

# 65 ACRES OFF EXIT 42 & I-85



## OFFERING SUMMARY

Sale Price:	\$1,208,350
Lot Size:	65 Acres
Price / Acre:	\$18,590

## PROPERTY OVERVIEW

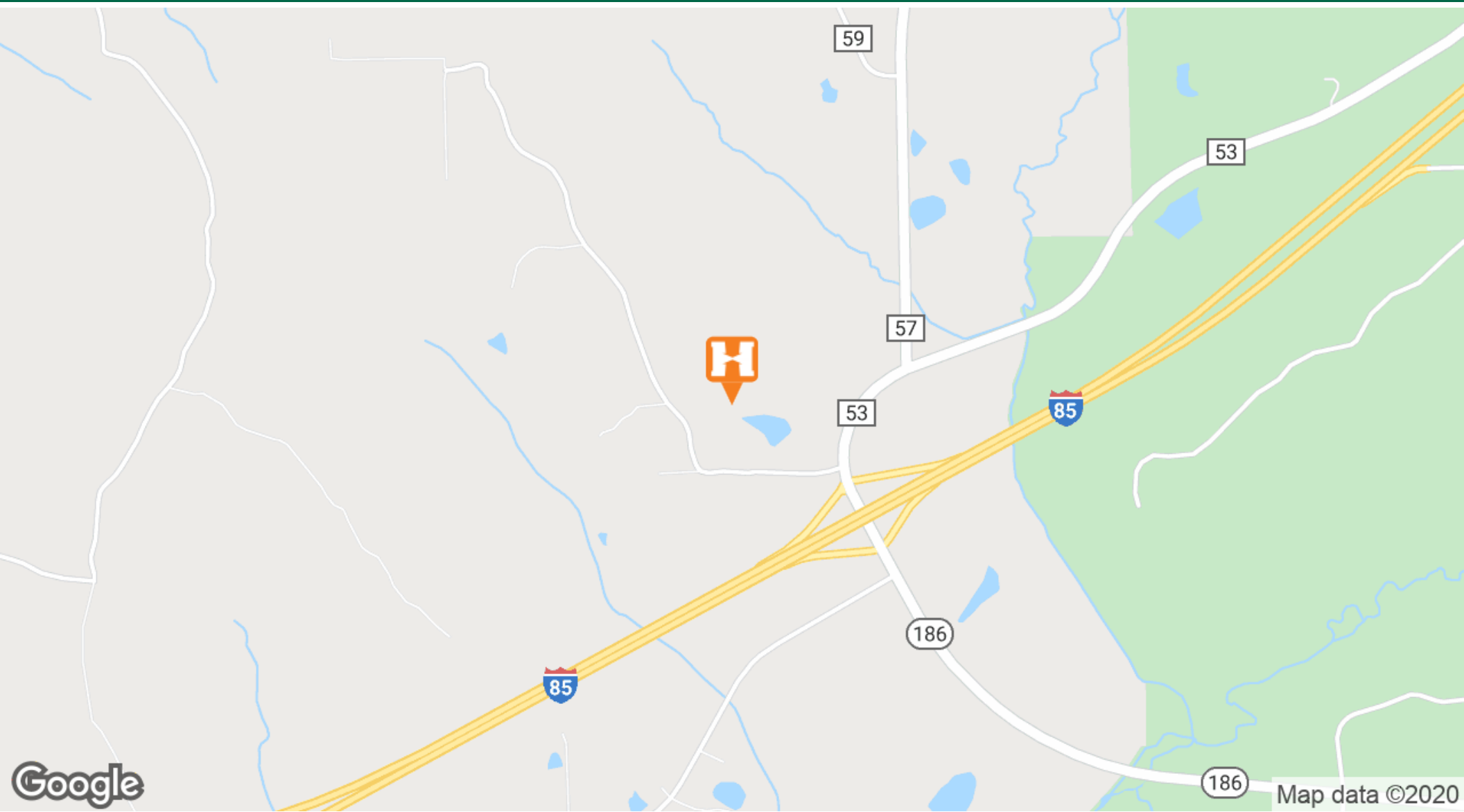
Collectively, these four parcels of land make up the 65 acres located just off Exit 42 on I-85. Directly behind the Torch gas station, approximately 40 minutes from Montgomery. Located in a Qualified Opportunity Zone.

## PROPERTY HIGHLIGHTS

- Qualified Opportunity Zone
- Acreage: 65 Acres
- Retainer Pond

65 ACRES EXIT 42, I-85 | LAND FOR SALE

## LOCATION MAPS



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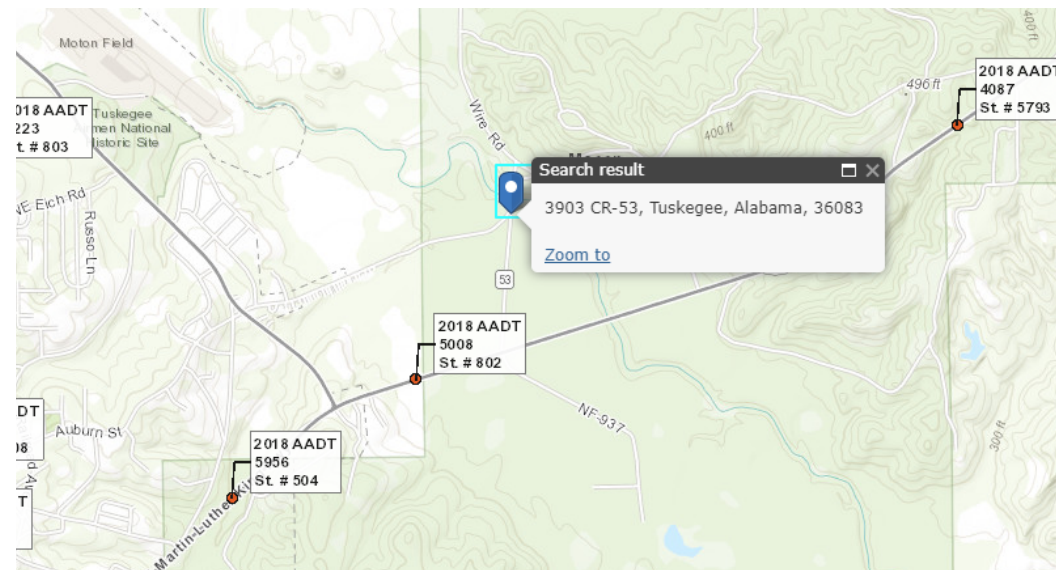
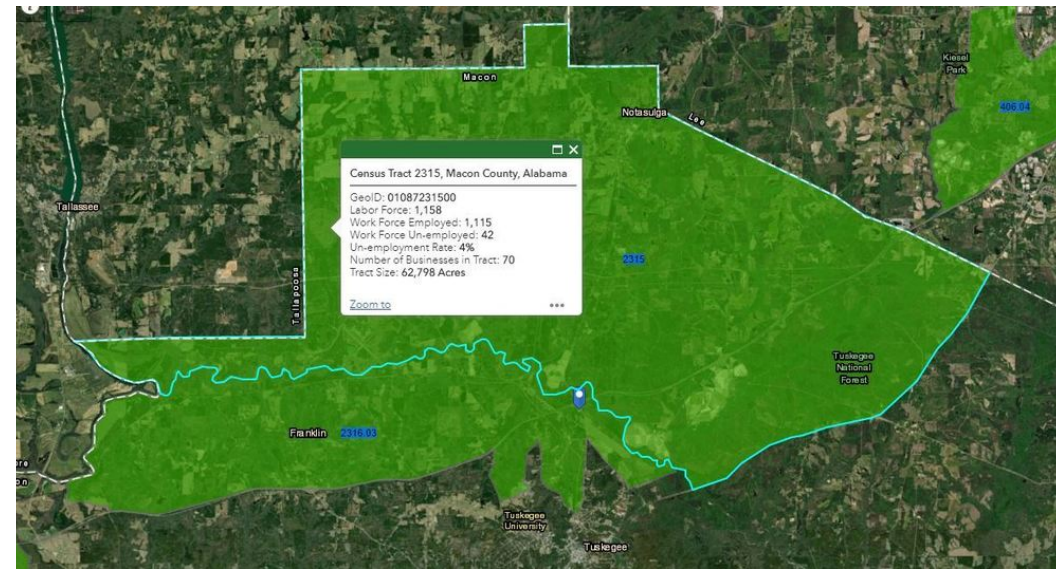
**THE RIGHT PLACE.  
THE RIGHT SPACE.**

\*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.



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# ADDITIONAL PHOTOS



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# DEMOGRAPHICS MAP & REPORT

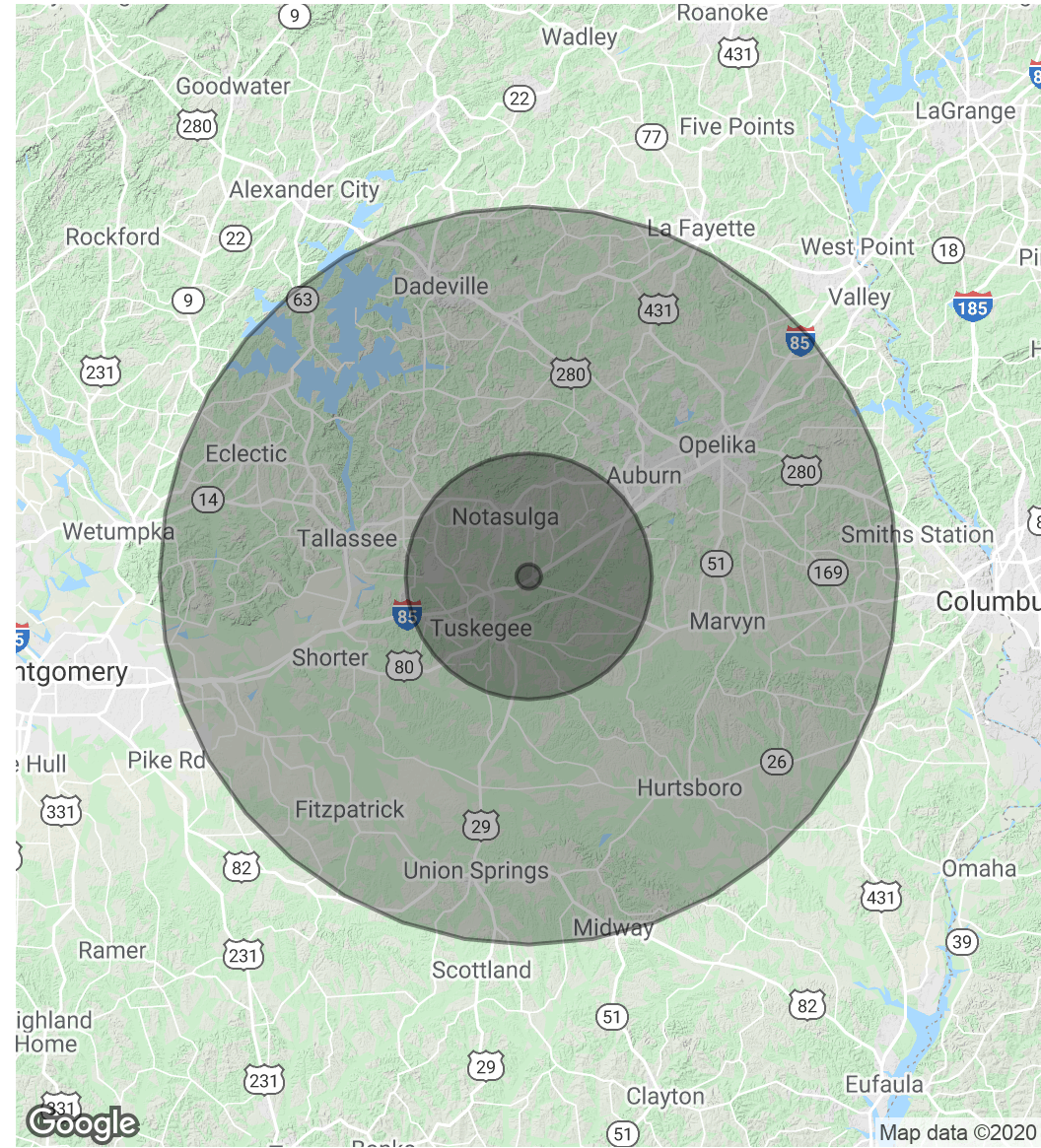


POPULATION	1 MILE	10 MILES	30 MILES
Total Population	83	27,928	195,963
Average age	43.1	33.9	35.4
Average age (Male)	42.5	32.1	34.4
Average age (Female)	44.8	35.2	36.5

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	36	10,761	77,065
# of persons per HH	2.3	2.6	2.5
Average HH income	\$40,500	\$50,550	\$53,529
Average house value		\$155,155	\$169,875

*\* Demographic data derived from 2010 US Census*



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# AERIAL MAPS



Google

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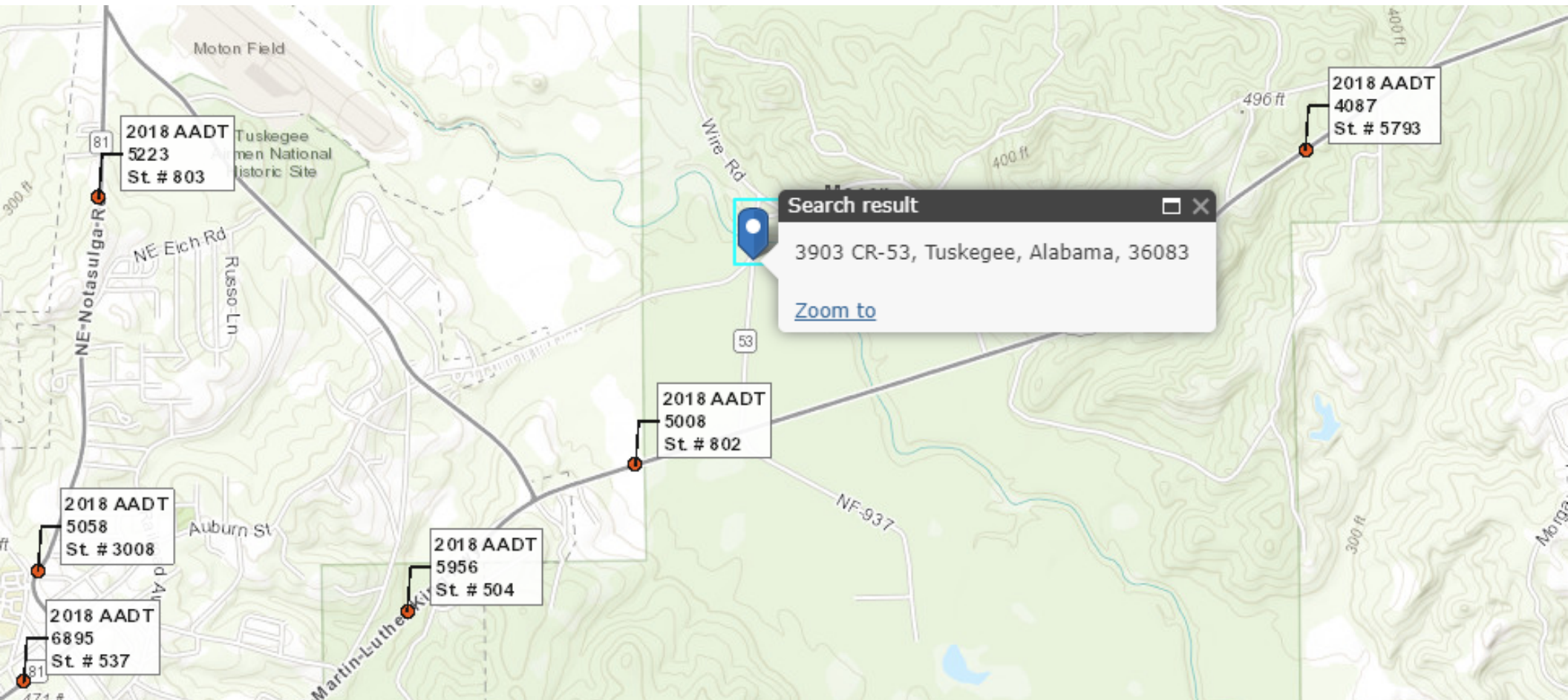
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# TRAFFIC COUNT



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