

3 LOTS LOCATED ON THE ALABAMA RIVER IN LOWNDESBORO AL | WATERFRONT FOR SALE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$117,000
Available SF:	
Lot Size:	2.86 Acres
Price / Acre:	\$40,909

PROPERTY OVERVIEW

Three beautiful lots approximately 1 acre each. 35 minutes south of downtown Montgomery. The waterfront properties are located on the Alabama River in Lowndesboro, AL. Properties are accessed by a quiet country road. Perfect for fishing, hunting, relaxing and more. Call today for more information!

PROPERTY HIGHLIGHTS

- Three lots with riverfront access
- Lot 39 = 0.69 acre
- Lot 40 = 1.08 acres
- Lot 41 = 1.09 acres
- \$39,000 each
- \$117,000 for all three

ED FLEMING
defleming7@gmail.com
334.652.2121

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

FISHERMAN'S BAY | WATERFRONT FOR SALE

LOCATION MAPS



Map data ©2021

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



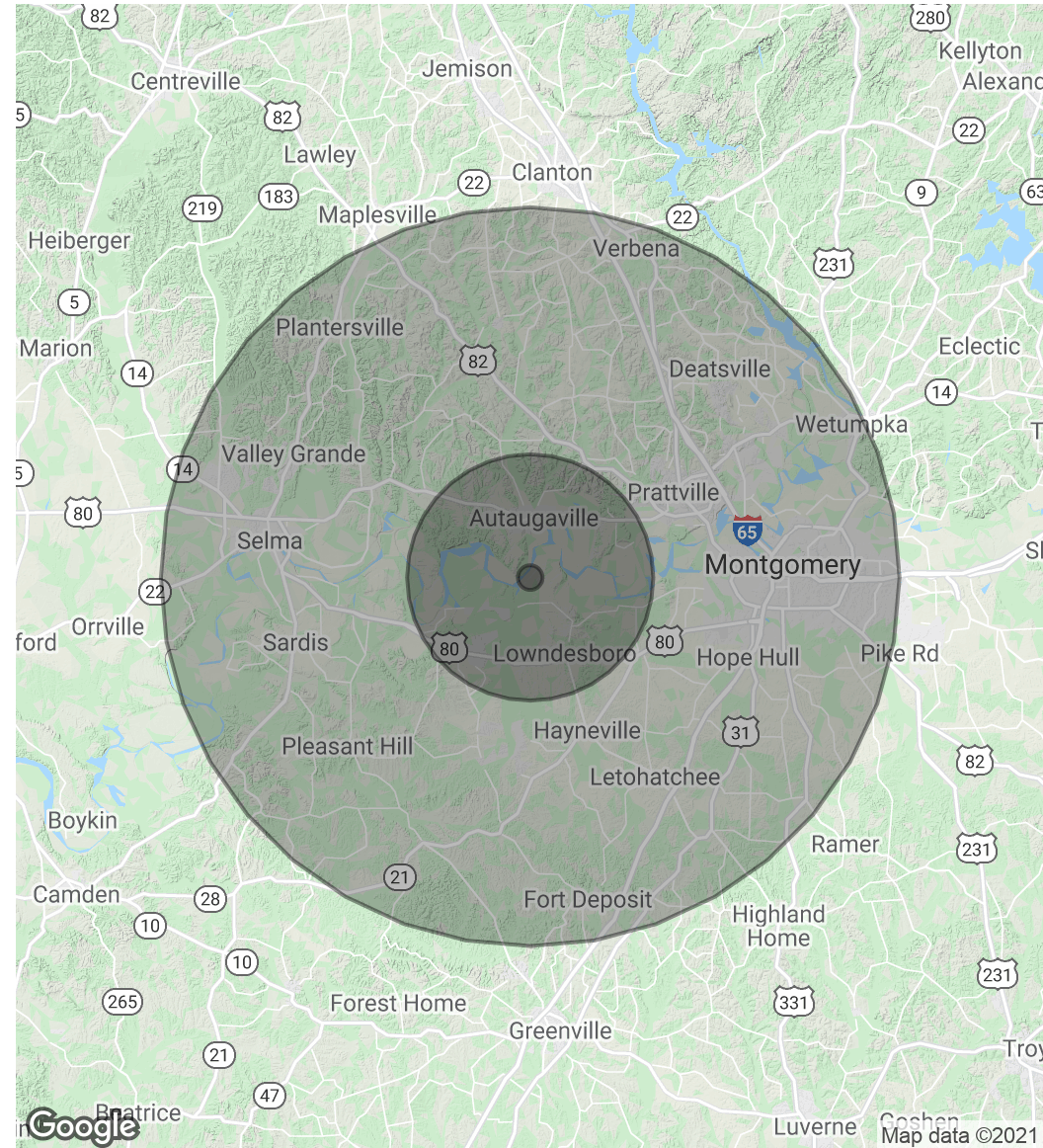
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	10 MILES	30 MILES
Total Population	47	6,364	359,732
Average age	40.5	39.6	35.6
Average age (Male)	40.9	39.6	33.8
Average age (Female)	40.2	39.8	37.1

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	17	2,284	136,858
# of persons per HH	2.8	2.8	2.6
Average HH income	\$49,586	\$53,512	\$55,494
Average house value	\$122,470	\$155,588	\$156,547

* Demographic data derived from 2010 US Census



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AERIAL MAPS



Google

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