

# 15949 U.S. 84

## EVERGREEN, AL 36401

# Property Summary



### PROPERTY DESCRIPTION

Introducing a prime opportunity for commercial development and investment. This ±19 acre parcel, zoned B-2, offers versatile potential for retail or land development projects. With frontage along U.S. Highway 84, this property boasts heightened visibility and easy access in a strategic location. Positioned just minutes from Downtown Evergreen and Interstate 65, it promises direct connectivity to key South Alabama markets. The expansive acreage allows for flexible planning, making it ideal for commercial, service-oriented, or recreational use. Seize the chance to capitalize on this favorable rural setting, with significant potential for future appreciation and endeavor.

### OFFERING SUMMARY

Sale Price:	\$1,350,000.00
Lot Size:	± 19 Acres

### PROPERTY HIGHLIGHTS

- ±19 acres of versatile land suitable for commercial development, agricultural use, timber investment, recreational use, or rural residential development (subject to zoning and approvals)
- Water, sewer and utilities are accessible
- Frontage along U.S. Highway 84, a major east-west transportation corridor connecting South Alabama markets
- Strong visibility and easy access from Hwy 84, making the site ideal for future commercial or service-oriented uses
- Approximately 5 minutes from Downtown Evergreen, providing convenient access to local services, workforce, and amenities
- Approximately 0.3 miles to Interstate 65
- Centrally located between key South Alabama markets including Monroeville, Andalusia, Opp, and Enterprise
- Favorable rural setting with lower land acquisition costs compared to urban markets, creating attractive upside for investors and developers

GENE CODY, CCIM, SIOR

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MOORE COMPANY REALTY

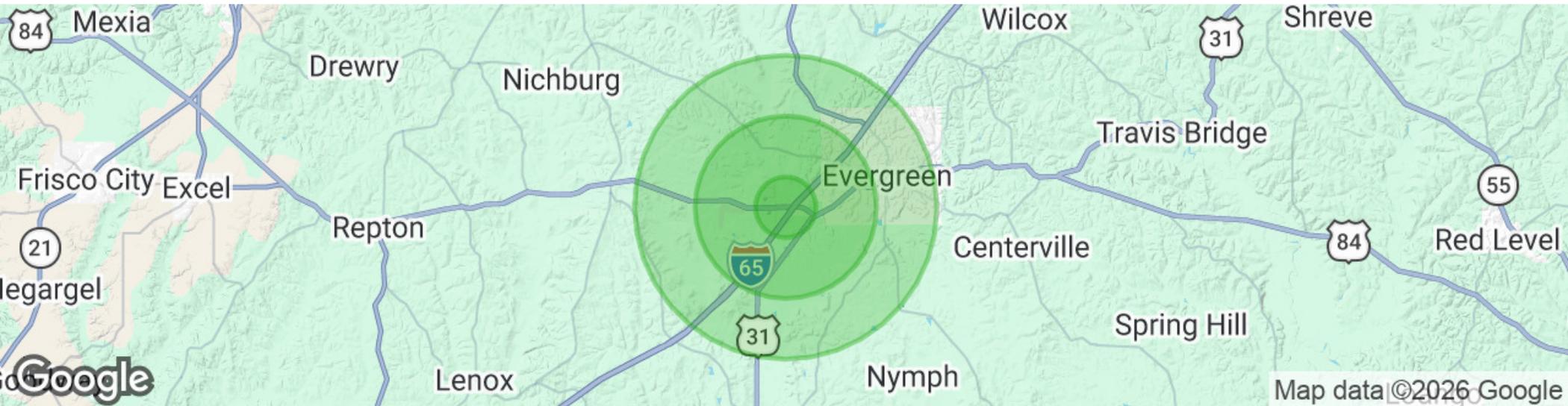
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# Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	128	802	3,757
Average Age	48	44	43
Average Age (Male)	47	43	40
Average Age (Female)	49	46	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	60	350	1,573
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$52,423	\$60,858	\$62,456
Average House Value	\$140,018	\$117,568	\$114,044

Demographics data derived from AlphaMap

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## Retail Map



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