



ABBEVILLE | 2.75 AC

Hwy 431N Abbeville, AL 36310

Property Highlights

- 400 feet of frontage
- High traffic area with popular Lake Eufaula (fishing/camping/boating) destination nearby
- Near busy intersection of Hwy 27 & 431
- Hwy 431N = major US Highway leading to Alabama/Georgia Line
- Partially wooded lot
- 60-acres adjacent to site available for development

Property Description

2.75-acres available on US Hwy 431N in Abbeville, AL. High traffic area with great visibility. Adjacent to a motel and Hardees. Near the lighted intersection of State Hwy 27 & US Hwy 431. Nearby retailers include McDonald's, AutoZone, YellaWood, Citgo. Adjacent lot of 60-acres also available for development.

Offering Summary

Sale Price:	\$325,000
County:	Henry
Lot Size:	2.75 Acres

Demographics 10 Miles 20 Miles 30 Miles

	10 Miles	20 Miles	30 Miles
Total Households	3,621	14,817	68,249
Total Population	8,899	38,728	177,506
Average HH Income	\$44,191	\$46,761	\$51,649

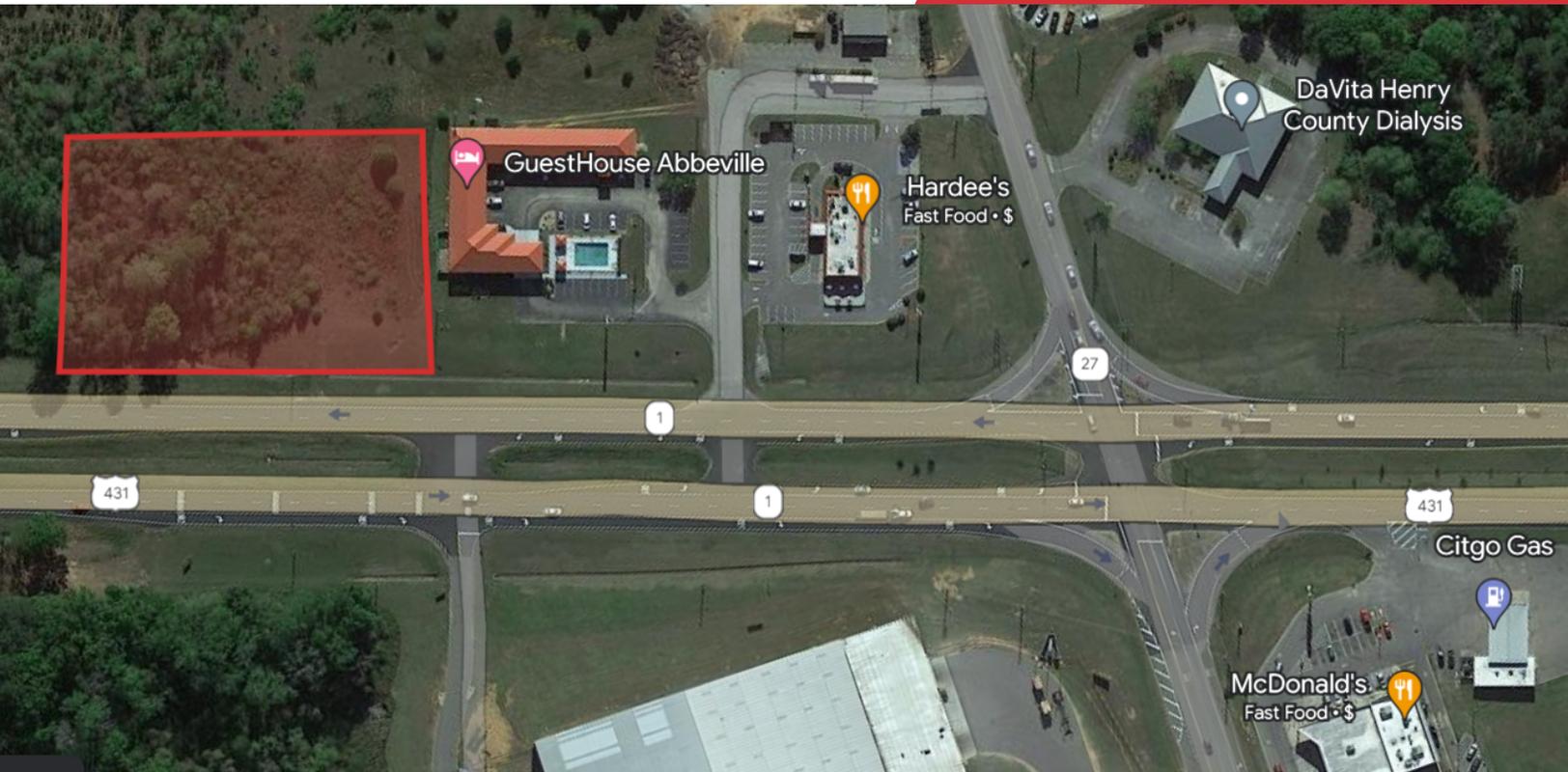
For More Information

Kenny Whatley

O: 334 699 8000
 kwhatley@talcor.com | AL #000058211-0

Shannon Auty

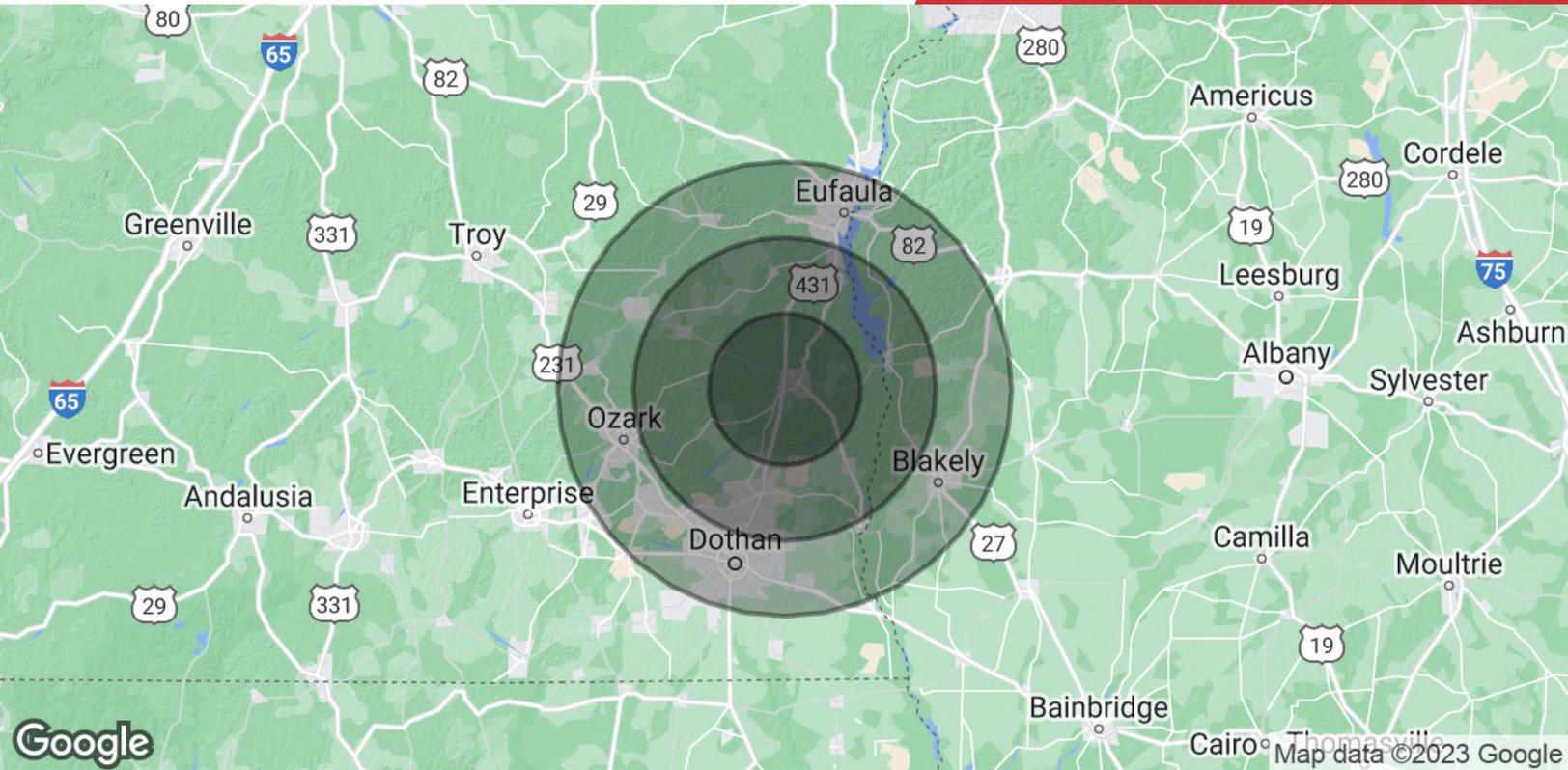
O: 334 699 8000
 sauty@talcor.com | AL #139611



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

107 Hidden Glen Way
 Dothan, AL 36303
 334 699 8000 tel
talc.com





Population	10 Miles	20 Miles	30 Miles
Total Population	8,899	38,728	177,506
Average Age	43.0	40.0	38.9
Average Age (Male)	42.6	38.6	37.2
Average Age (Female)	45.3	41.8	40.7
Households & Income	10 Miles	20 Miles	30 Miles
Total Households	3,621	14,817	68,249
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$44,191	\$46,761	\$51,649
Average House Value	\$78,155	\$133,740	\$146,214

* Demographic data derived from 2020 ACS - US Census