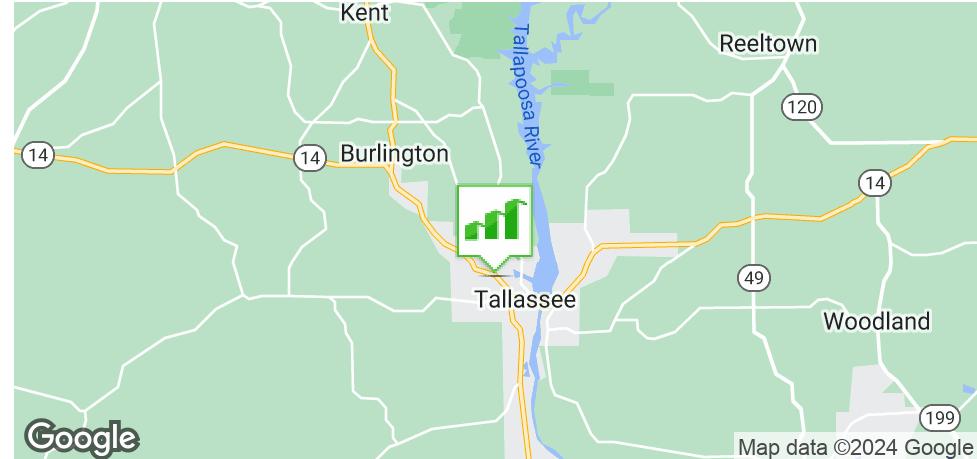


# 1.35 AC- S OF HWY 14

TALLASSEE, AL 36078

## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$319,000
Lot Size:	1.35 Acres
Lot Dimensions:	168'x350'
Zoning:	HC- Highway Commercial
Price / SF:	±\$8.08/SF

### PROPERTY HIGHLIGHTS

- ±1.35 Acres located directly on Highway 14 with traffic counts of ±14,000 AADT
- Located in Tallassee, AL- Tallassee's population is 5,199 people. Since 2020, it has had a population growth of 6.1%
- ±15 miles from Lake Martin-Lake Martin is located in Tallapoosa, Elmore and Coosa counties in Alabama. It is a 44,000-acre (178 km<sup>2</sup>) reservoir with over 750 miles (1,200 km) of wooded shoreline.

- ±17 miles from Wetumpka, AL-is a city in and the county seat of Elmore County, Alabama, United States. At the 2020 census, the population was 7,220. In the early 21st century Elmore County became one of the fastest-growing counties in the state.
- ±25 miles from Lake Jordan- Lake Jordan is a lake in Elmore County, Alabama- with a water surface of 6,800 acres and shoreline of about 188 miles
- ±25 miles from Montgomery, AL- In the 2020 census, Montgomery's population was 200,603. It is the second most populous city in Alabama.



GENE CODY, CCIM

334.386.2441  
gcody@mcrmpm.com

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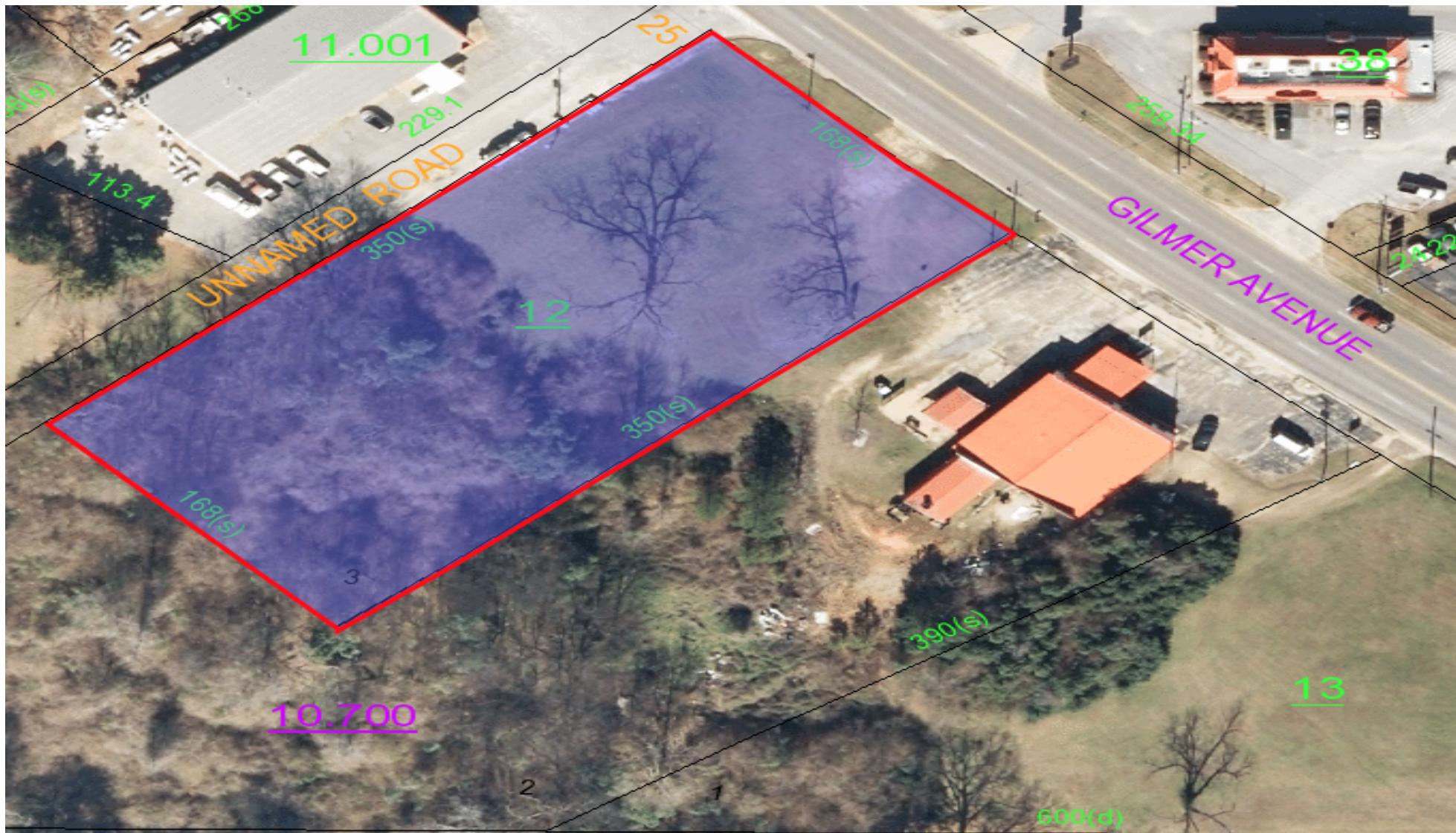
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## Lot Dimensions



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## Tallassee Overview

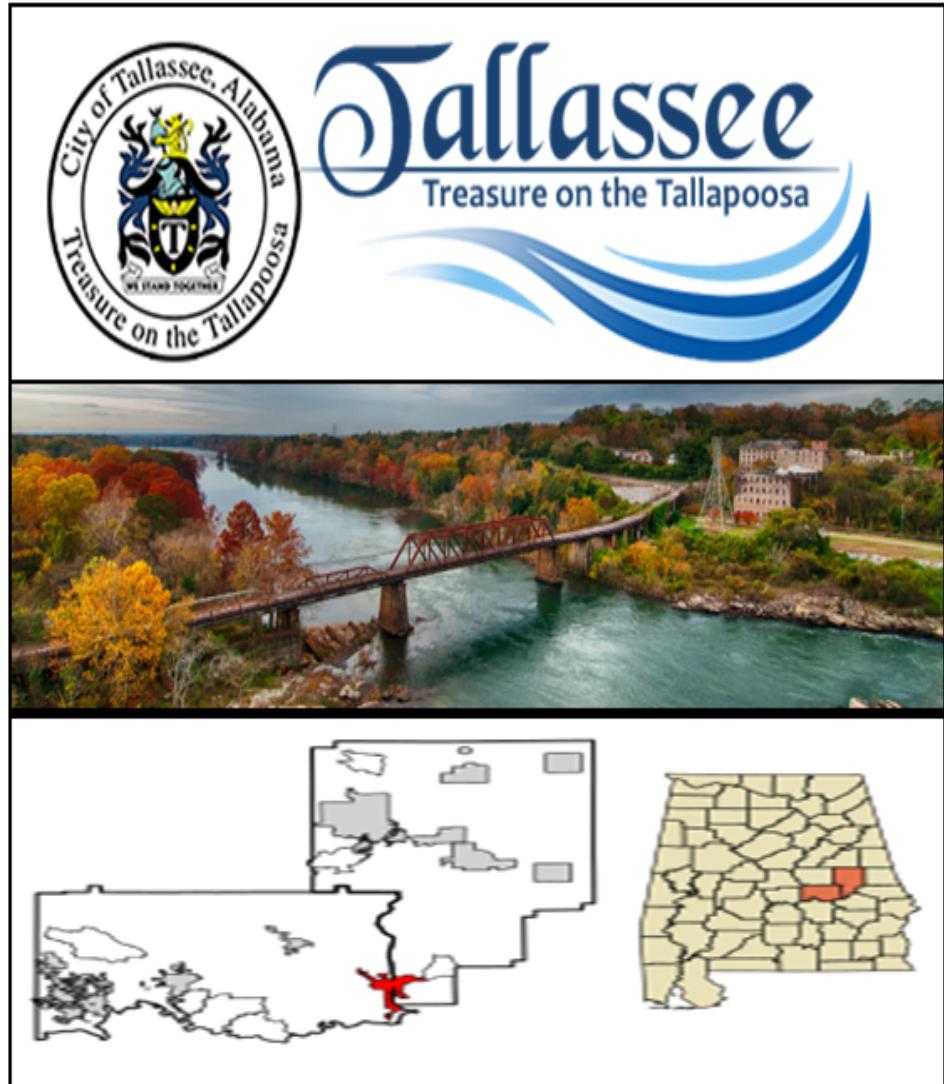
### TALLASSEE ALABAMA

**Tallassee** (pronounced /'tæləsē/) is a city on the Tallapoosa River, located in both Elmore and Tallapoosa counties in the U.S. state of Alabama. At the 2020 census, the population was 4,763. It is home to a major hydroelectric power plant at Thurlow Dam operated by Alabama Power Company. Tallassee is part of the Montgomery Metropolitan Statistical Area.

Tallassee is located at 32°32'22"N 85°53'35"W. According to the U.S. Census Bureau, the city has a total area of 10.2 square miles (26 km<sup>2</sup>), of which 9.6 square miles (25 km<sup>2</sup>) is land and 0.5 square miles (1.4 km<sup>2</sup>, 5.21%) is water. Tallassee is located in the densely forested Emerald Mountains, a small southeastern chain of the Lower Appalachians. It is bordered by two major rivers: the Coosa River to the west, and the Tallapoosa in the east. The Tallapoosa River also serves as the dividing line between two counties and towns: the City of Tallassee (Elmore County) and East Tallassee (Tallapoosa County).

The Alabama Power Company began to develop the Tallapoosa River in 1923 and in the following ten years three power plants built by the Alabama Power Company were built along the Tallapoosa River. Composed of the Thurlow Dam, the Yates Dam, and Martin Dam, these power plants have a combined capacity of 269,000 horsepower. Tallassee is served by State Highway 14, which runs northwest-northeast through the town, and State Highway 229, which runs northwest-south. AL-14 leads east 15 mi (24 km) to Notasulga and west 22 mi (35 km) to Wetumpka. AL-229 leads north 15 mi (24 km) to Alabama State Route 63 northeast of Wetumpka, and south 8 mi (13 km) to Interstate 85 at exit 26.

Tallassee Municipal Airport serves general aviation.



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TALLASSEE, AL 36078

## Demographics

### DEMOGRAPHIC SUMMARY

S Hwy 14

Ring of 5 miles

#### KEY FACTS

10,541

Population



Households

40.6

Median Age

\$43,778

Median Disposable Income

#### EDUCATION

15%



No High School Diploma



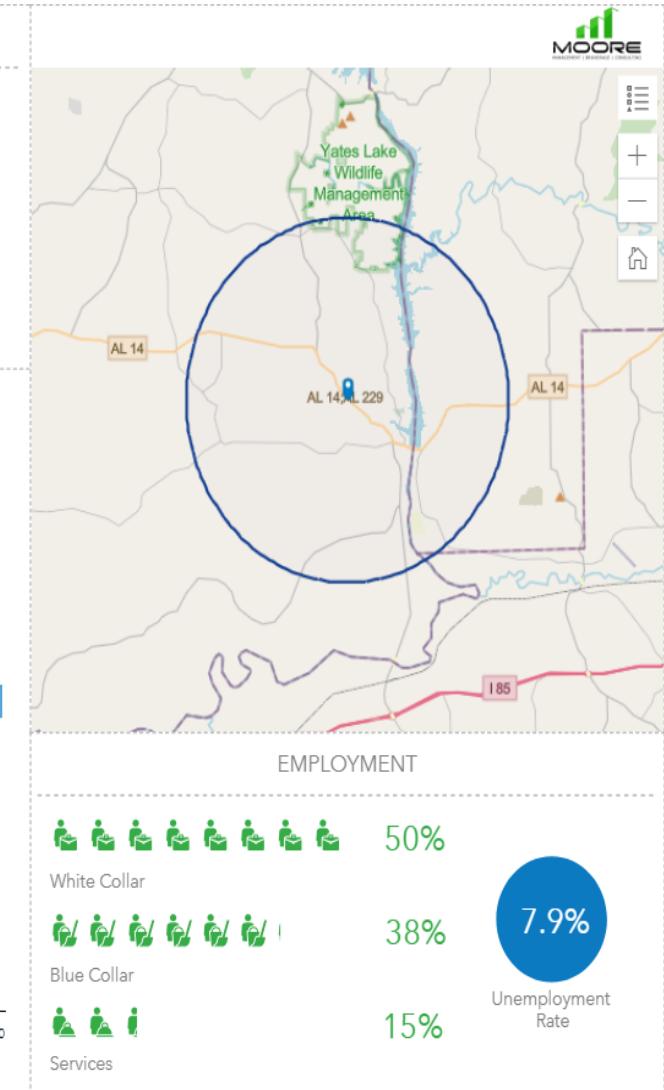
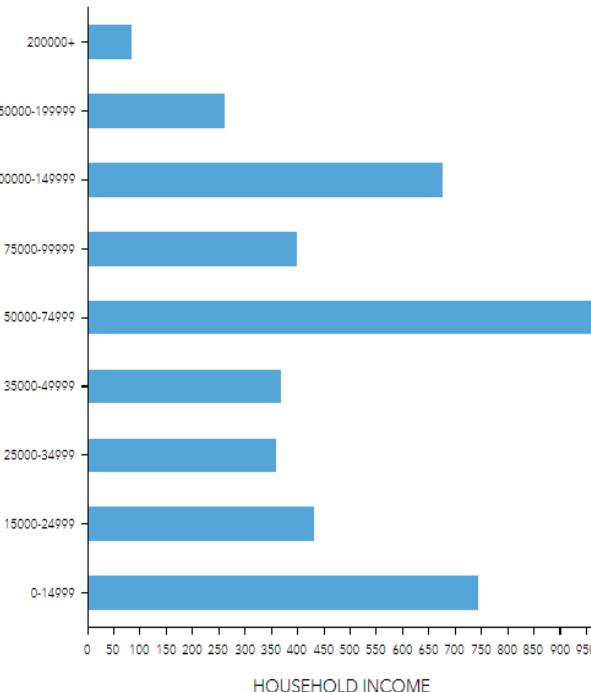
32%

Some College



18%  
Bachelor's/Grad/Prof Degree

35%  
High School Graduate



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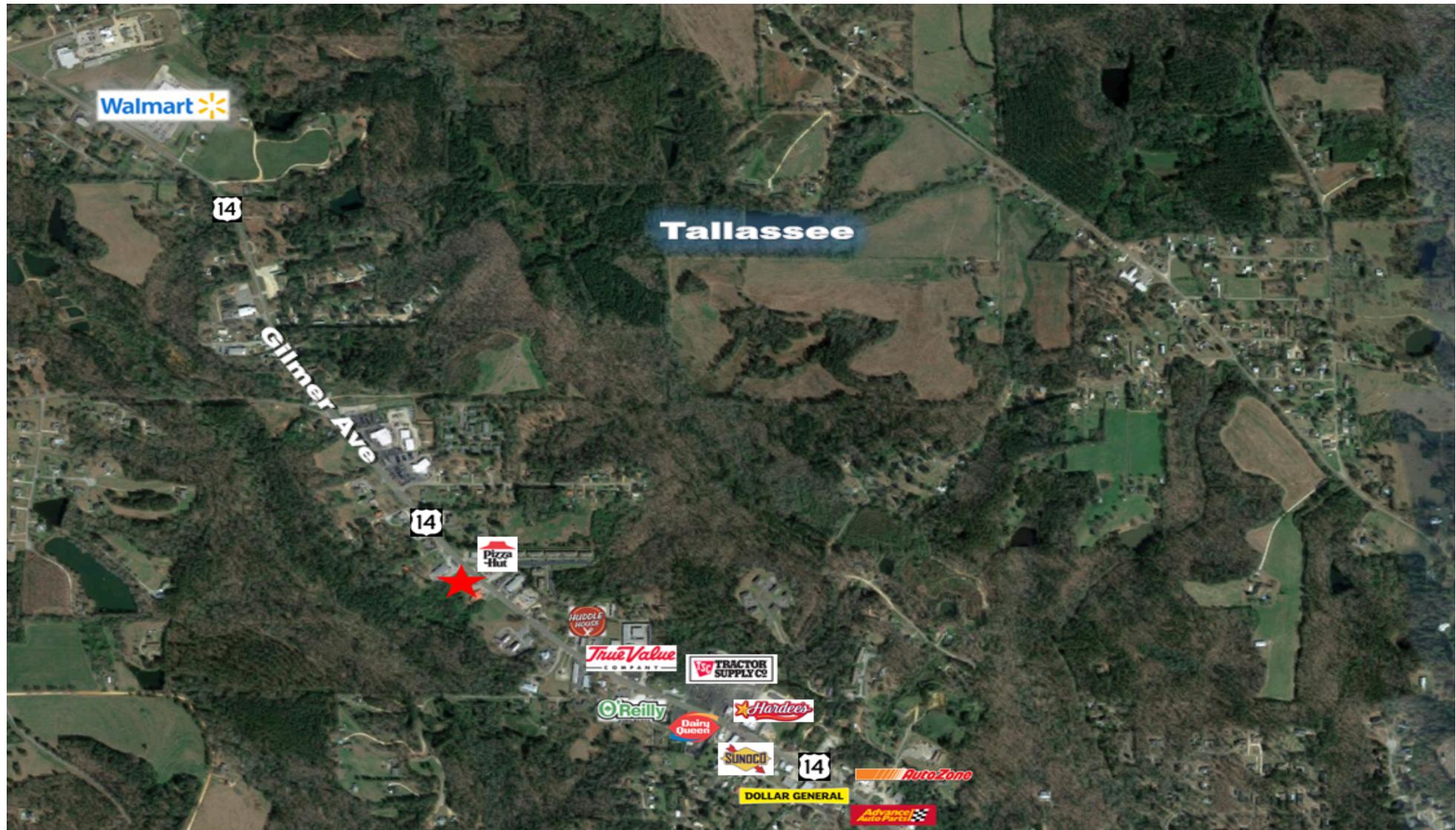
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Retail Map



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