

FOR SALE

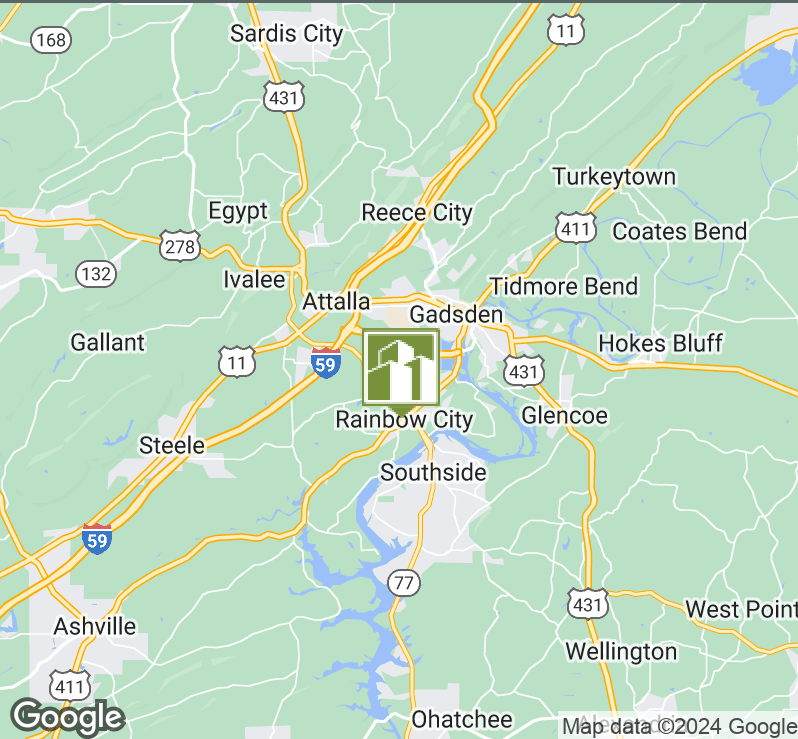
Rainbow City Development Opportunity

3525 Rainbow Drive
Rainbow City, AL 35906

SITE SIZE ±3 Acres

ZONED HC; Highway Commercial

SALE PRICE: \$1,729,000



PROPERTY DESCRIPTION

3525 Rainbow Drive is a prime property strategically situated in the Rainbow City area. This versatile property offers an exceptional opportunity for land and other investors seeking a lucrative venture. Boasting a coveted location and zoned for highway commercial use, it presents an ideal canvas for a wide array of business ventures.

PROPERTY HIGHLIGHTS

- Zoned HC (Highway Commercial)
- Prime location in the Rainbow City area
- High growth area
- Excellent development opportunity
- Great visibility from Rainbow Drive



DEMOGRAPHIC INFORMATION

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	637	1,968	3,877
AVERAGE AGE	31.8	33.4	36.5
AVERAGE AGE (MALE)	31.9	32.9	35.2
AVERAGE AGE (FEMALE)	28.3	30.5	34.9

TRAFFIC COUNT

ROAD MEASURED	CROSS STREET	VEHICLES PER DAY
WEST GRAND AVE	Lake St NW	17,849
RAINBOW DRIVE	W Grand Ave SW	28,150
EAST GRAND AVENUE	Baptist Health Center Dr NW	26,626
RAINBOW DR	Morgan St NE	12,545

HOUSEHOLDS INFORMATION

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	190	642	1,531
# OF PERSON PER HH	3.4	3.1	2.5
AVERAGE HH INCOME	\$53,668	\$55,328	\$139,883
AVERAGE HOUSE VALUE	\$122,537	\$127,421	\$139,883