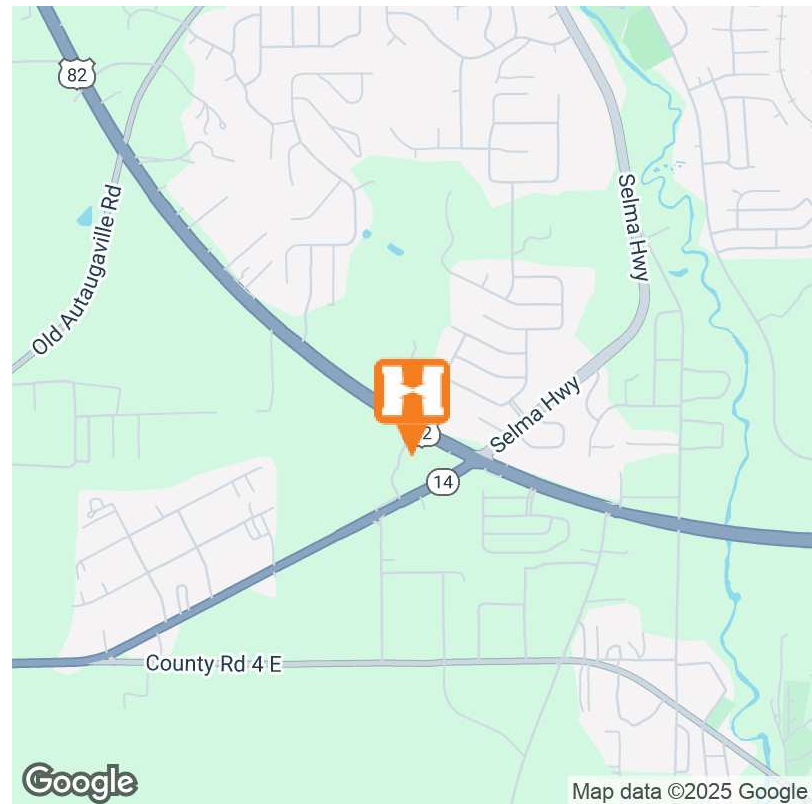


LOT 2 COUNTRY CLUB COMMERCIAL PARK - 0.76 ACRES | LAND FOR SALE

PRATTVILLE, AL



OFFERING SUMMARY

Sale Price:	\$80,000
Available SF:	33,105 SF
Lot Size:	0.76 Acres
Zoning:	B-3

PROPERTY OVERVIEW

This 0.76± acre parcel offers prime visibility and access near the intersection of Highway 82 and Highway 14 W. The property is zoned B-3 (Community Shopping District). The City has noted that no additional properties may be applied for B-3 zoning, making this a limited and valuable designation. For more information, contact Paul Hodges at 334-315-1382.

PROPERTY HIGHLIGHTS

- High Traffic Exposure: Over 17,066 daily vehicles on Hwy 82 and 8,179 on Hwy 14 W.
- Strategic Location: Positioned between Dollar General and First Community Bank.
- Accessibility: Just 3 miles from Highway 31 and 6 miles from Interstate 65.
- Zoning Advantage: Rare B-3 district designation, ideal for community-oriented retail or service uses.

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	15,925	33,932	126,708
Total Population	40,616	87,635	316,716
Average HH Income	\$96,377	\$82,468	\$76,864

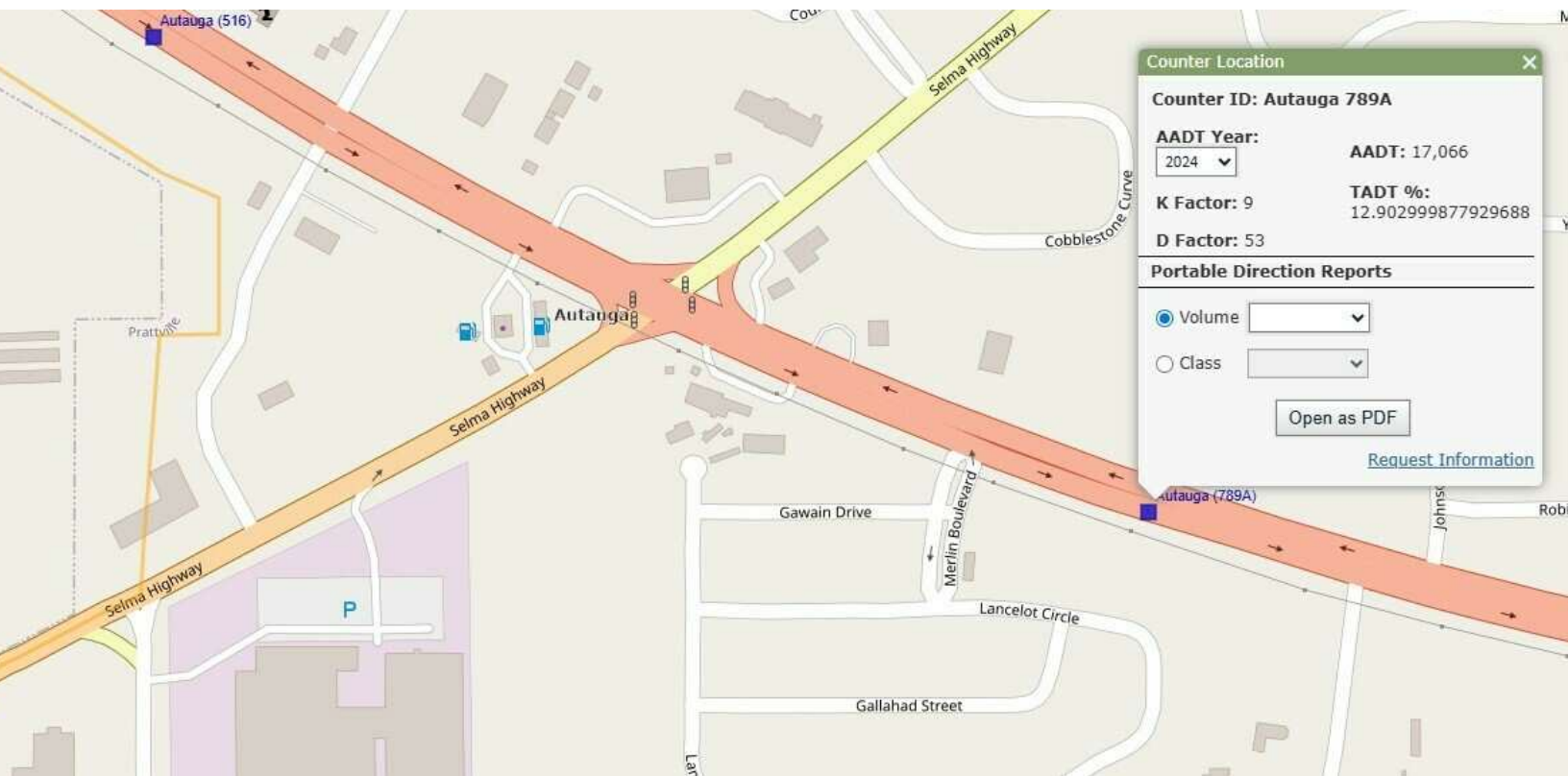
PAUL HODGES
paul.hodges@hodgeswarehouse.com
334.315.1382

**THE RIGHT PLACE.
THE RIGHT SPACE.**

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

LOT 2 COUNTRY CLUB COMMERCIAL PARK - 0.76 ACRES | LAND FOR SALE

TRAFFIC & ZONING



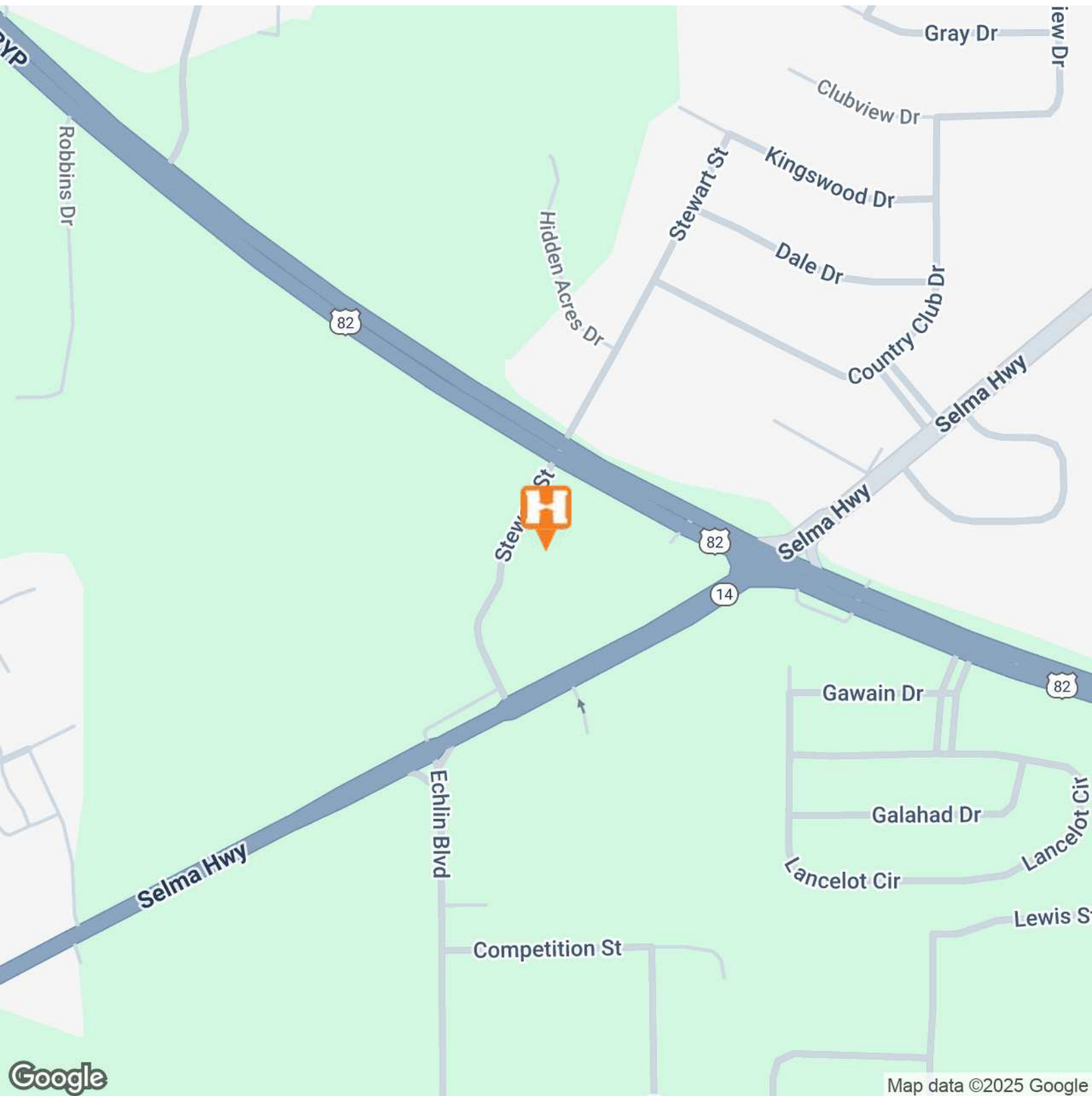
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LOCATION MAP



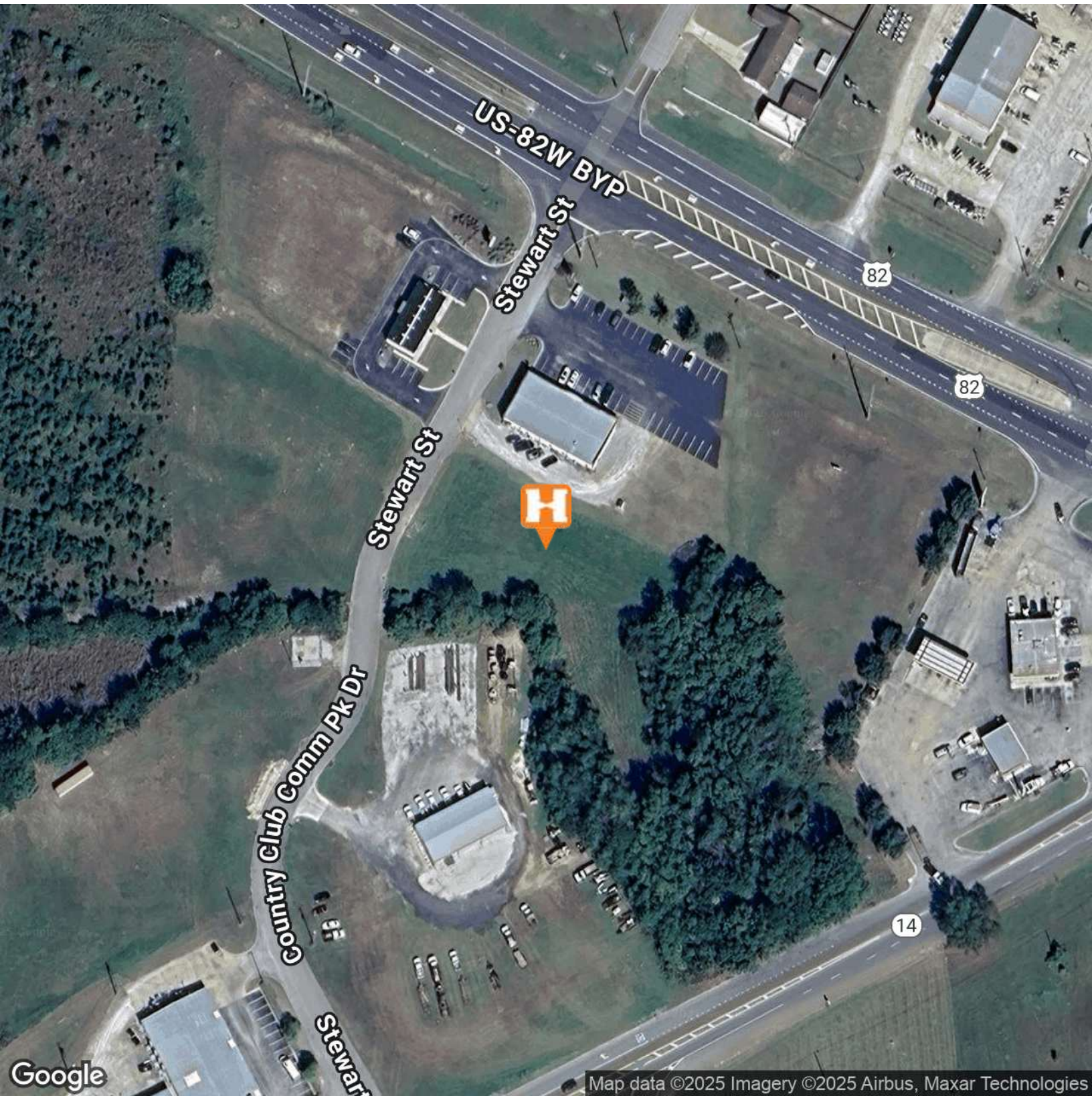
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AERIAL MAP

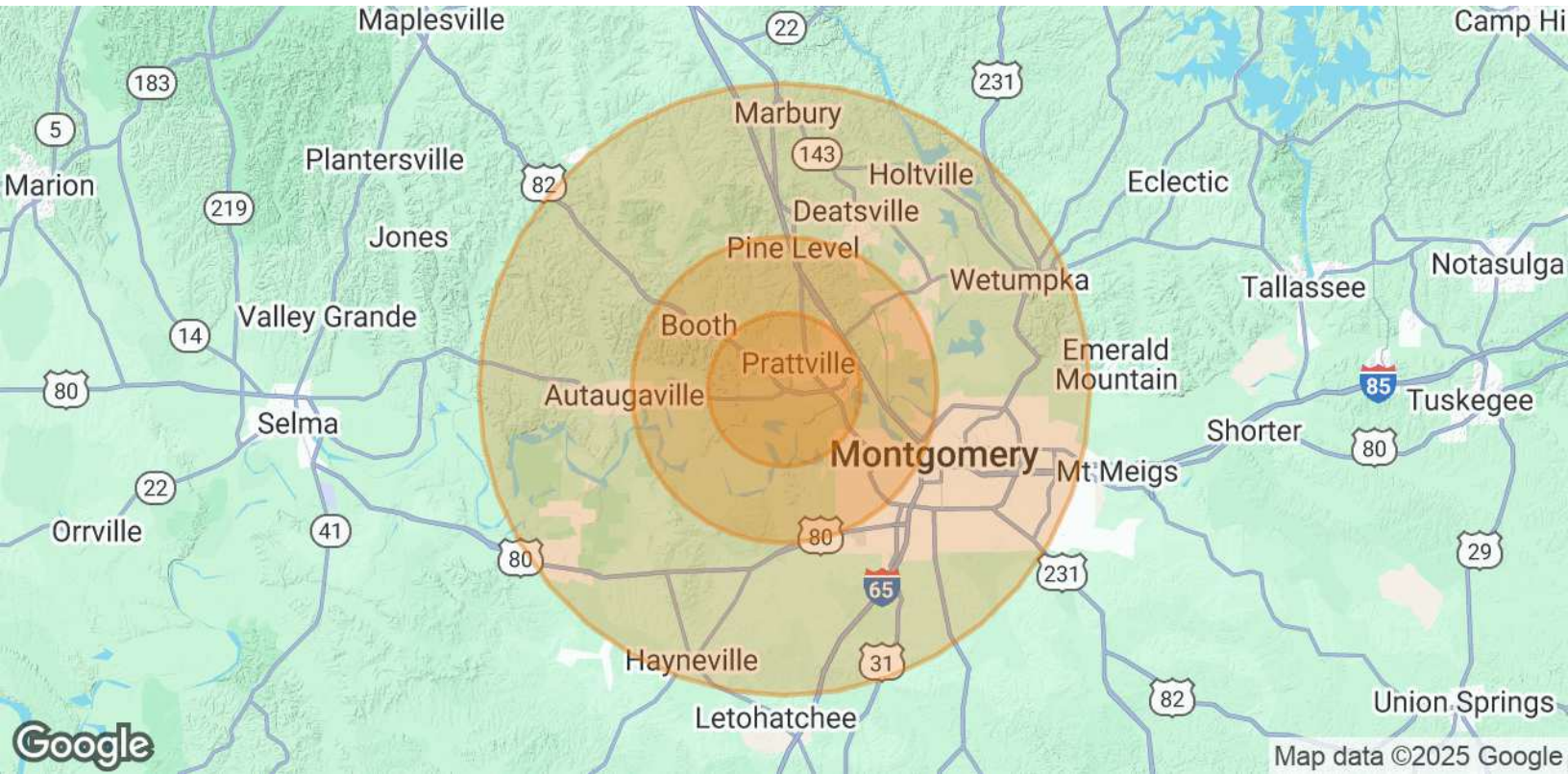


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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	20 MILES
Total Population	40,616	87,635	316,716
Average Age	40	40	40
Average Age (Male)	38	39	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	15,925	33,932	126,708
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$96,377	\$82,468	\$76,864
Average House Value	\$228,874	\$214,840	\$209,298

Demographics data derived from AlphaMap