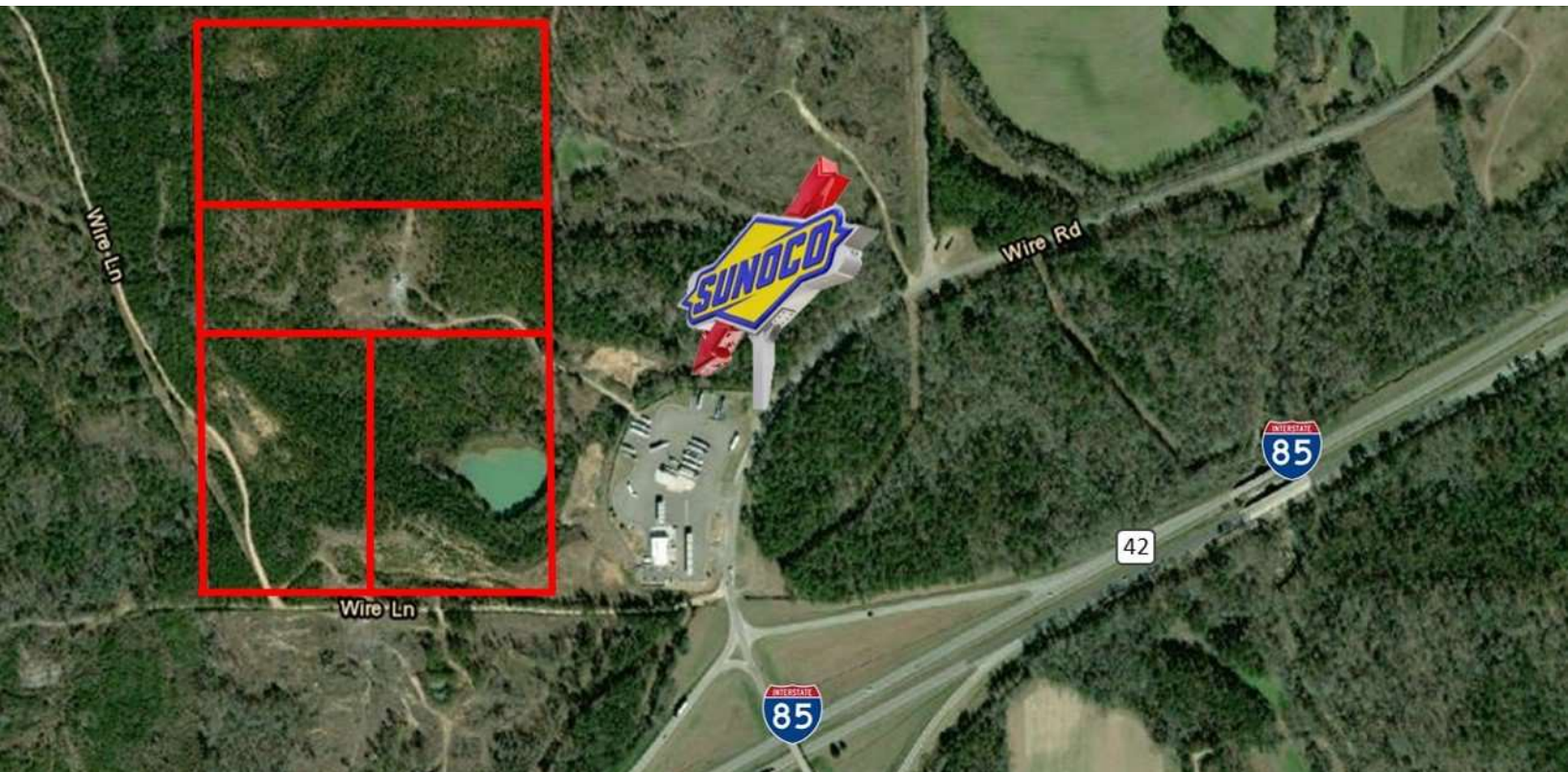


# PRICE REDUCED



Sale Price:	\$980,000
Lot Size:	65 Acres
Price / Acre:	\$15,077

PRICE REDUCED!! Collectively, these four parcels of land make up the 65 acres located just off Exit 42 on I-85. Directly behind the Torch gas station, approximately 40 minutes from Montgomery. Located in a Qualified Opportunity Zone. Approximately 1,200' of road frontage on Wire Lane. Can be bought together or subdivided.

- Qualified Opportunity Zone
- Acreage: 65 Acres
- Retainer Pond



**ED FLEMING**  
defleming7@gmail.com  
334.652.2121

**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.

# LAND SURVEY



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3903 CO. RD. 53/I-85 - 65 ACRES EXIT 42, I-85 | LAND FOR SALE

**QUALIFIED OPPORTUNITY ZONE**



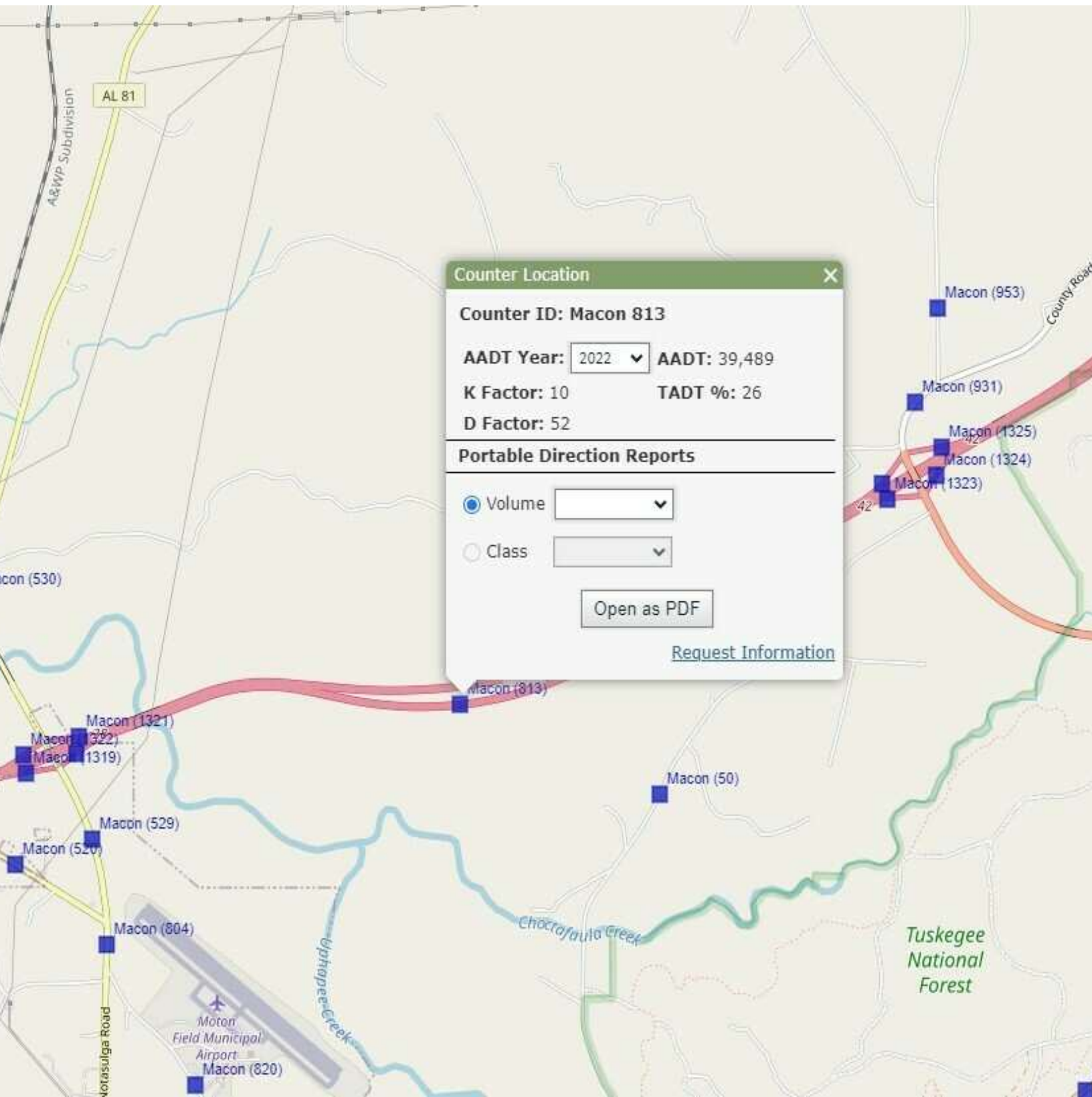
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# TRAFFIC DATA



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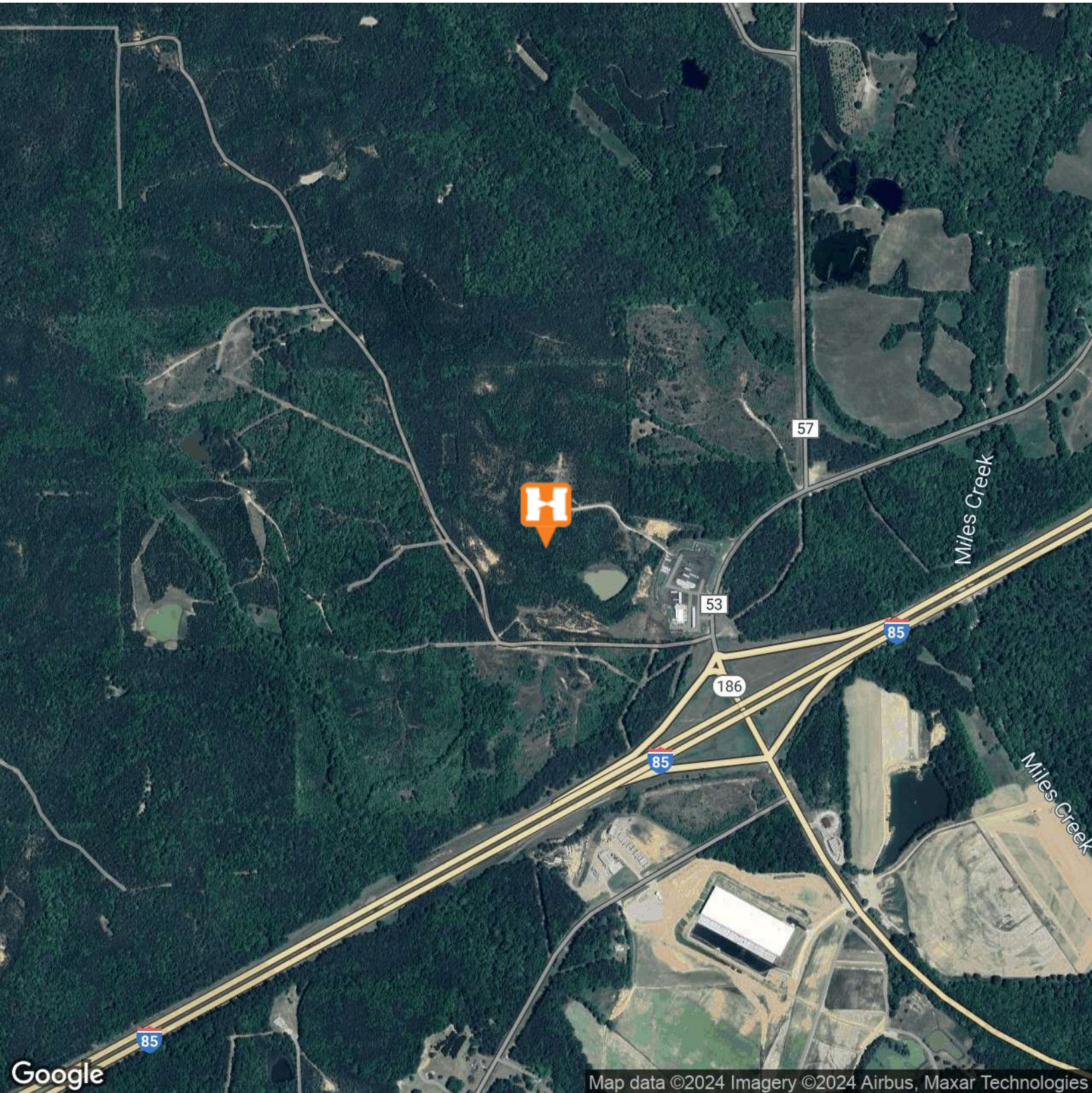
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# AERIAL MAP



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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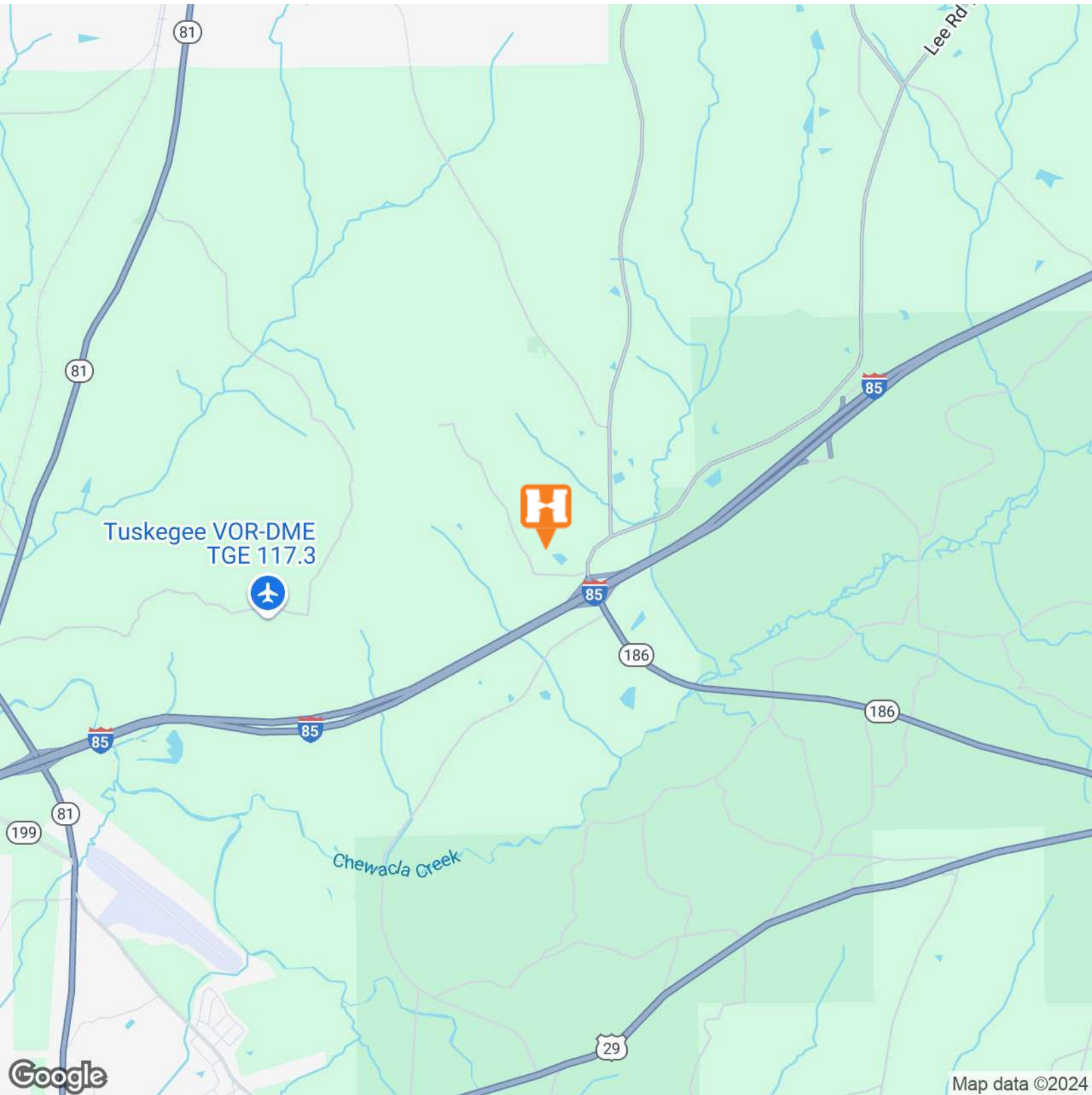
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# LOCATION MAP



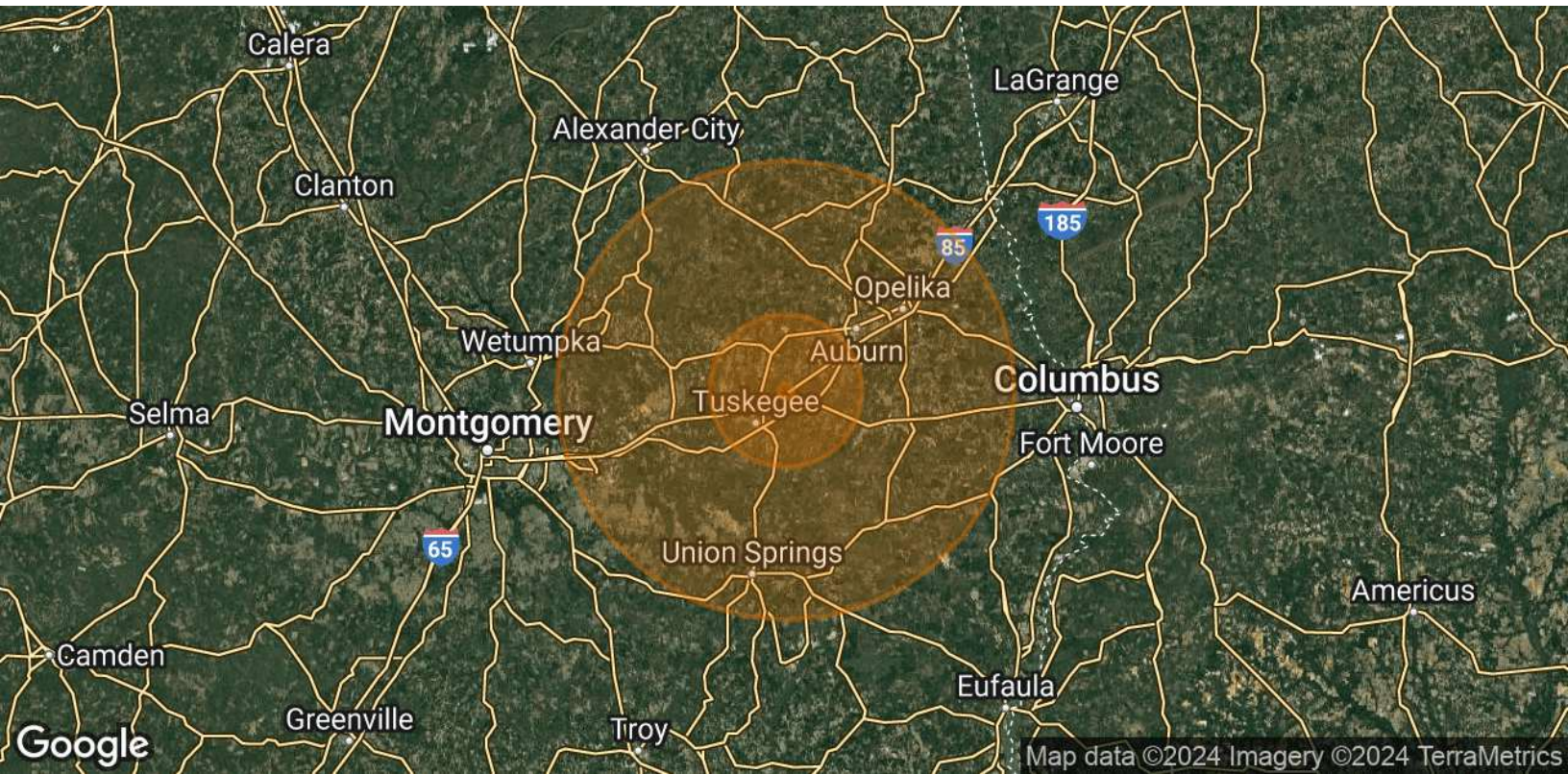
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	83	27,928	195,963
Average Age	43.1	33.9	35.4
Average Age (Male)	42.5	32.1	34.4
Average Age (Female)	44.8	35.2	36.5

### HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total Households	36	10,761	77,065
# of Persons per HH	2.3	2.6	2.5
Average HH Income	\$40,500	\$50,550	\$53,529
Average House Value		\$155,155	\$169,875

*\* Demographic data derived from 2020 ACS - US Census*

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