

# FOR SALE

0 Highway 84, Elba, AL 36323



## Land | 5.5 Acres

This 5.5-acre corner lot is positioned on Hwy. 84 and County Road 507, just 2 miles east of Elba city limits and 5.3 miles to Enterprise city limits. Located only 1.7 miles from the 420,000± SF Ben E. Keith facility, a leader in food and beverage distribution. This site offers incredible potential for commercial development with flat, level land. Coffee County is a hub for thriving industries such as aircraft maintenance, poultry supply and automotive manufacturing, making this property a strategic location for your business. With 400 feet of Hwy. 84 frontage and an additional 165 feet to CR. 507, this site has excellent visibility and access, including a median crossover for convenient traffic flow.

- Corner lot with median crossover
- 400 feet of frontage on Hwy. 84
- 2023 AADT: 6,222 vehicles per day
- 2 miles east of Elba city limits
- 5.3 mi to Enterprise city limits
- Near the Ben E. Keith food distribution facility
- Ideal site for convenience store, truck stop/travel plaza, industrial facility

### OFFERING SUMMARY

<b>SALE PRICE</b>	\$429,000
<b>ZONING</b>	County/Agricultural
<b>LOT SIZE</b>	5.5 +/- Acres
<b>FRONTAGE</b>	400 Feet

Demographics	10 Miles	20 Miles	30 Miles
Total Population:	40,219	93,783	186,058
Average HH Income:	\$93,523	\$86,027	\$78,738

✉ **Kenny Whatley**  
+1 334 596 7890  
kwhatley@talcor.com

✉ **Shannon Auty**  
+1 334 406 1161  
sauty@talcor.com

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.



**NAI TALCOR**  
107 Hidden Glen Way  
talcor.com



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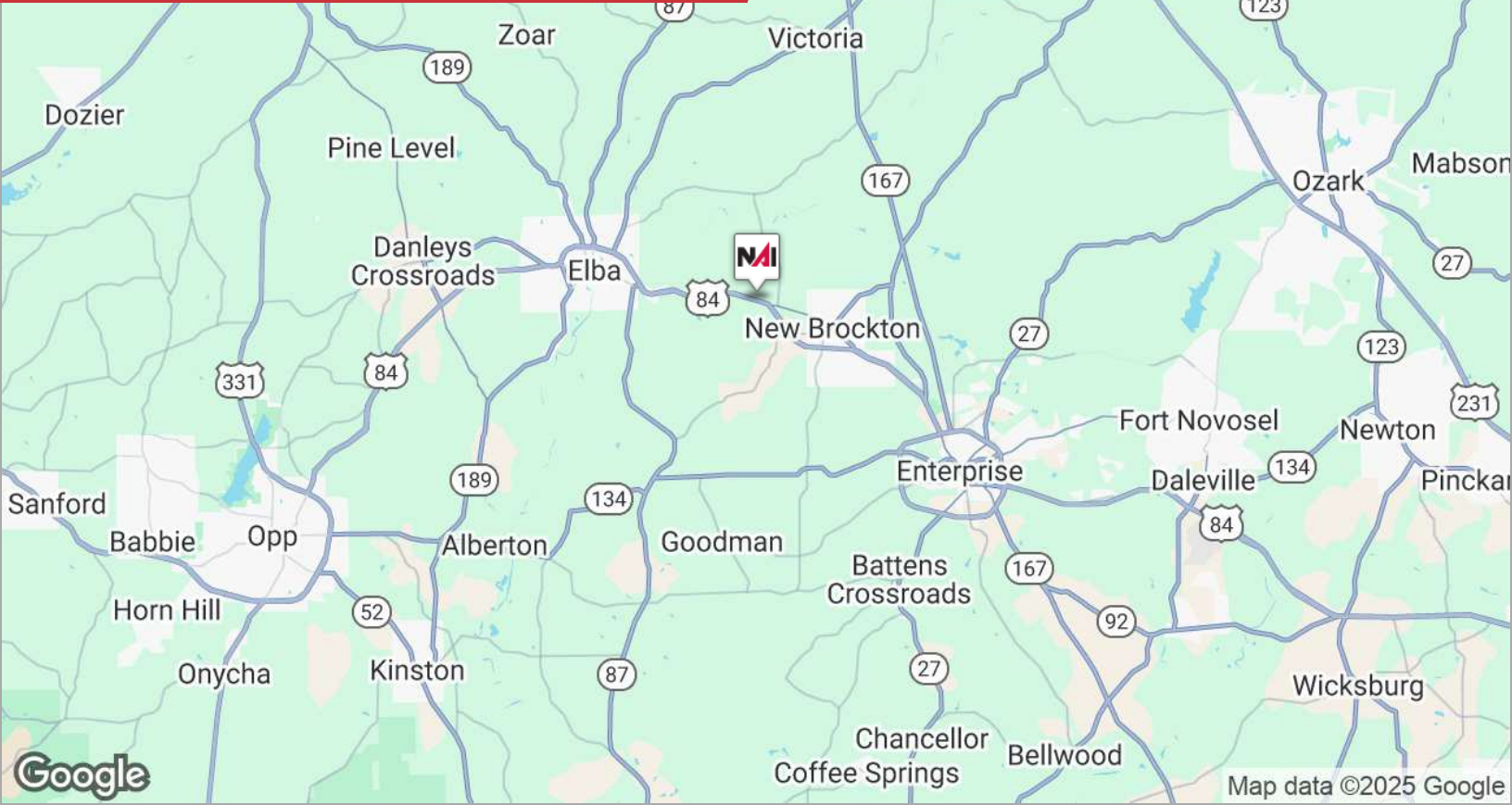
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# LOCATION MAPS

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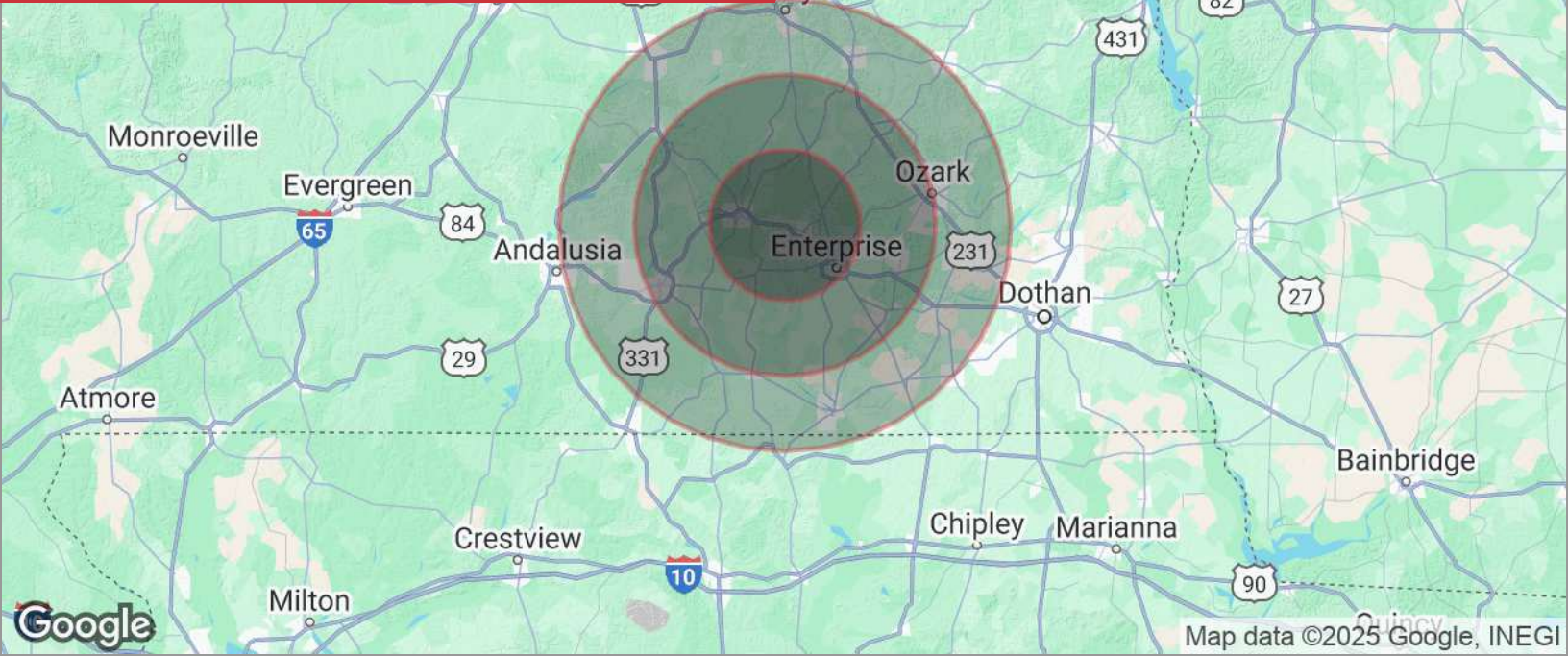
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# DEMOGRAPHICS

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## DEMOGRAPHICS

POPULATION	10 MILES	20 MILES	30 MILES
Total population	40,219	93,783	186,058
Median age	40	40	41
Median age (male)	39	39	40
Median age (Female)	41	41	42
HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total households	15,717	37,725	75,816
# of persons per HH	2.6	2.5	2.5
Average HH income	\$93,523	\$86,027	\$78,738
Average house value	\$228,159	\$196,876	\$195,397

\* Demographic data derived from 2020 ACS - US Census

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