

FOR SALE

30+/- ACRES ON U.S. HIGHWAY 280

Smiths Station, AL 36867



PROPERTY DESCRIPTION

Commercial tract available along US Highway 280 in Smiths Station, AL, a rapidly growing corridor with increasing demand for retail, services and housing. The property offers flexible zoning options, allowing developers to tailor projects to meet the needs of residents, businesses and commuters. Positioned along Highway 280 with traffic counts of approximately 25,000 vehicles per day, the site provides excellent visibility and accessibility. Sewer is available, supporting a wide range of development opportunities.

PROPERTY HIGHLIGHTS

- Zoning Flexibility
- Prime Location
- High Visibility
- Access to Major Transportation Arteries
- Potential for Development

OFFERING SUMMARY

Sale Price:	Undisclosed
Lot Size:	30+/- Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	115	615	2,732
Total Population	249	1,484	6,566
Average HH Income	\$61,125	\$63,883	\$64,712

Carson Cummings
(706) 289-2468



**COLDWELL BANKER
COMMERCIAL**
KENNON & PARKER

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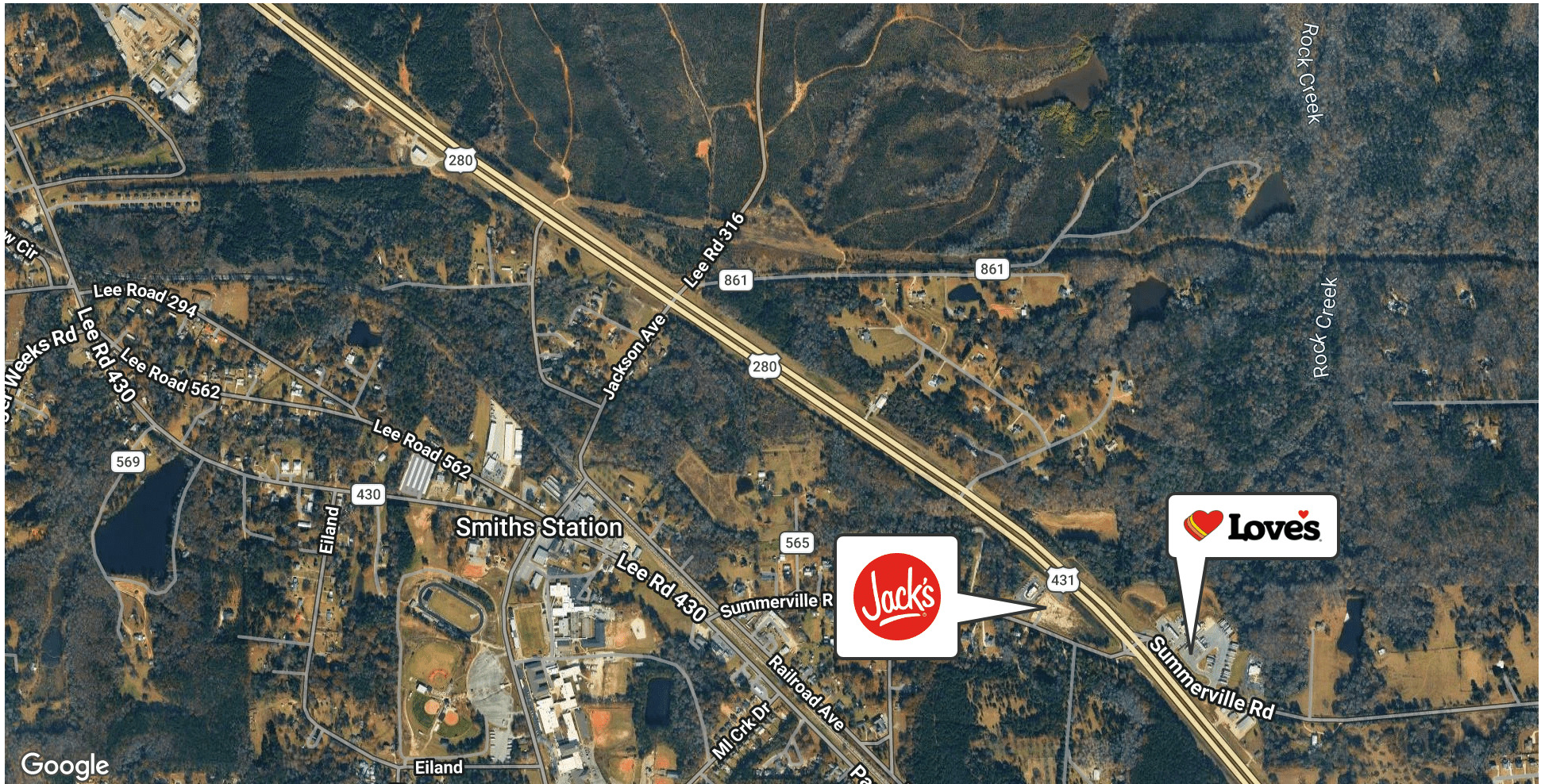
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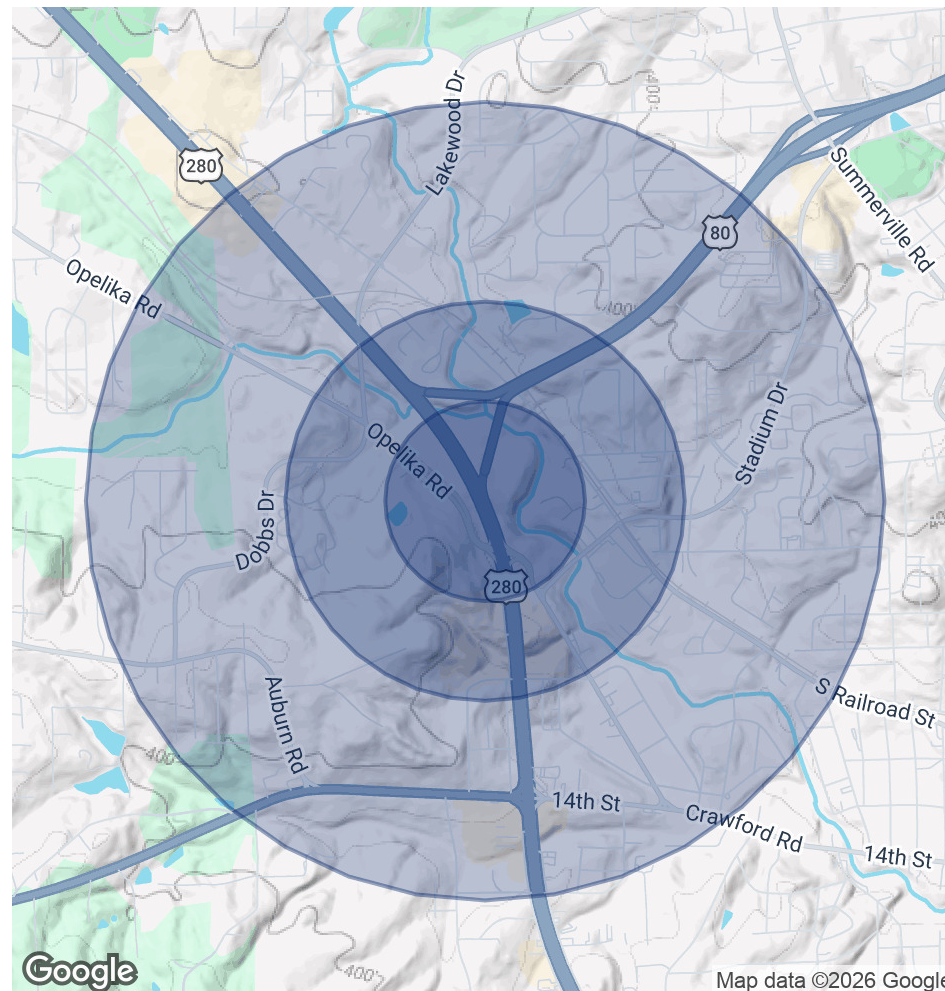
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	249	1,484	6,566
Average Age	35.5	32.8	34.7
Average Age (Male)	46.9	35.1	33.1
Average Age (Female)	34.6	35.5	39.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	115	615	2,732
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$61,125	\$63,883	\$64,712
Average House Value	\$173,804	\$183,073	\$177,778

2023 American Community Survey (ACS)



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