

For Sale

Land

2.7 Acres | \$196,000



11858 Cottonwood Road

Cottonwood, Alabama 36320

Property Highlights

- Prime location in Cottonwood, AL
- Suitable for retail development
- Spacious lot with ample room for construction
- High visibility for potential retail tenants
- Proximity to major roadways and thoroughfares
- Zoned for commercial use
- Close to residential and commercial centers
- Surrounded by thriving businesses and amenities

Property Description

This property is for sale across from the new Dollar General in Cottonwood, Alabama. It is priced at a reasonable \$196,000.00 with additional property also available. This could be a great opportunity to take advantage of growing commercial activity in the area.

OFFERING SUMMARY

Sale Price	\$196,000
Lot Size	2.7 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.3 Miles	126	\$65,548
0.5 Miles	236	\$65,354
1 Mile	560	\$65,146

For more information

John Taylor

O: 334 699 8000
jtaylor@talcor.com

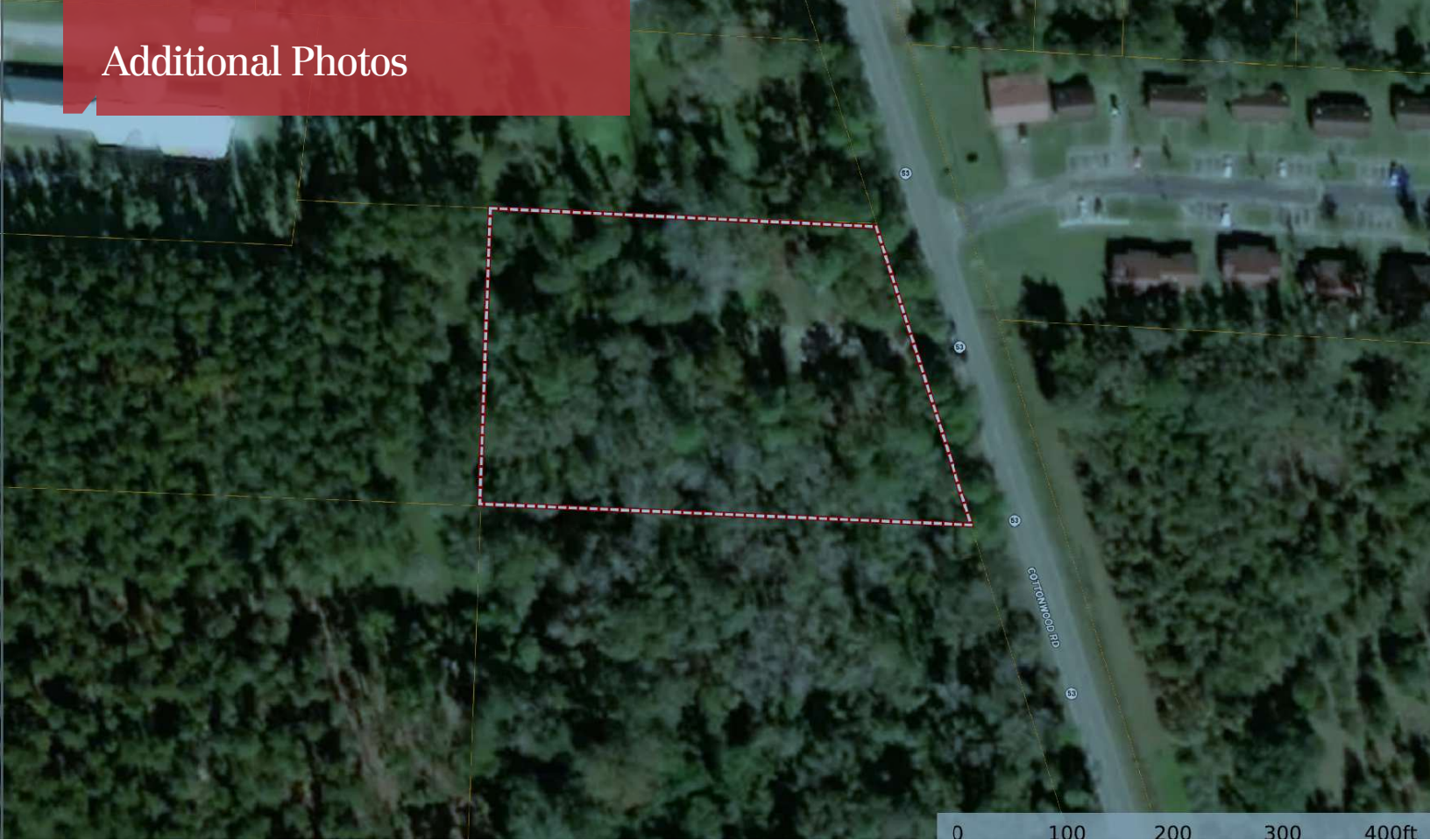


NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING 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.

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



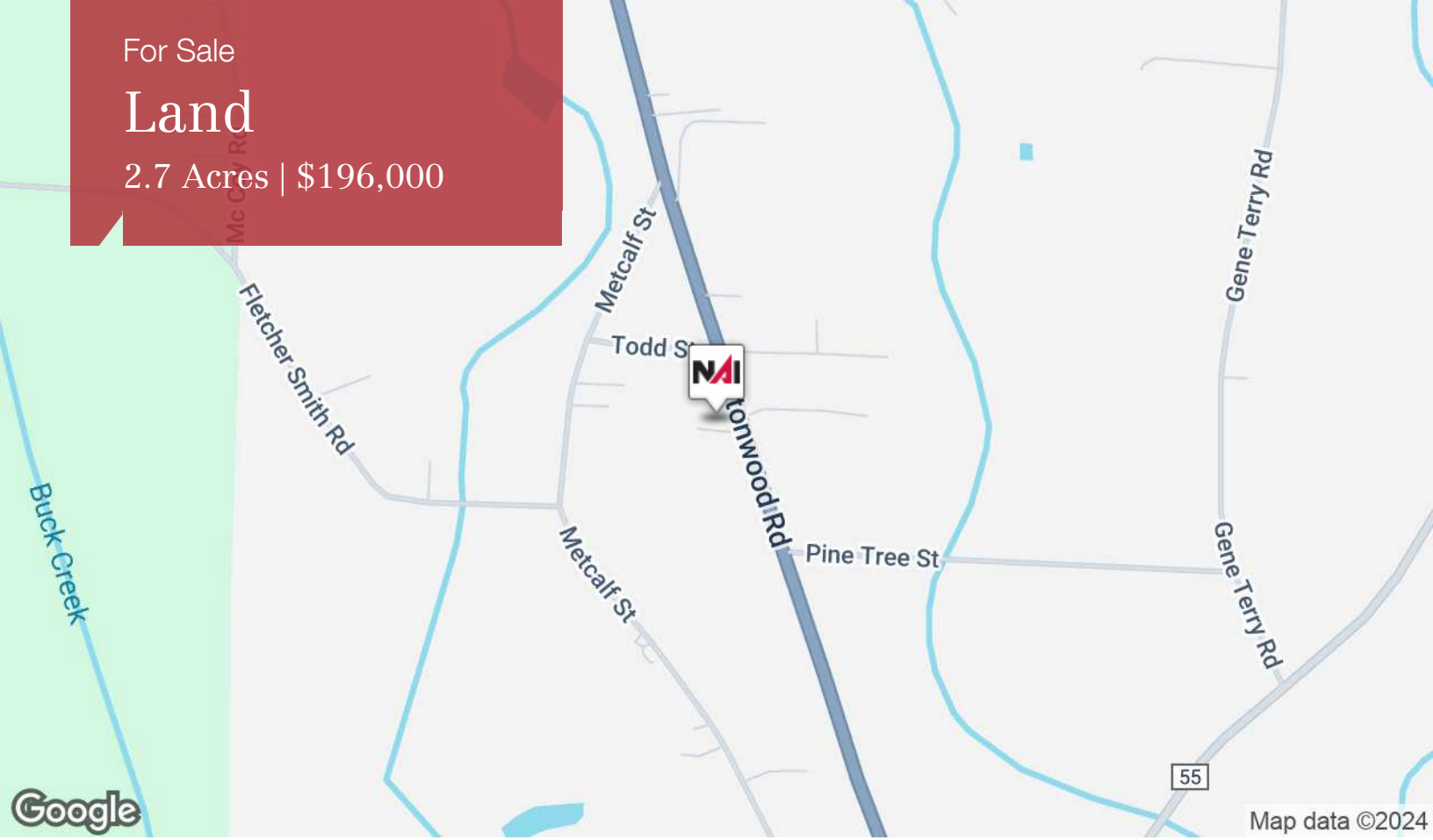
Additional Photos



For Sale

Land

2.7 Acres | \$196,000



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.

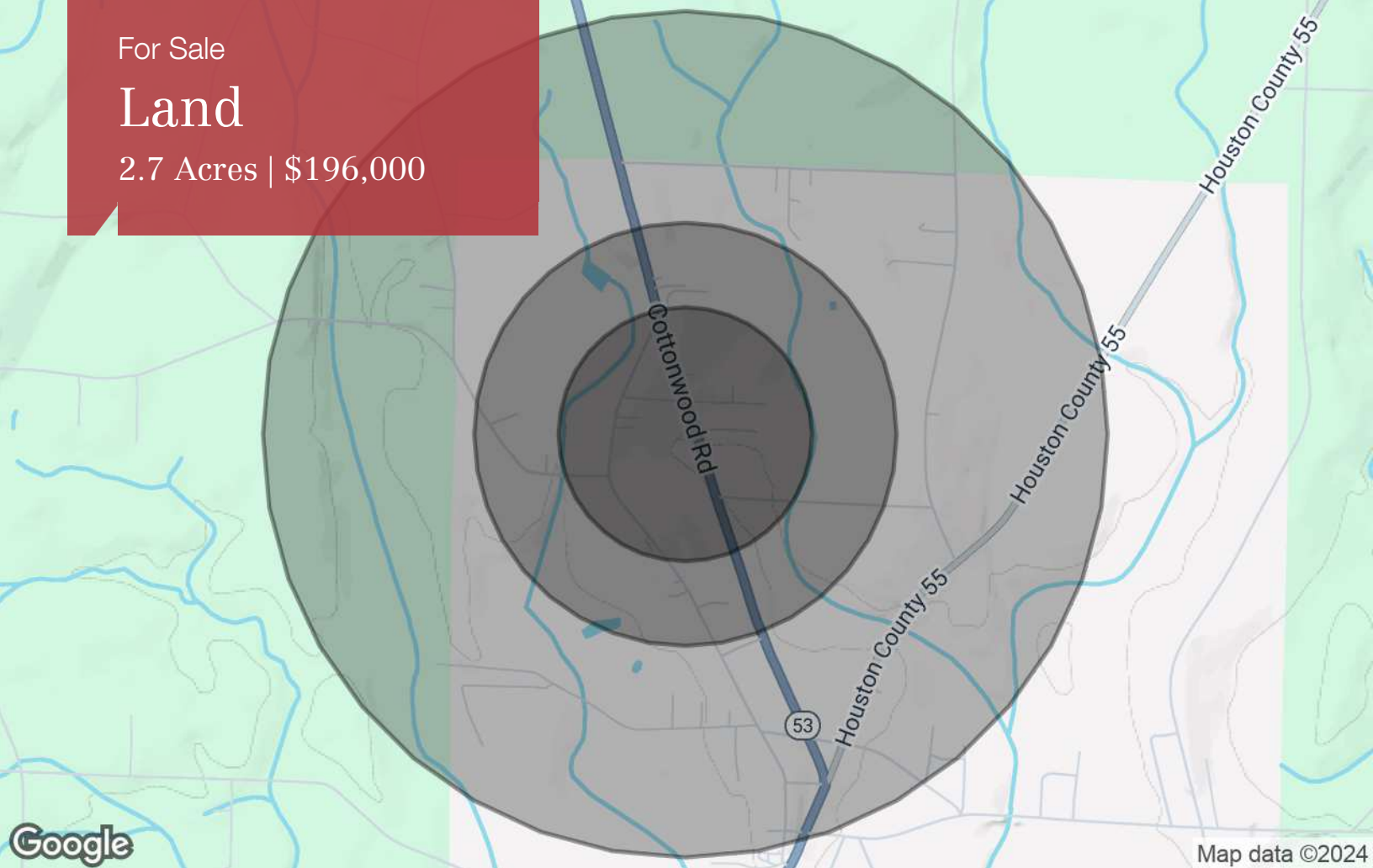
107 Hidden Glen Way,
Dothan, AL 36303
334 699 8000 tel
talcor.com



For Sale

Land

2.7 Acres | \$196,000



	0.3 Miles	0.5 Miles	1 Mile
Population			
TOTAL POPULATION	126	236	560
MEDIAN AGE	44	44	44
MEDIAN AGE (MALE)	43	43	43
MEDIAN AGE (FEMALE)	44	45	45
Households & Income			
TOTAL HOUSEHOLDS	50	95	225
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$65,548	\$65,354	\$65,146
AVERAGE HOUSE VALUE	\$170,082	\$172,074	\$172,196
Race			
% WHITE	87.4%	88.2%	88.0%
% BLACK	9.2%	9.1%	9.2%
% ASIAN	0.8%	0.4%	0.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.8%	0.9%	0.8%
% OTHER	1.7%	1.4%	1.5%
Ethnicity			
% HISPANIC	4.0%	3.4%	3.6%

* Demographic data derived from 2020 ACS - US Census