



PROPERTY DESCRIPTION

+/-62 acres of Land for Development. Fast growing area of sought after Trussville, AL. Additional +/-25 acres can be acquired. Excellent residential development opportunity. Seller is working on selling the Timber off the property prior to being sold.

PROPERTY HIGHLIGHTS

- Prime location in sought-after Trussville area
- Easily accessible to major highways and interstate.
- Utilities available along Clay Trussville.
- Sewer located south of the site near New Fire Station

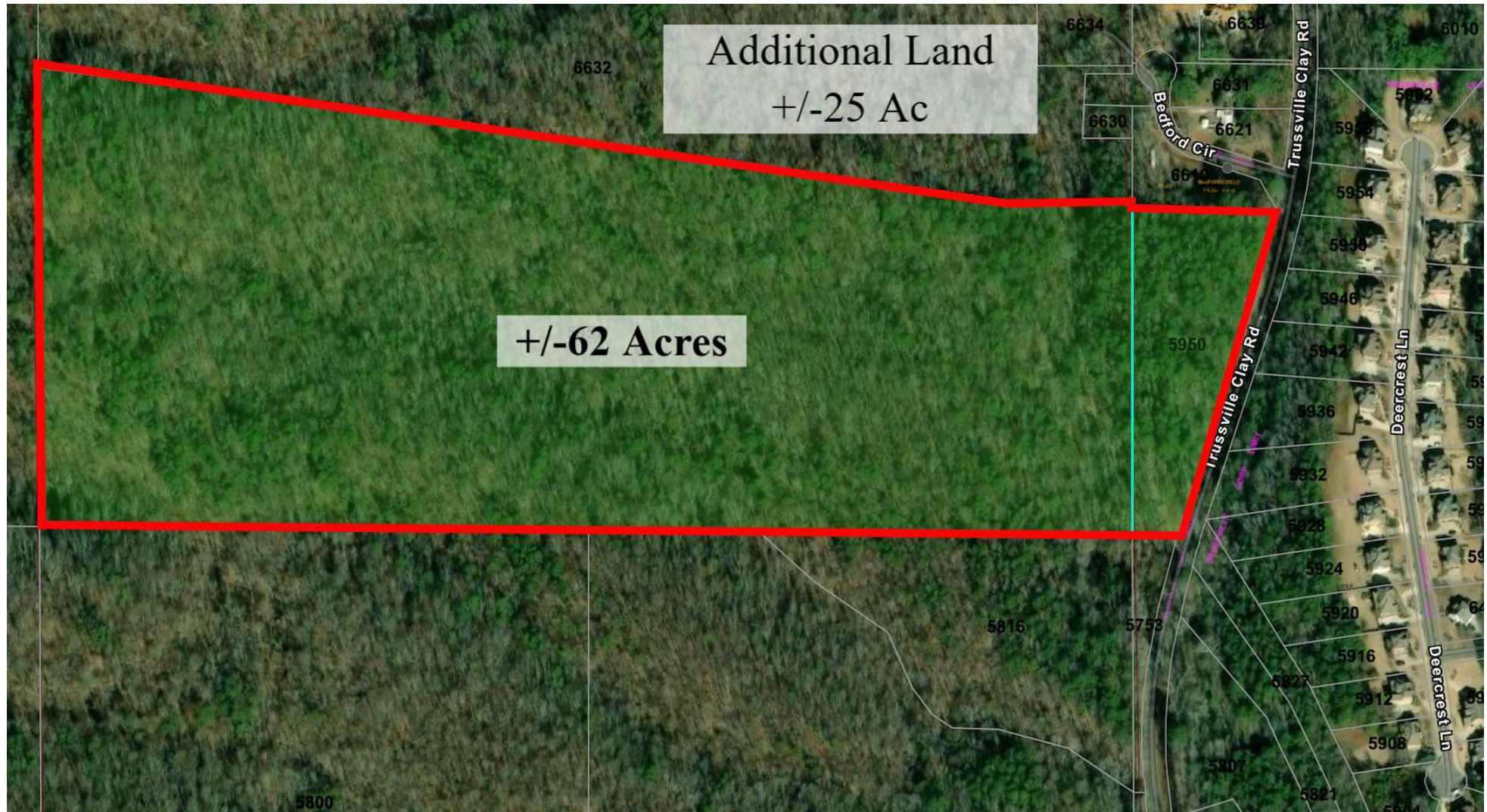
OFFERING SUMMARY

Sale Price:	Call to Discuss
Lot Size:	61.69 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	6,695	22,484	68,463
Total Population	17,942	61,222	179,946
Average HH Income	\$107,885	\$100,686	\$85,995

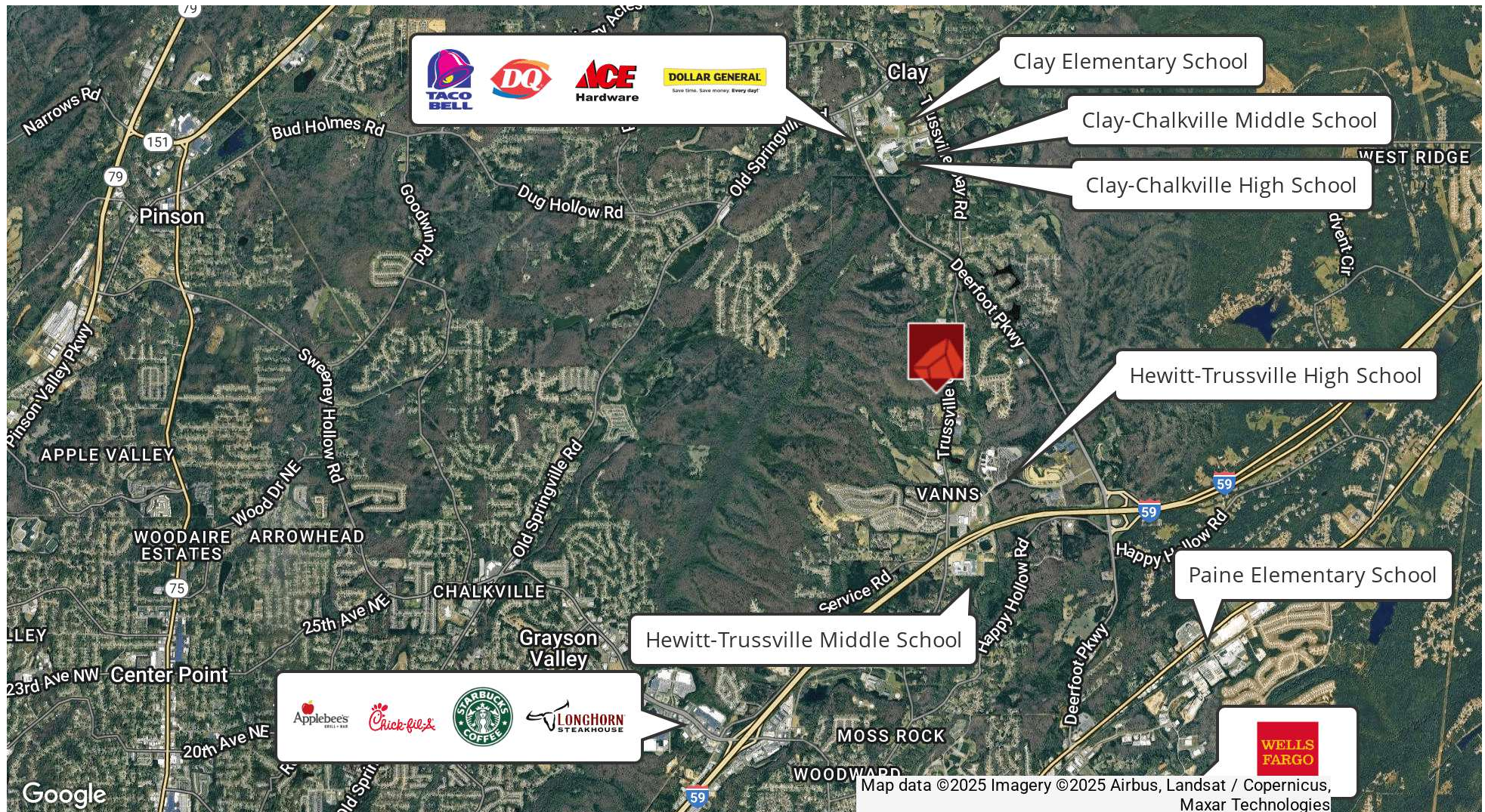
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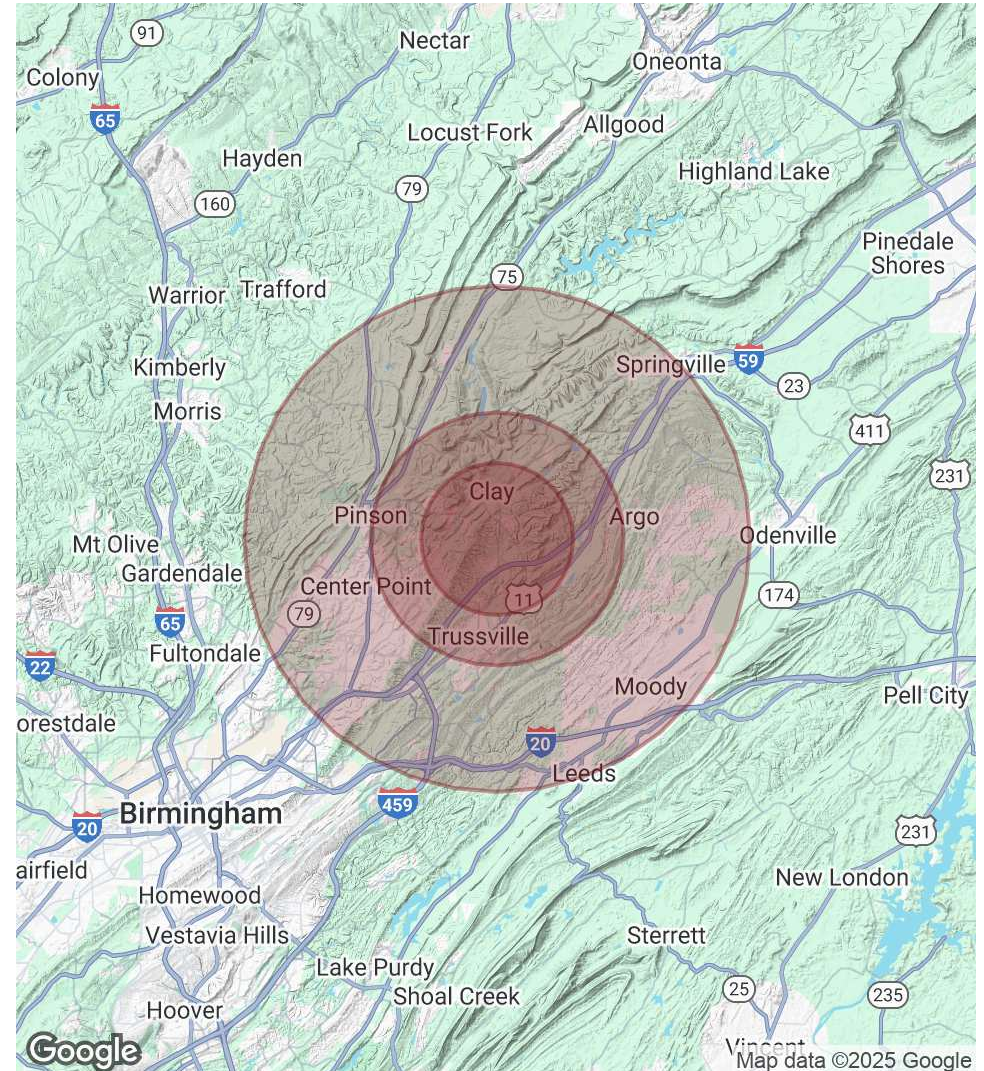
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	17,942	61,222	179,946
Average Age	41	39	40
Average Age (Male)	39	38	38
Average Age (Female)	42	40	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	6,695	22,484	68,463
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$107,885	\$100,686	\$85,995
Average House Value	\$286,330	\$265,694	\$241,135

Demographics data derived from AlphaMap



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