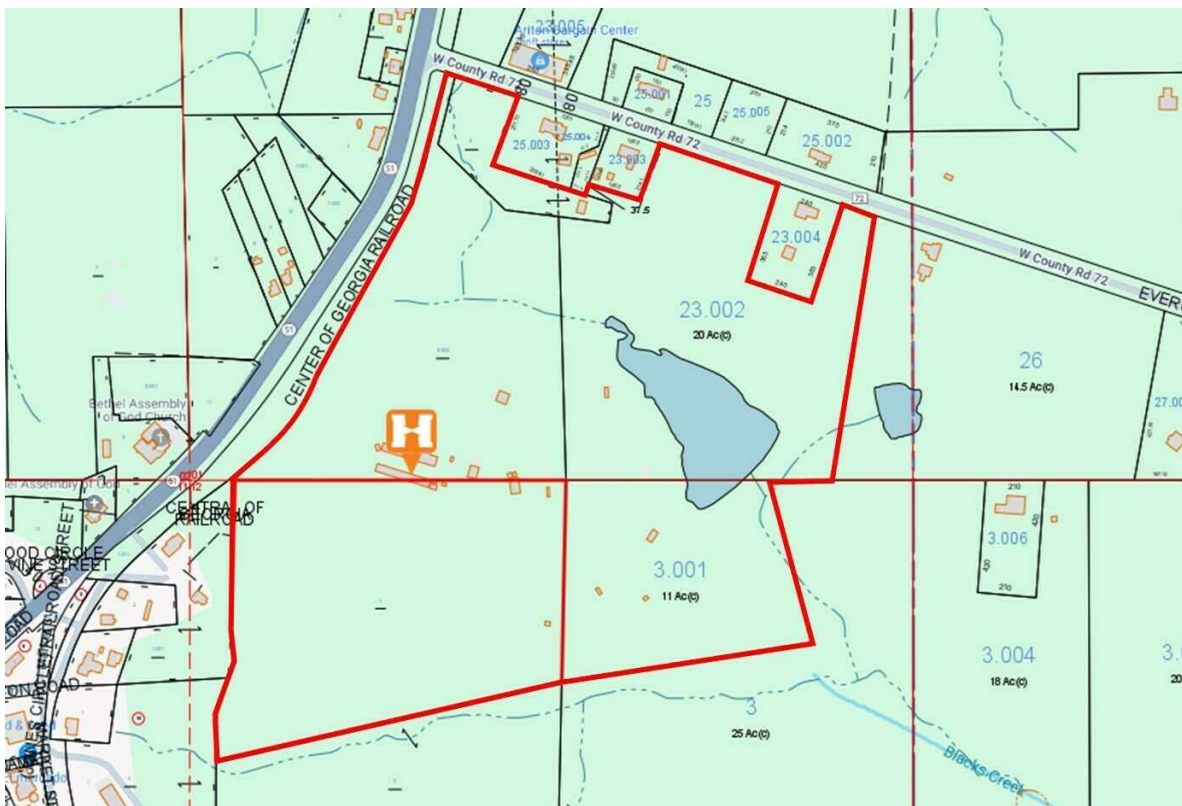
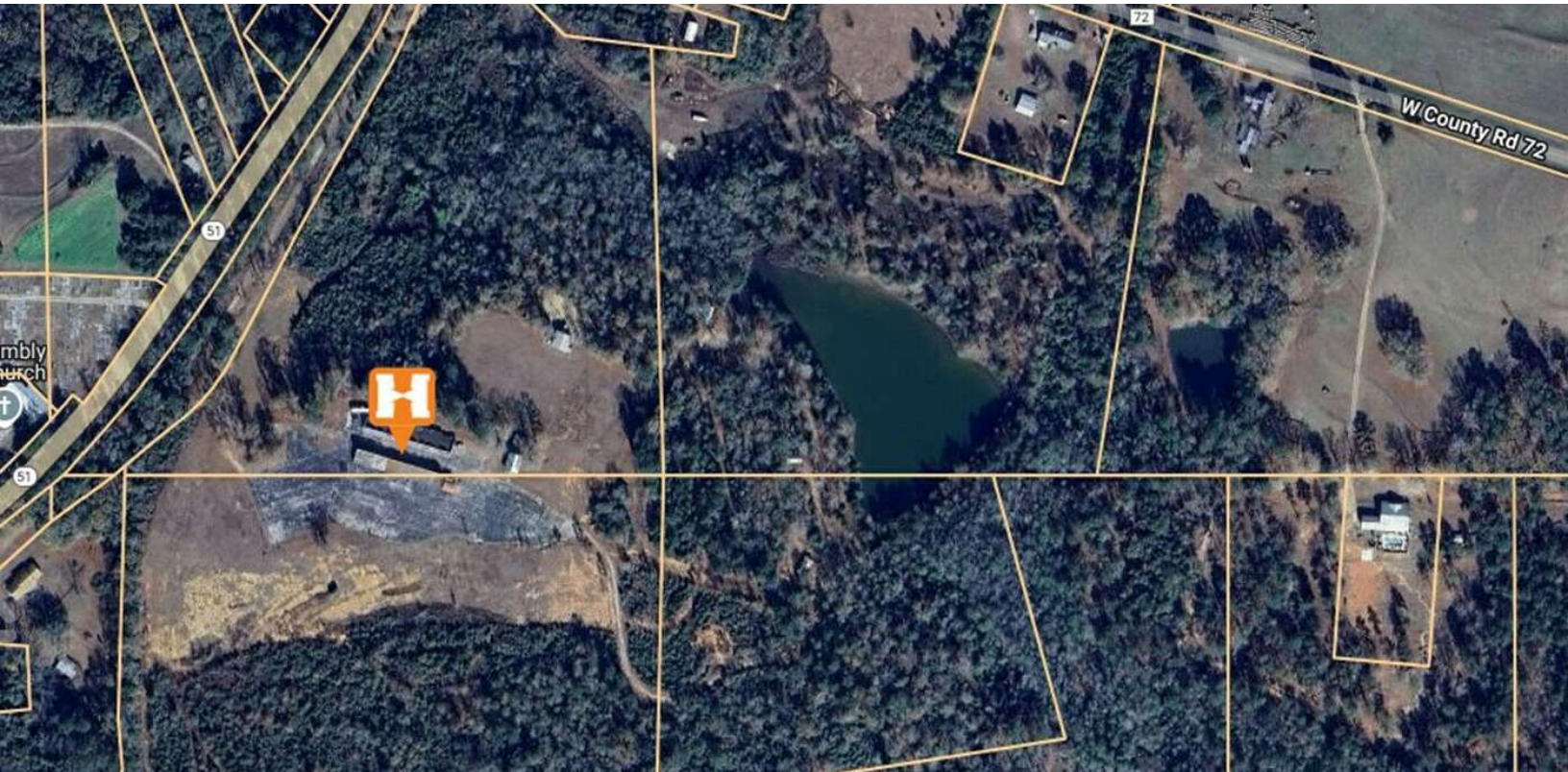
**THE RIGHT PLACE.  
THE RIGHT SPACE.**

\*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.



72 ACRES OF MULTI-USE PROPERTY | MULTI-USE BUILDING FOR SALE

# ADDITIONAL PHOTOS



**PAUL HODGES**  
paul.hodges@hodgeswarehouse.com  
334.315.1382

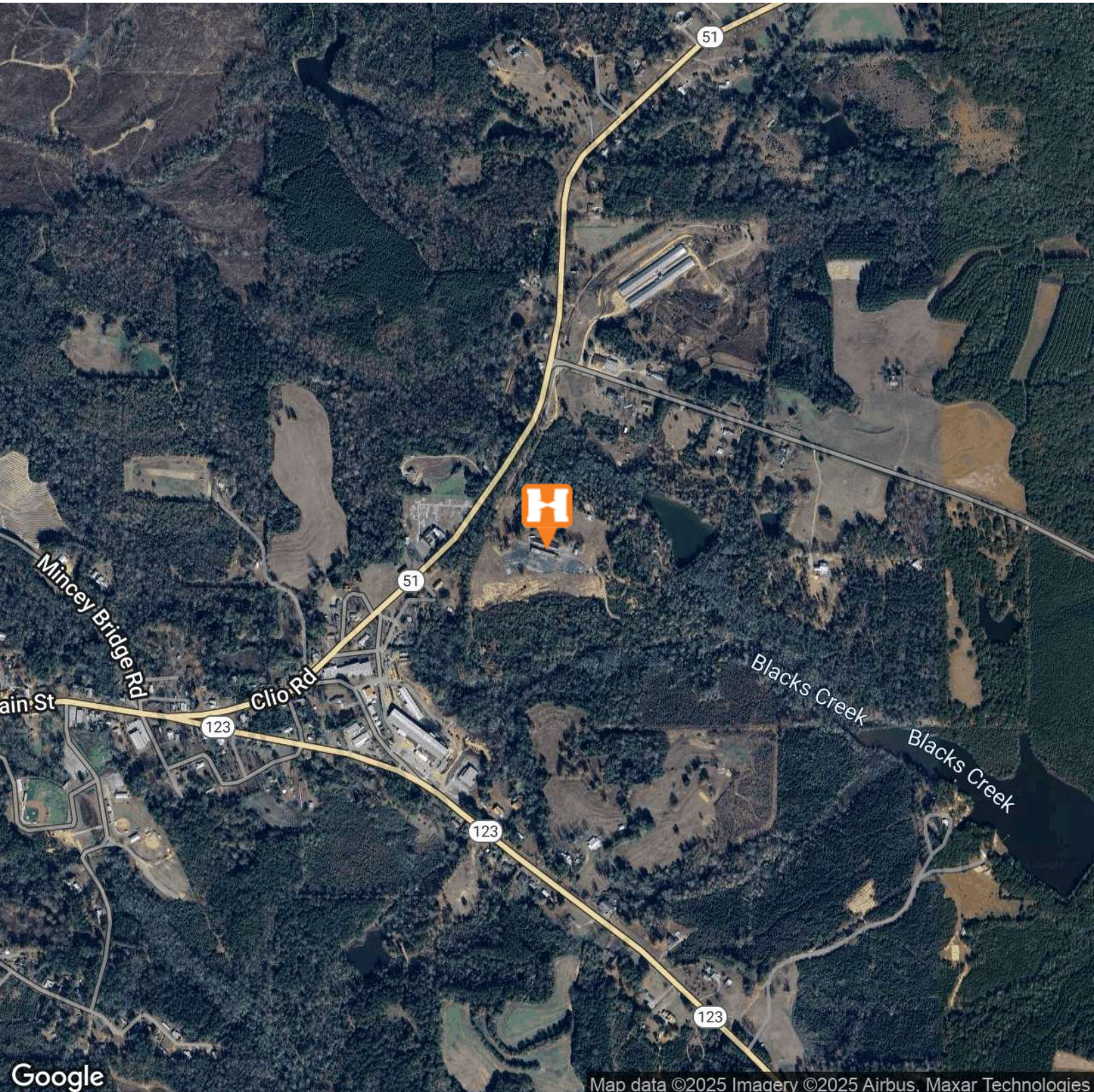
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4507 W. COUNTY RD. 72 - 72 ACRES OF MULTI-USE PROPERTY | MULTI-USE BUILDING FOR SALE

# AERIAL MAP



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

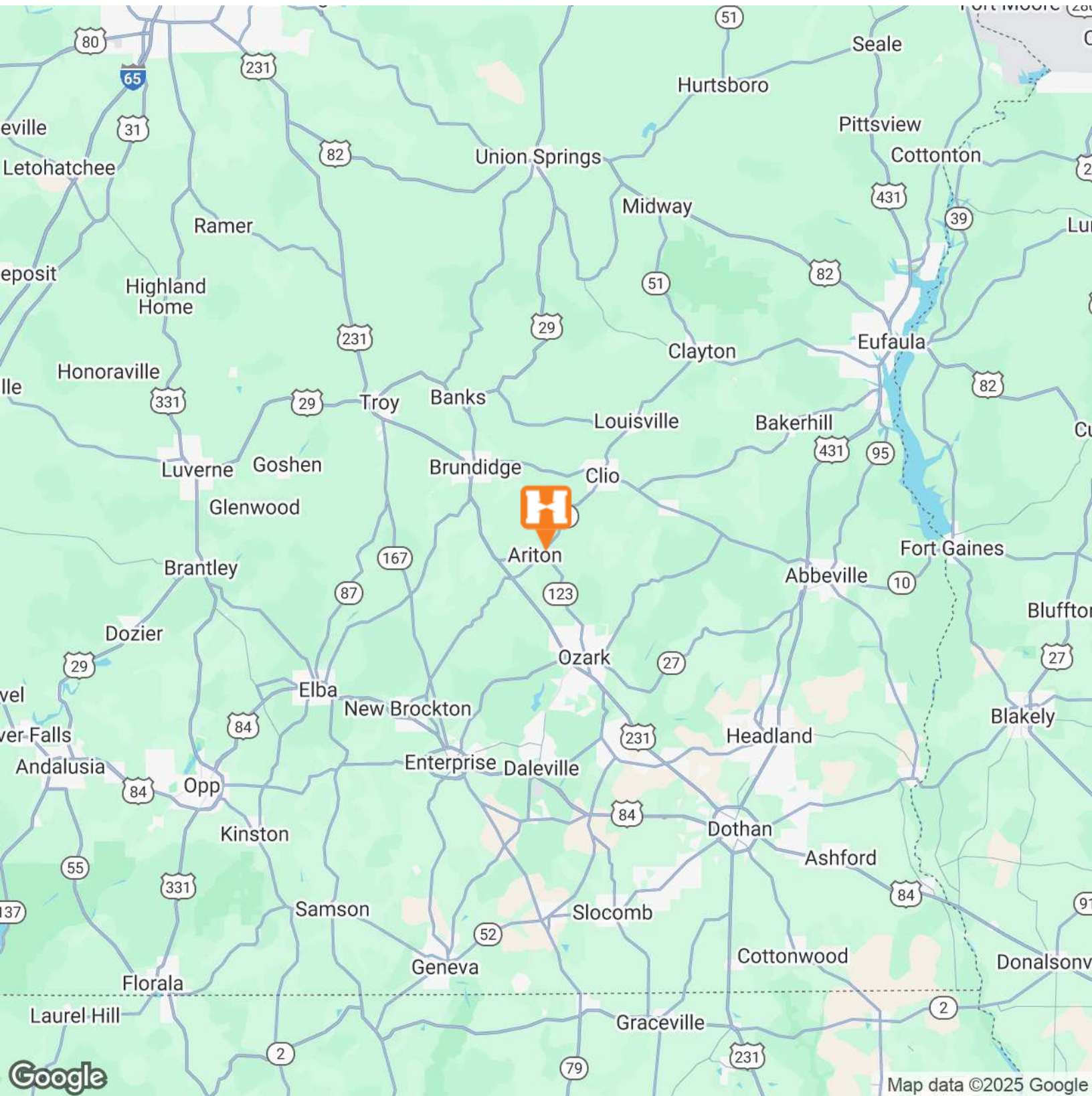
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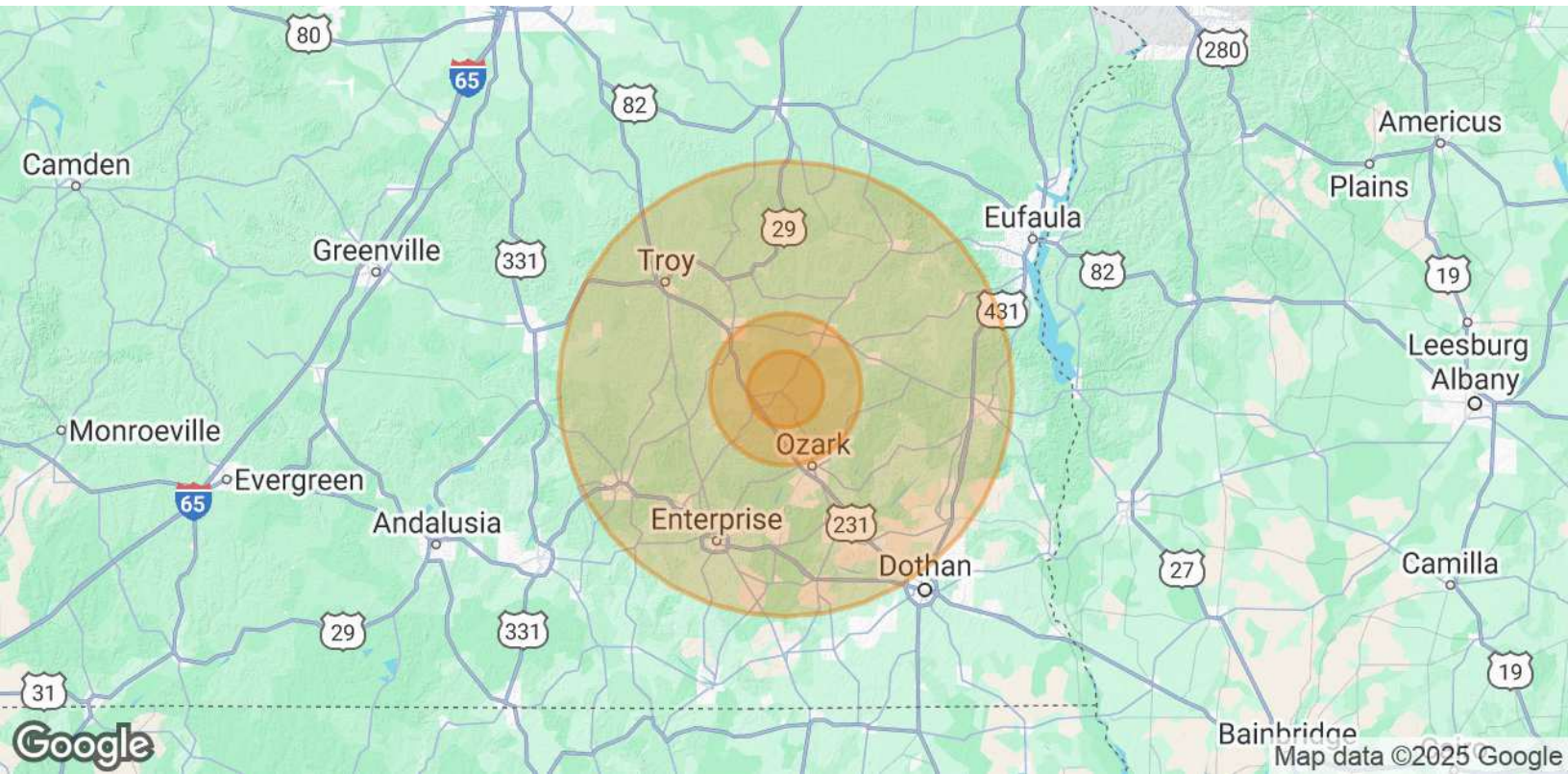
## LOCATION MAP



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## DEMOGRAPHICS MAP &amp; REPORT



POPULATION	5 MILES	10 MILES	30 MILES
Total Population	2,174	11,628	202,487
Average Age	42	43	41
Average Age (Male)	41	42	40
Average Age (Female)	44	45	42

HOUSEHOLDS & INCOME	5 MILES	10 MILES	30 MILES
Total Households	859	4,400	82,714
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$61,935	\$66,144	\$83,944
Average House Value	\$180,147	\$162,523	\$214,608

Demographics data derived from AlphaMap