

GORGEOUS, PRIVATE 6.12-ACRE PARCEL | RESIDENTIAL FOR SALE

1202 BROOKS RD. COY, AL 36435  
EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$155,000
Available SF:	2,262 SF
Lot Size:	6.12 Acres
Price / Acre:	\$25,327
Year Built:	1997
Zoning:	Rural

### PROPERTY OVERVIEW

Charming, rustic, country home is situated on a gorgeous, private 6.12-acre parcel in Coy, AL!! Partially furnished!! The sale of this Board & Batten cypress clad home will include the dishwasher, the stove, 1 coffee table, 1 end table, 1 breakfast table with 2 stools, dining table, piano, organ, 1 queen size bed, 1 dresser & mirror, 1 bench, 2-barrel chairs, 1 small table, 1 trundle bed, 1 wine rack, all fixtures, blinds, and curtains. In addition to the furnishings, this charming country home features a 2-ton Carrier AC Unit, green metal roof, three-bedrooms/2 bathrooms measuring a total 2,262 SF. The open concept Living/Dining/Kitchen area is 546 SF. Pine Chair Rail walls and Plank hardwood floor throughout. Large 600 SF back porch, small covered front porch, half-acre stocked pond full of Blue Gill, Crappy, and Catfish. ONE small utility steel and aluminum metal storage buildings. For more information on this property contact Harry Poole at 334-235-2130.

### PROPERTY HIGHLIGHTS

- Private Rustic Country Living
- 6.12 acre Parcel + 3BR/2 BA Home
- 1/2 acre pond - stocked with Blue Gill, Crappy, & Catfish
- Partially Furnished
- Artesian Well on site

**PAUL HODGES**  
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334.315.1382

**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



**Hodges**

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LOCATION MAP



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# AERIAL MAP



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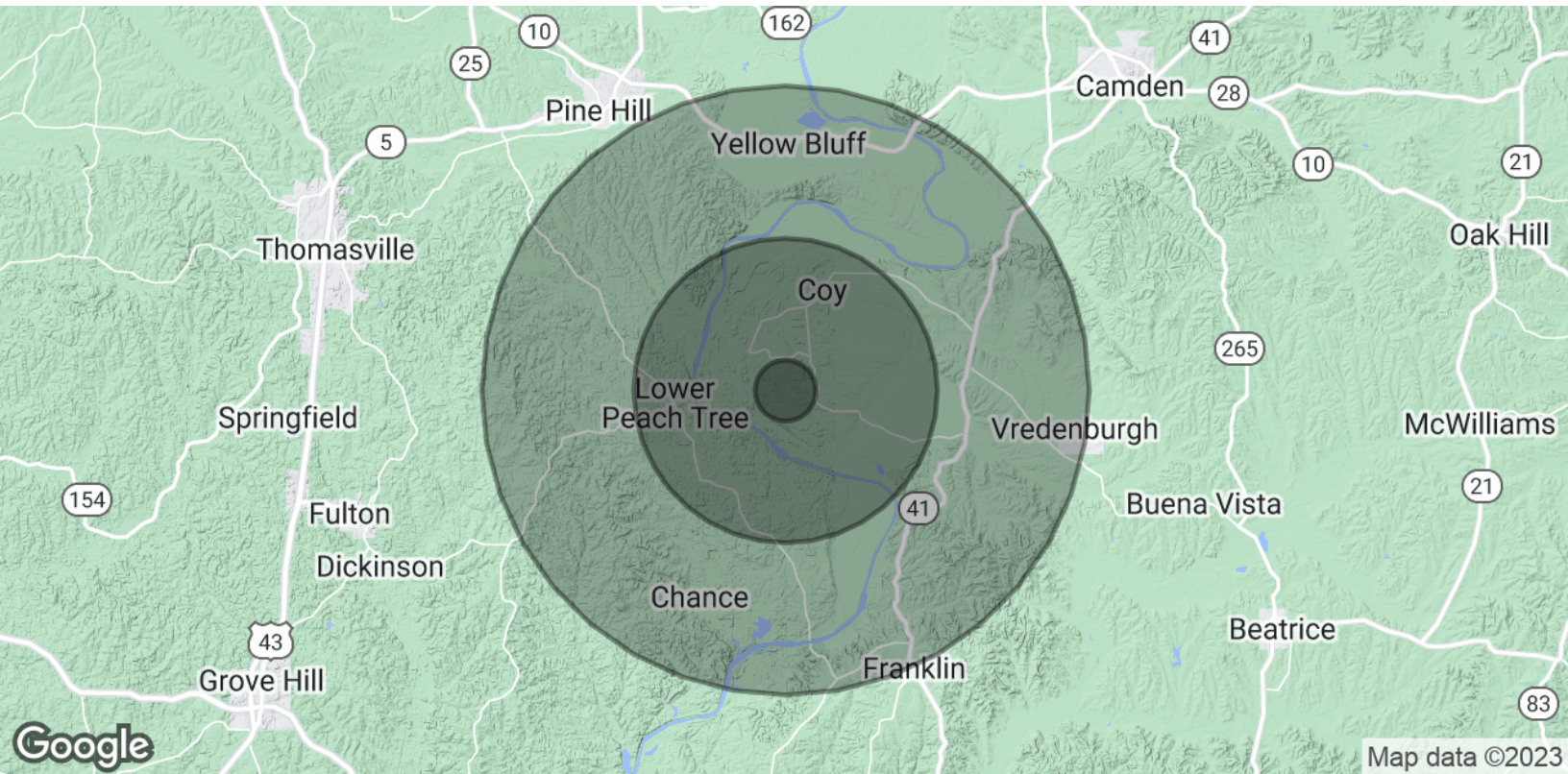
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	40	2,169	14,282
Average Age	51.2	38.2	40.9
Average Age (Male)	51.8	35.8	38.1
Average Age (Female)	47.2	36.8	42.2

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	24	1,225	8,410
# of Persons per HH	1.7	1.8	1.7
Average HH Income	\$40,536	\$28,849	\$27,003
Average House Value	\$145,081	\$84,315	\$63,889

\* Demographic data derived from 2020 ACS - US Census

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