



Development Opportunity Russell County- HWY 431 & S. Seale Rd.

Hwy 431& S. Seale Rd.
Phenix City , Alabama 36867

Property Highlights

- Prime location on Hwy 431
- Ample land for development (+/- 12.07 acres)
- High visibility and traffic flow
- Proximity to major transportation routes

Offering Summary

Sale Price:	\$1,600,000
Lot Size:	+/- 12.07 Acres

Demographics	1 Mile	5 Miles	10 Miles
Total Households	128	2,115	6,587
Total Population	282	4,752	15,244
Average HH Income	\$44,955	\$54,608	\$63,837

For More Information

Dave Jackson

O: 706 660 5418 x1006

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Offering Summary

Sale Price:	\$1,600,000
Lot Size:	+/- 12.07 Acres

Property Overview

This prime property is located off of the highly-traveled Hwy 431 and S. Seale Rd in Phenix City, Alabama. This +/- 12.07 acre land is listed at \$1,600,000 and presents an ideal prospect for investors seeking to develop in an actively fast-growing area. Most recent development within the area include Circle K with Subway, Wendy's, and Jack's along with the soon-to-be RaceTrac gas station and Taco Bell. Renfroe's grocery store is also under a mile away from the property. Municipal, sewer & water access is available. With its proximity to key amenities and major transportation routes, the property offers unparalleled potential for development, growth and would be an excellent location for an apartment complex.

With questions or inquiries, contact Dave Jackson:
 706-587-8660 cell
 706-660-5418 office

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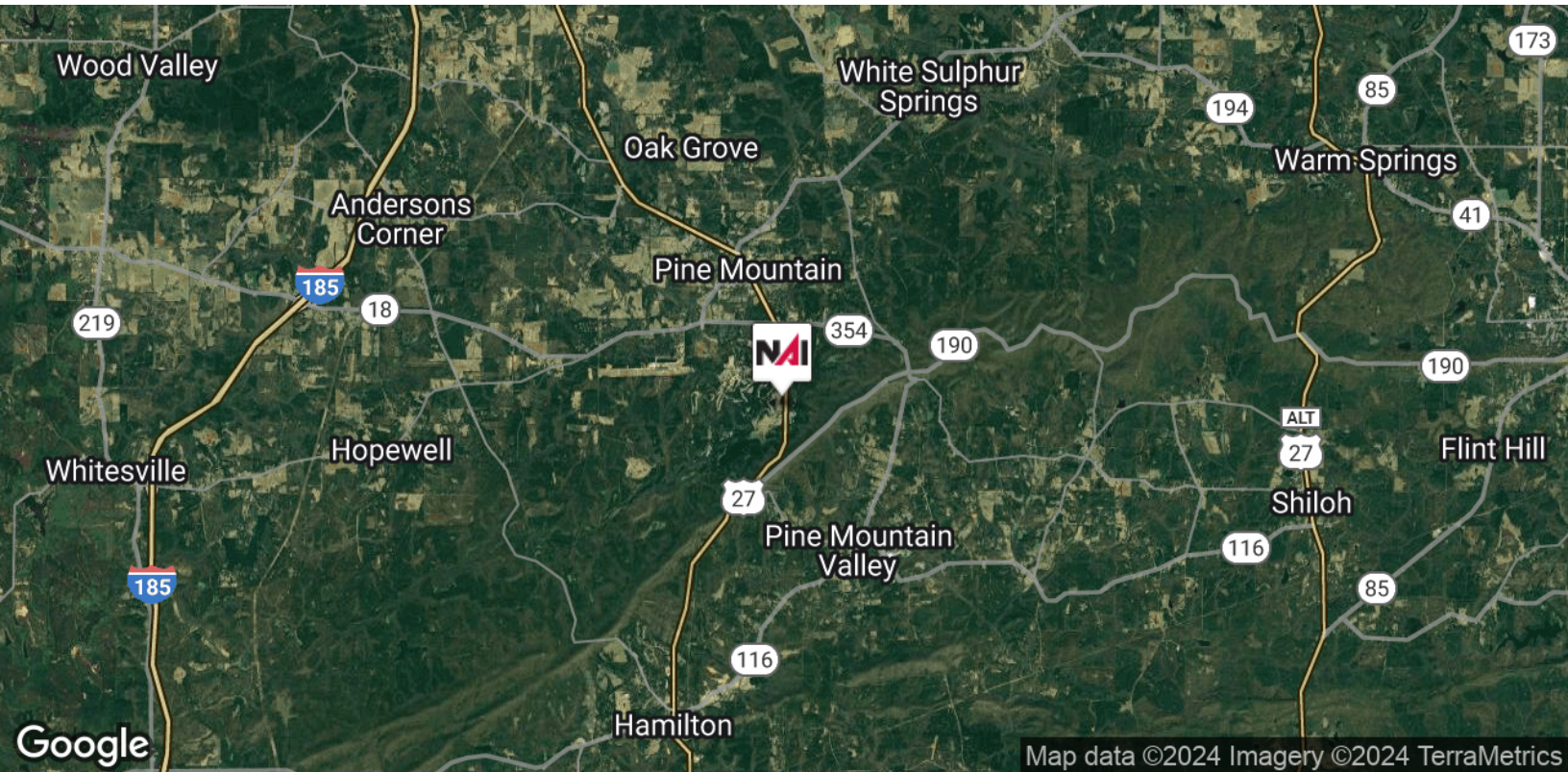
Highlighted Available Land for Purchase



Property Photo Along Highly-Traveled Highway 431

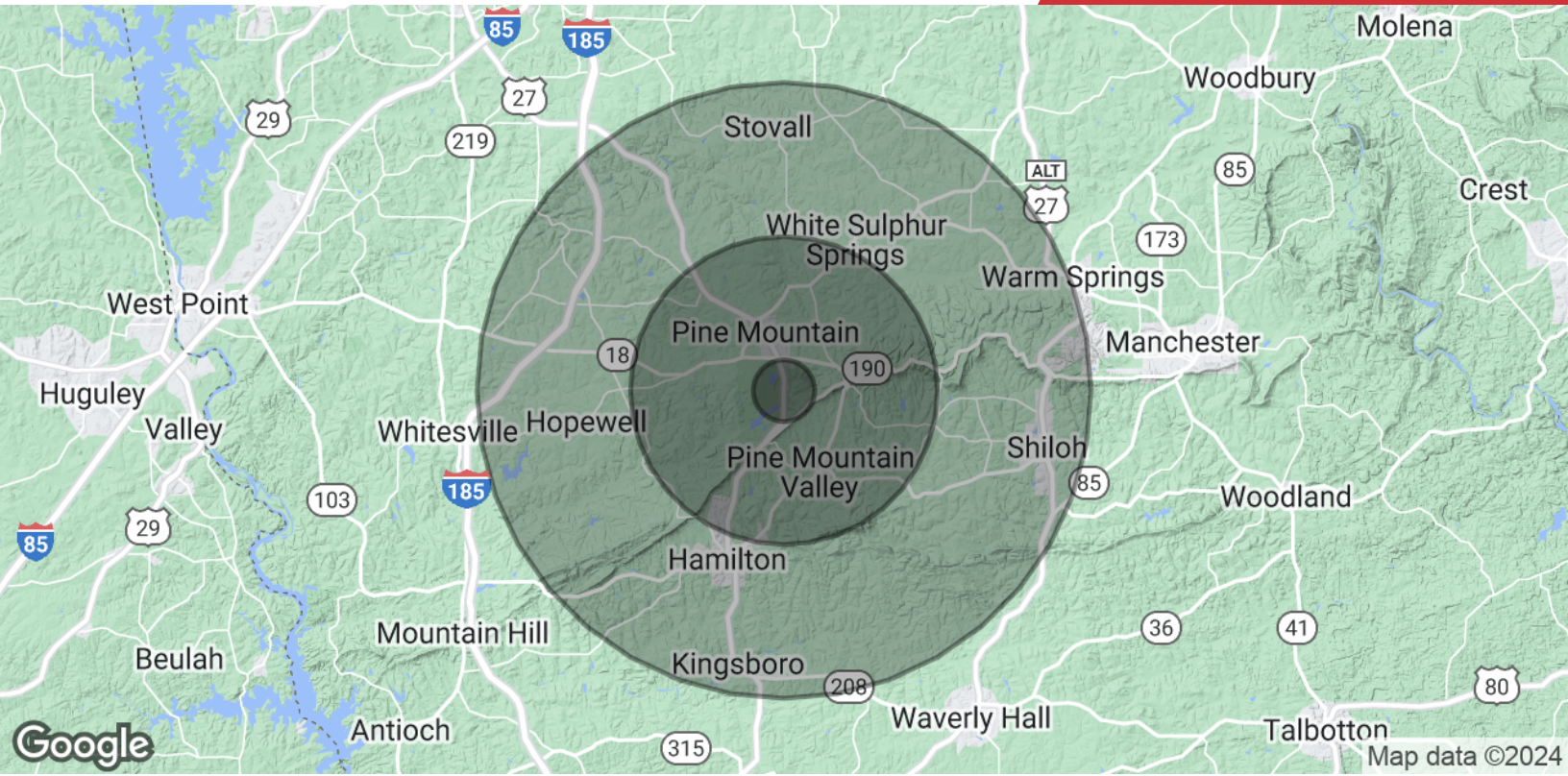
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Population	1 Mile	5 Miles	10 Miles
Total Population	282	4,752	15,244
Average Age	35.3	40.7	42.3
Average Age (Male)	36.0	39.0	39.6
Average Age (Female)	36.3	43.3	45.1
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	128	2,115	6,587
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$44,955	\$54,608	\$63,837
Average House Value	\$152,433	\$181,038	\$201,454

2020 American Community Survey (ACS)

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