



PROPERTY DESCRIPTION

Residential Development opportunity in Pell City, AL near Logan Martin Lake. 37 fully entitled and platted lots with deeded access to Logan Martin Lake off Sky Line Dr. All roads and infrastructure are in place. New construction homes are going for \$600,000 to \$750,000 in this community. Logan Martin Lake is 17,000acre Alabama Power Reservoir on the Coosa River created in 1965. It is a highly popular destination for boating, fishing and recreation. Only 40 mins from downtown Birmingham, many metro residence have second homes on this Lake or commute to work in the metro area from their primary home on this Lake.

PROPERTY HIGHLIGHTS

- 37 Remaining Homesites
- Sold Together, Not Individually
- Custom Homebuilder Opportunity
- Deeded Lake Access

OFFERING SUMMARY

| | |
|-------------|-------------|
| Sale Price: | \$3,050,000 |
| Lot Size: | 37 Acres |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 371 | 2,404 | 5,755 |
| Total Population | 855 | 5,703 | 13,640 |
| Average HH Income | \$89,212 | \$92,615 | \$94,516 |

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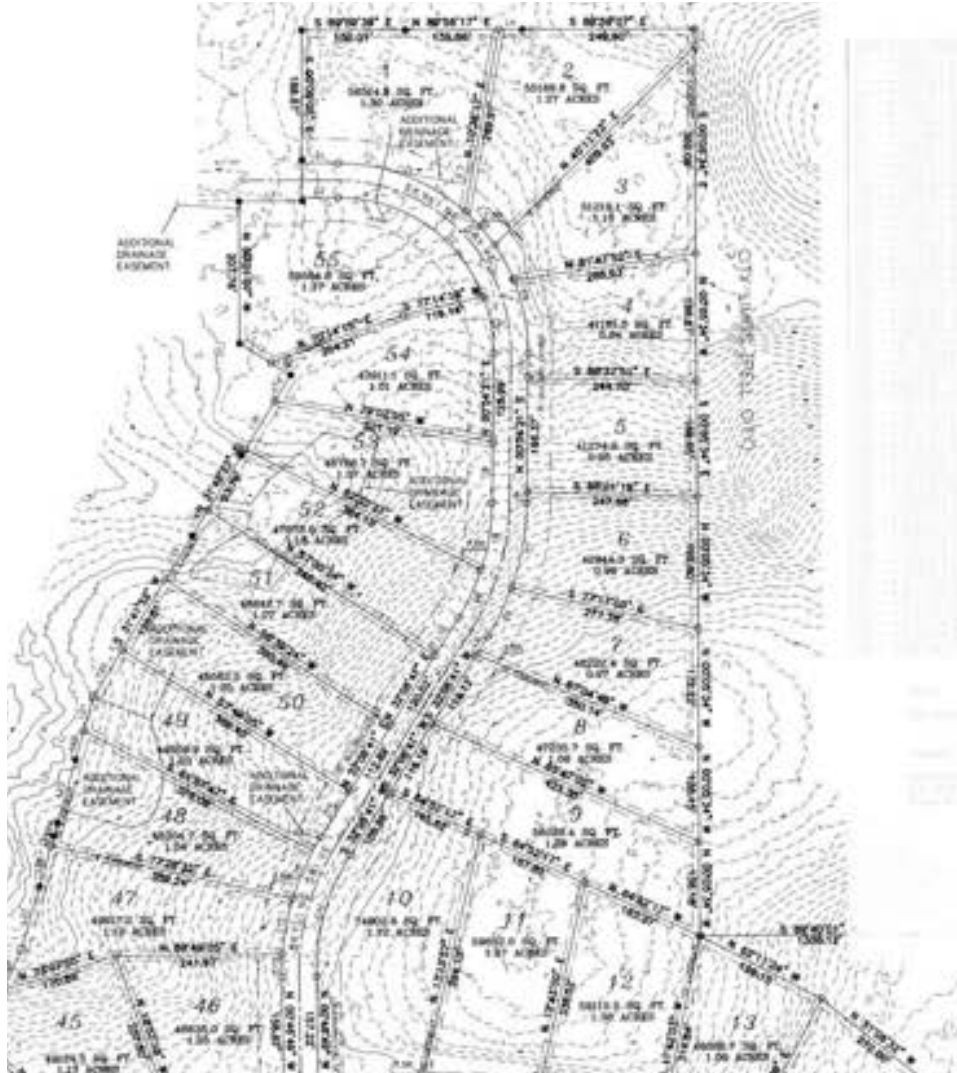
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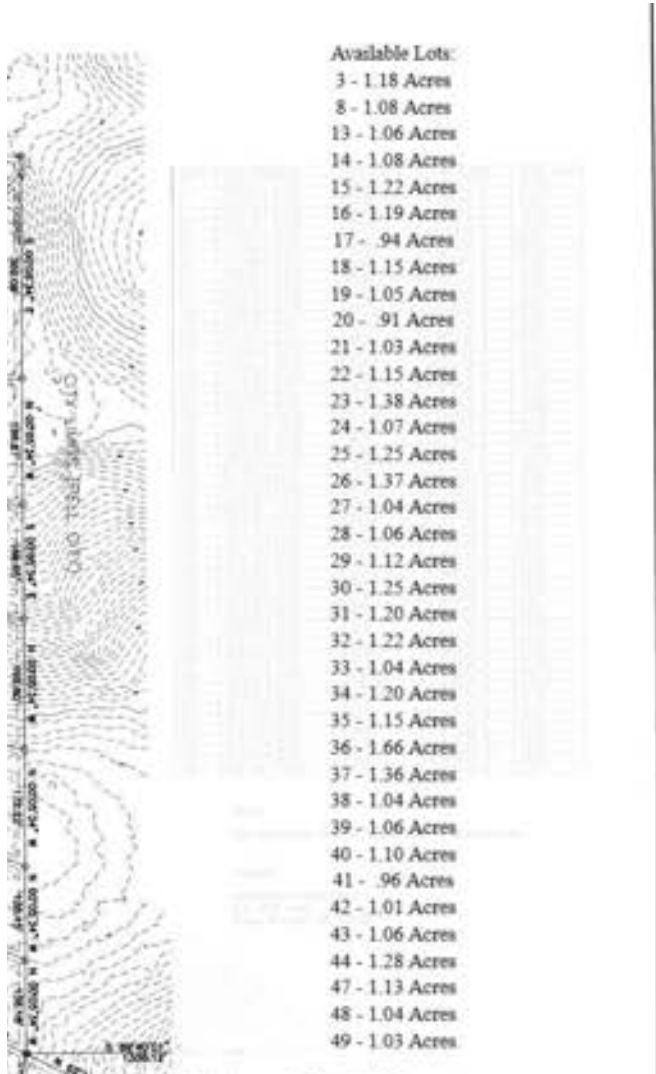
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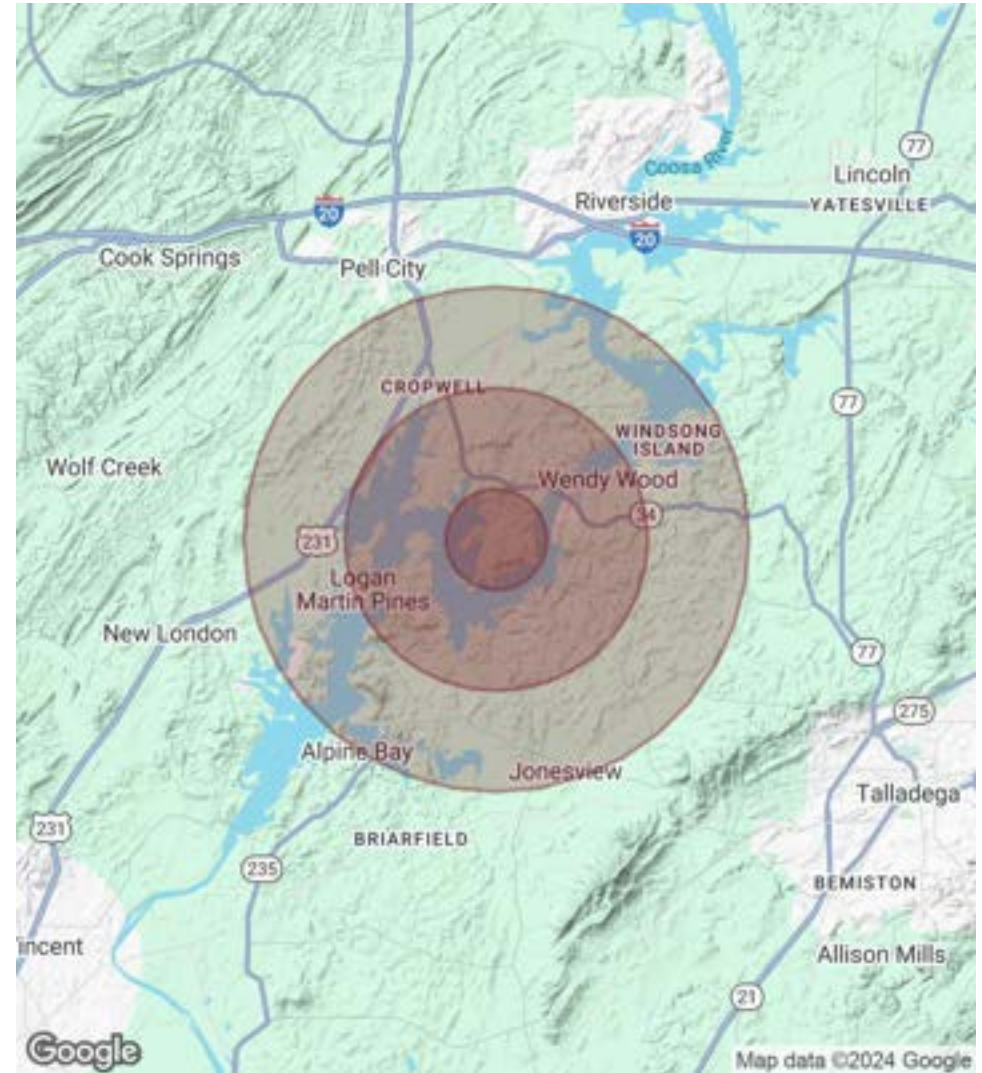


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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 855 | 5,703 | 13,640 |
| Average Age | 49 | 48 | 47 |
| Average Age (Male) | 49 | 47 | 46 |
| Average Age (Female) | 49 | 49 | 48 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Households | 371 | 2,404 | 5,755 |
| # of Persons per HH | 2.3 | 2.4 | 2.4 |
| Average HH Income | \$89,212 | \$92,615 | \$94,516 |
| Average House Value | \$378,325 | \$374,167 | \$349,475 |

Demographics data derived from AlphaMap



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