

For Sale

Prime Development Land

60 Acres | \$720,000

brandt Enterprises

HWY
431

+ 2.75 AC
Available

60-Acres

NAPA Auto
- BENNETT

Abbeville
Recreation C

Abbie Creek
Animal Hospital

Dalton Pharmacy

Hardee's

Donald's

Money Motors

HWY
27

60 ACRES Abbeville, Alabama

431 & HWY 27

Abbeville, Alabama 36310

Property Highlights

- 60-Acres of Prime Development Property
- Additional 2.75-acres also available
- Near intersection US Hwy 431 and State Hwy 27
- Excellent location, great visibility
- Highest traffic count in area
- Zoned B-2 Highway Commercial

Property Description

Near the intersections of US HWY 431 and State HWY 27. Well traveled area, great location for many uses: retail strip center, offices, restaurants, retail, or automobile dealer.

OFFERING SUMMARY

Sale Price	\$720,000
Lot Size	60.0 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	3,055	\$40,029
10 Miles	7,381	\$37,974
30 Miles	169,229	\$49,569

City of Abbeville | Henry Co.

For more information

Kenny Whatley

O: 334 699 8000
kwhatley@talcor.com

Shannon Auty

O: 334 699 8000
sauty@talcor.com

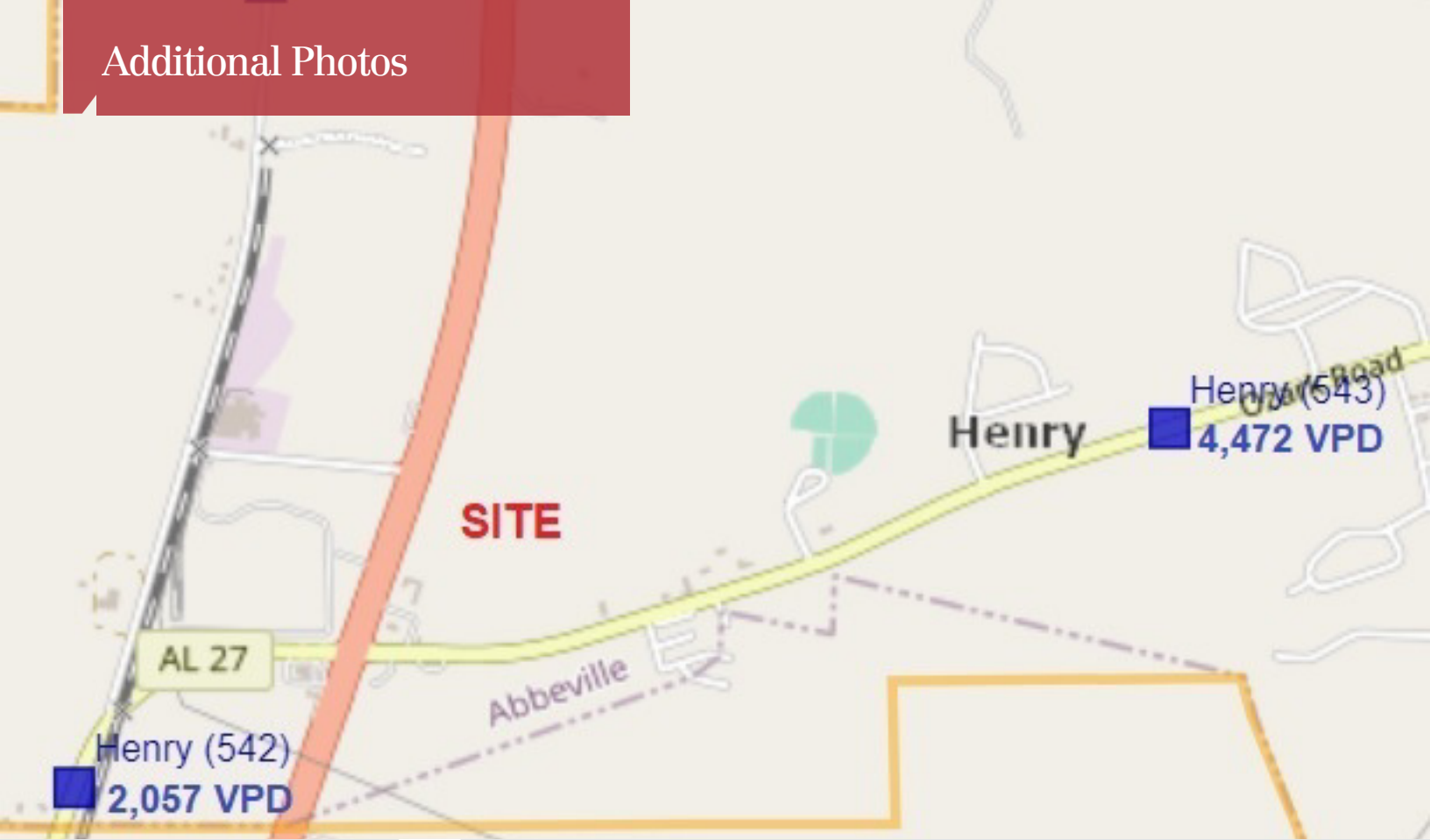


NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

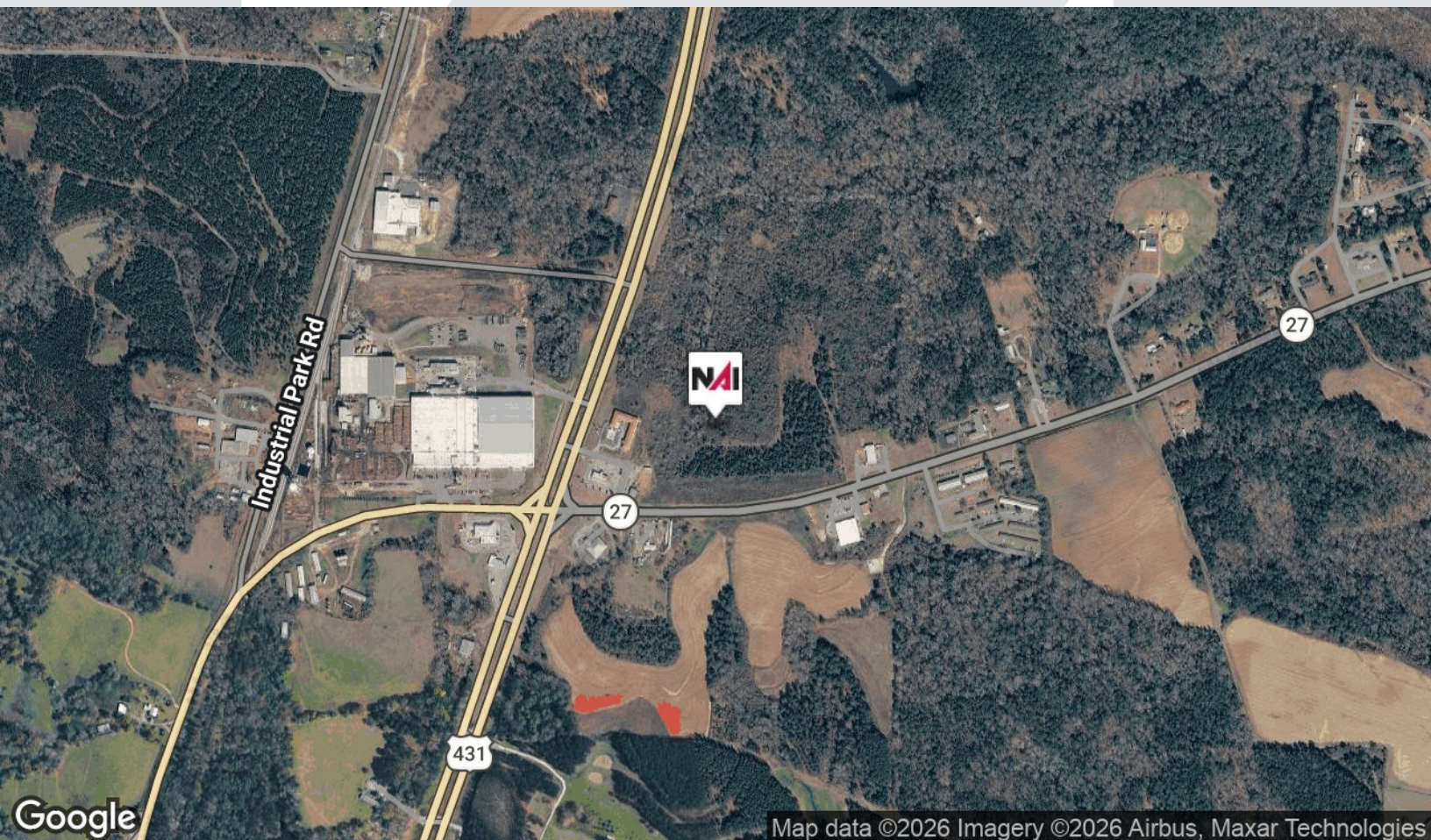
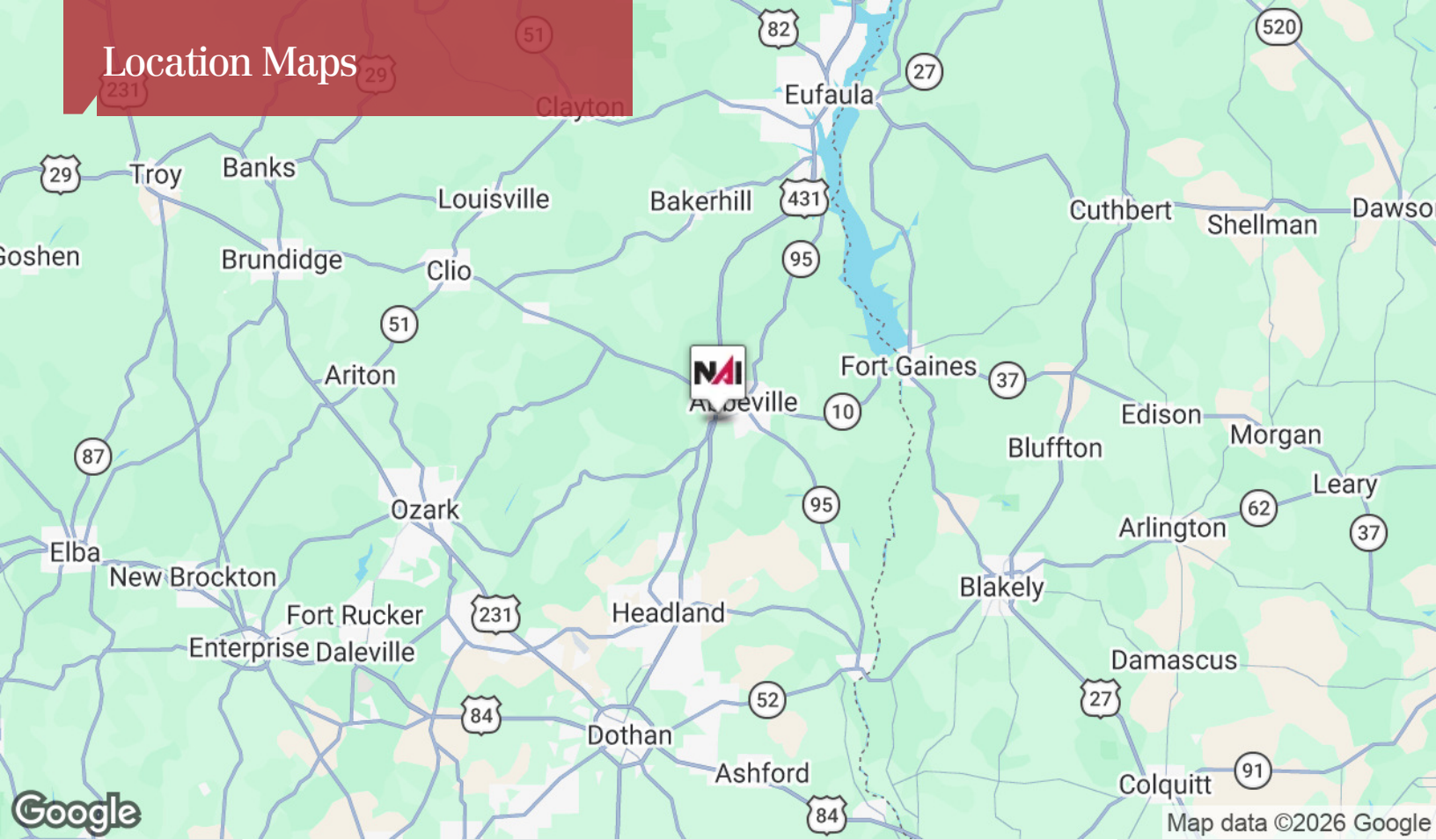
107 Hidden Glen Way
Dothan, AL 36303
334 699 8000 tel
<https://naitalcor.com>



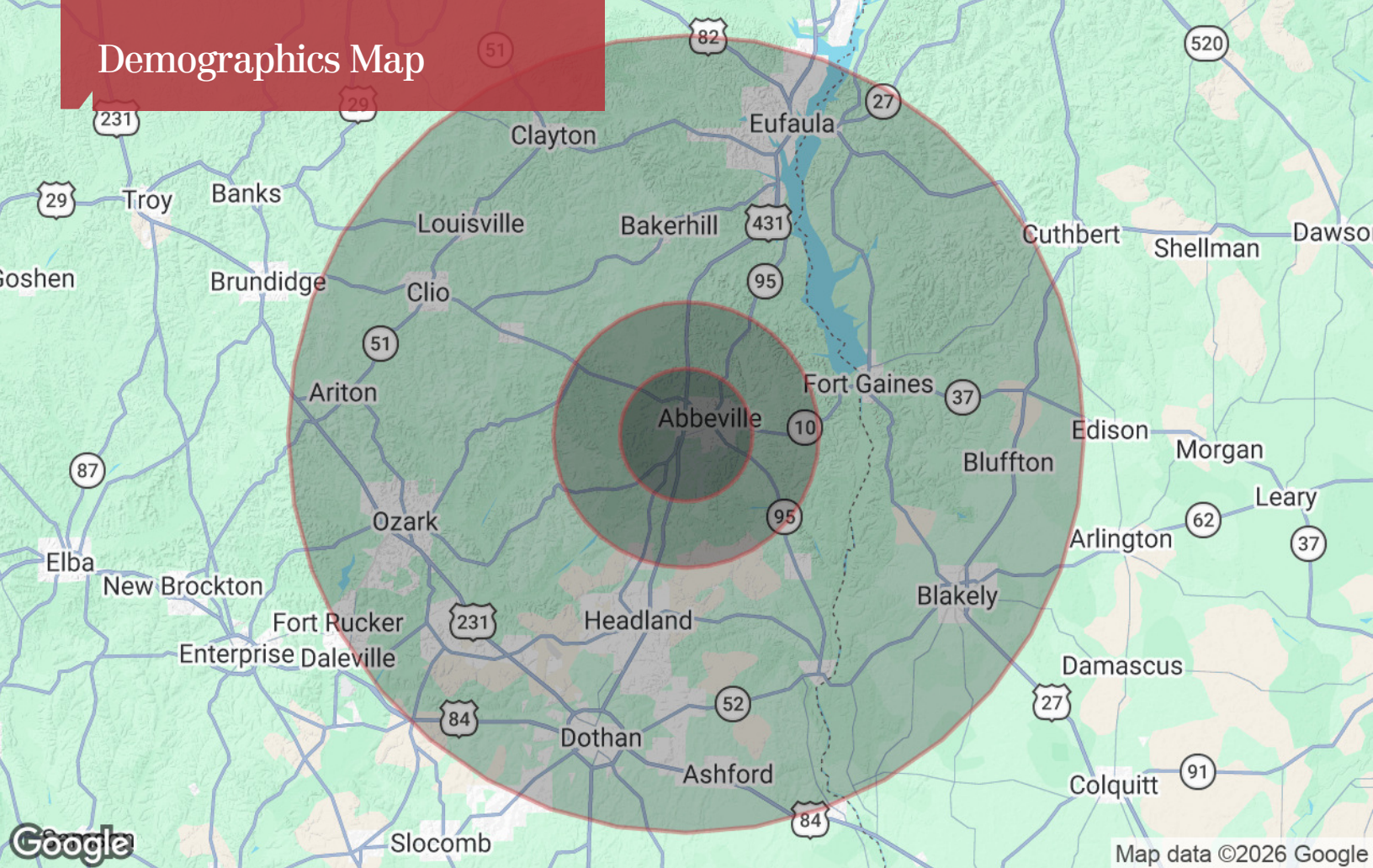
Additional Photos



Location Maps



Demographics Map



Population

	5 Miles	10 Miles	30 Miles
TOTAL POPULATION	3,055	7,381	169,229
MEDIAN AGE	47.9	46.7	41.0
MEDIAN AGE (MALE)	42.6	45.5	38.8
MEDIAN AGE (FEMALE)	50.5	48.3	43.1

Households & Income

	5 Miles	10 Miles	30 Miles
TOTAL HOUSEHOLDS	1,692	4,585	82,307
# OF PERSONS PER HH	1.8	1.6	2.1
AVERAGE HH INCOME	\$40,029	\$37,974	\$49,569
AVERAGE HOUSE VALUE	\$95,415	\$113,777	\$127,743

* Demographic data derived from 2020 ACS - US Census