

For Sale

# Prime Development Land

60 Acres | \$720,000



## 60 ACRES Abbeville, Alabama

431 & HWY 27

Abbeville, Alabama 36310

### Property Highlights

- 60-Acres of Prime Development Property
- Additional 2.75-acres also available
- Near intersection US Hwy 431 and State Hwy 27
- Excellent location, great visibility
- Highest traffic count in area
- Zoned B-2 Highway Commercial

### Property Description

Near the intersections of US HWY 431 and State HWY 27. Well traveled area, great location for many uses: retail strip center, offices, restaurants, retail, or automobile dealer.

#### OFFERING SUMMARY

Sale Price	\$720,000
Lot Size	60.0 Acres

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	3,055	\$40,029
10 Miles	7,381	\$37,974
30 Miles	169,229	\$49,569

For more information

**Kenny Whatley**

O: 334 699 8000  
kwhatley@talcor.com

**Shannon Auty**

O: 334 699 8000  
sauty@talcor.com



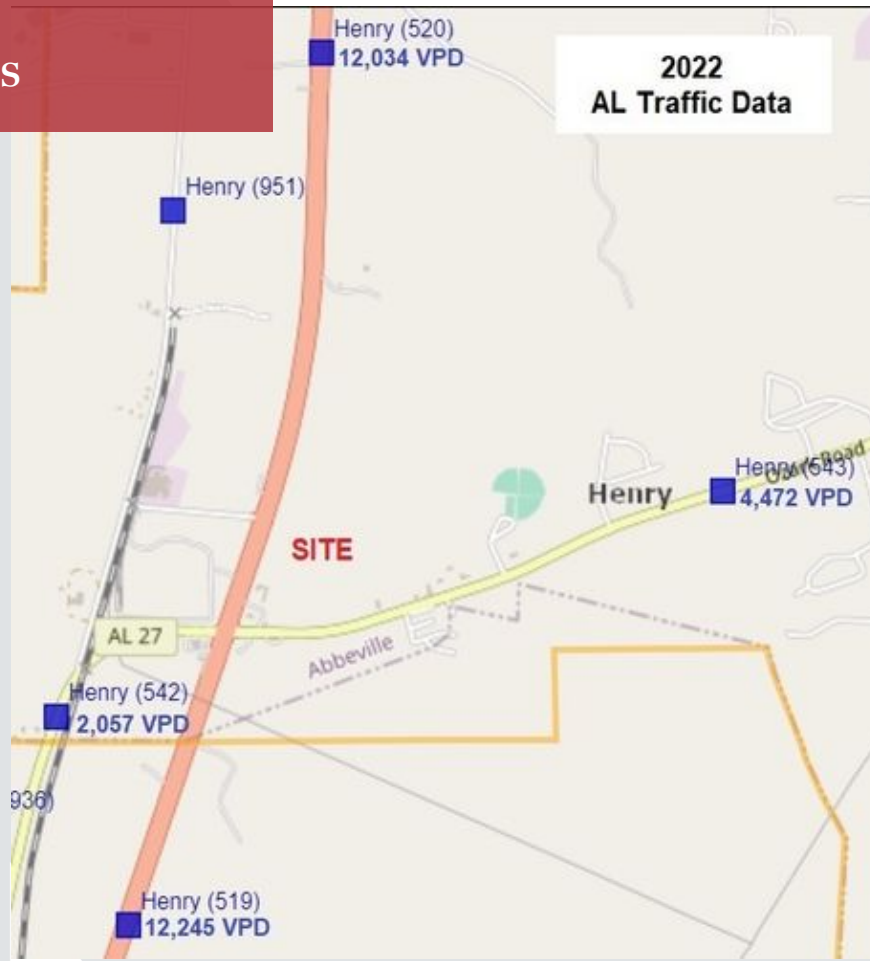
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Dothan, AL 36303  
334 699 8000 tel  
talcor.com

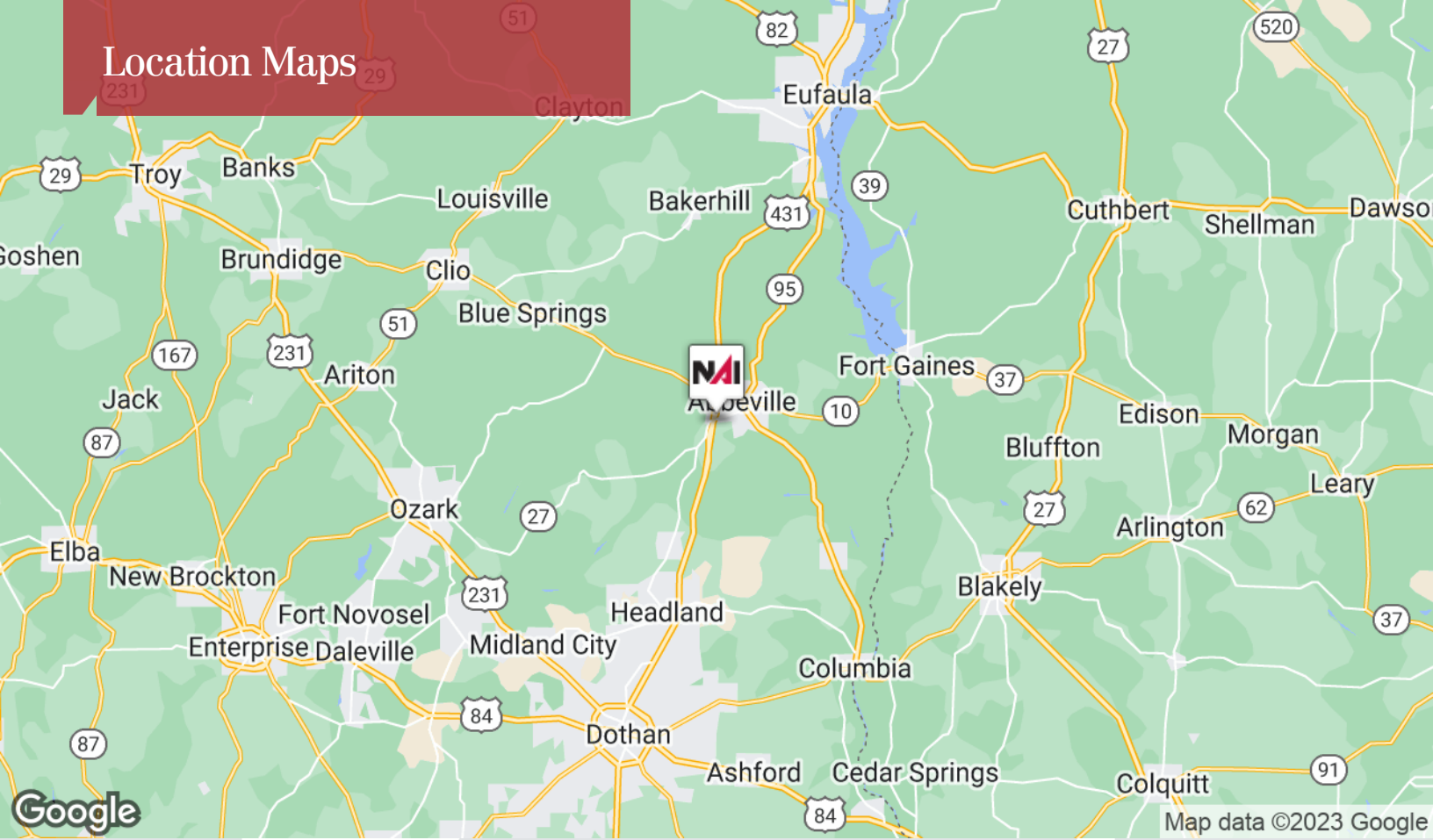


Additional Photos

2022  
AL Traffic Data



# Location Maps

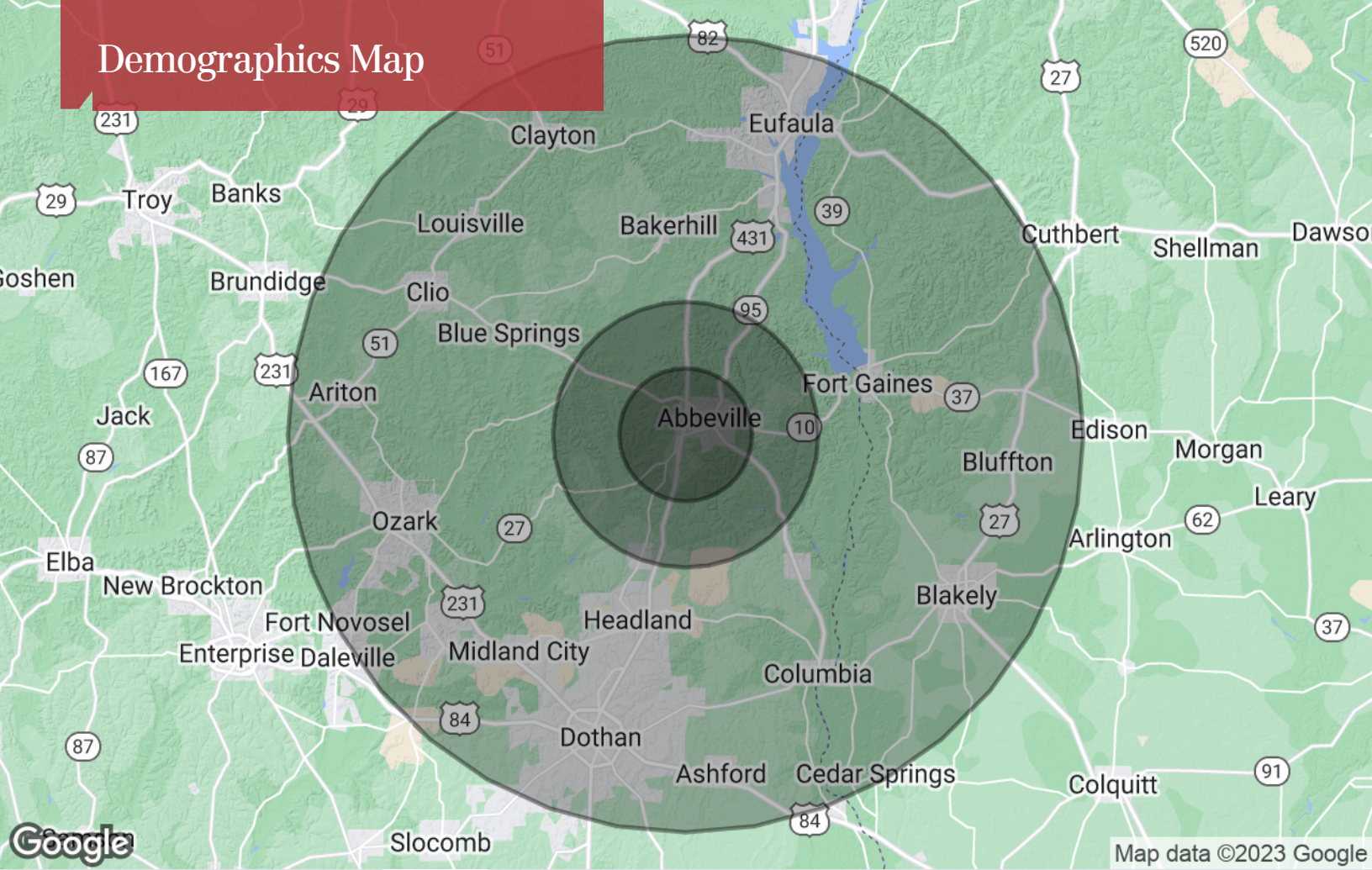


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# Demographics Map



## Population

	5 Miles	10 Miles	30 Miles
TOTAL POPULATION	3,055	7,381	169,229
MEDIAN AGE	47.9	46.7	41.0
MEDIAN AGE (MALE)	42.6	45.5	38.8
MEDIAN AGE (FEMALE)	50.5	48.3	43.1

## Households & Income

	5 Miles	10 Miles	30 Miles
TOTAL HOUSEHOLDS	1,692	4,585	82,307
# OF PERSONS PER HH	1.8	1.6	2.1
AVERAGE HH INCOME	\$40,029	\$37,974	\$49,569
AVERAGE HOUSE VALUE	\$95,415	\$113,777	\$127,743

\* Demographic data derived from 2020 ACS - US Census