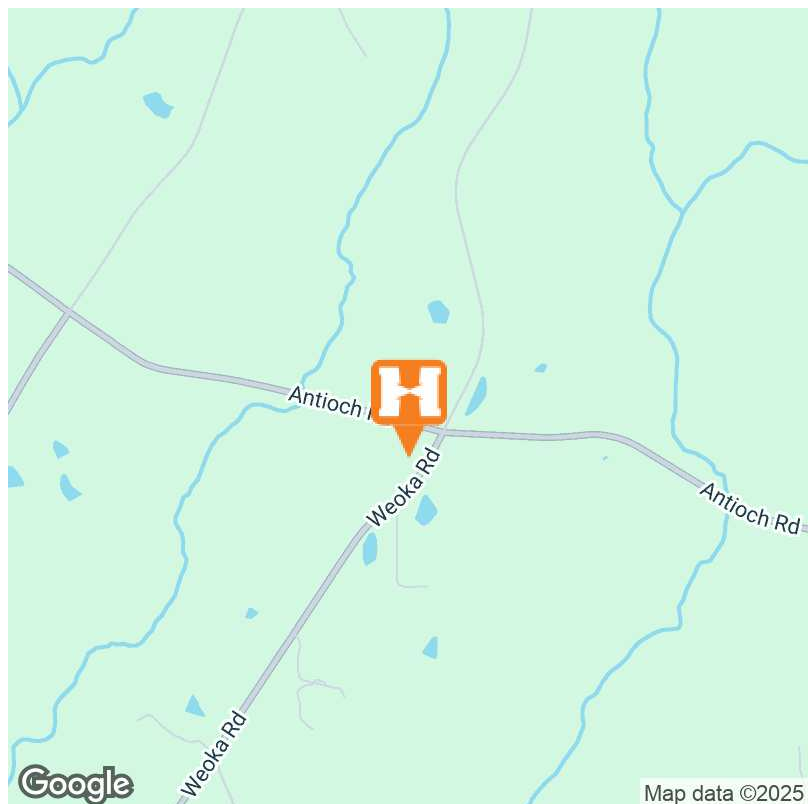




OFFERING SUMMARY

Sale Price:	\$27,500
Lot Size:	2.32 Acres
Price / Acre:	\$11,853

PROPERTY OVERVIEW

2.32 unrestricted acres, no HOA, and according to the Elmore County Transportation Map, this property is within the Eclectic School District. The land is partially cleared, recent perk test, and NEW septic system installed. Mixture of soft and hardwoods. A wet weather stream marks the northern property boundary line. Tracts of land this size are becoming scarce in the Weoka Area. If schools are a concern, contact the Board of Education. Call David Tibbs at 334-391-7350.

LOCATION OVERVIEW

Discover the charm of Wetumpka, AL, a city steeped in history and surrounded by natural beauty. Situated near the picturesque Coosa River, the area offers an idyllic backdrop for office and office building investors. Wetumpka's historic downtown district presents a range of dining, shopping, and entertainment options, while the nearby Wind Creek State Park provides ample opportunities for outdoor recreation. Experience the area's rich heritage at the Wetumpka Depot Players Theatre and the quaint Coosa River Craft House. With its blend of historic appeal and modern amenities, Wetumpka is an enticing location for investors seeking a dynamic commercial real estate opportunity.

PROPERTY HIGHLIGHTS

- Convenient location in the Wetumpka area
- New Septic System

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ADDITIONAL PHOTOS



PAUL HODGES

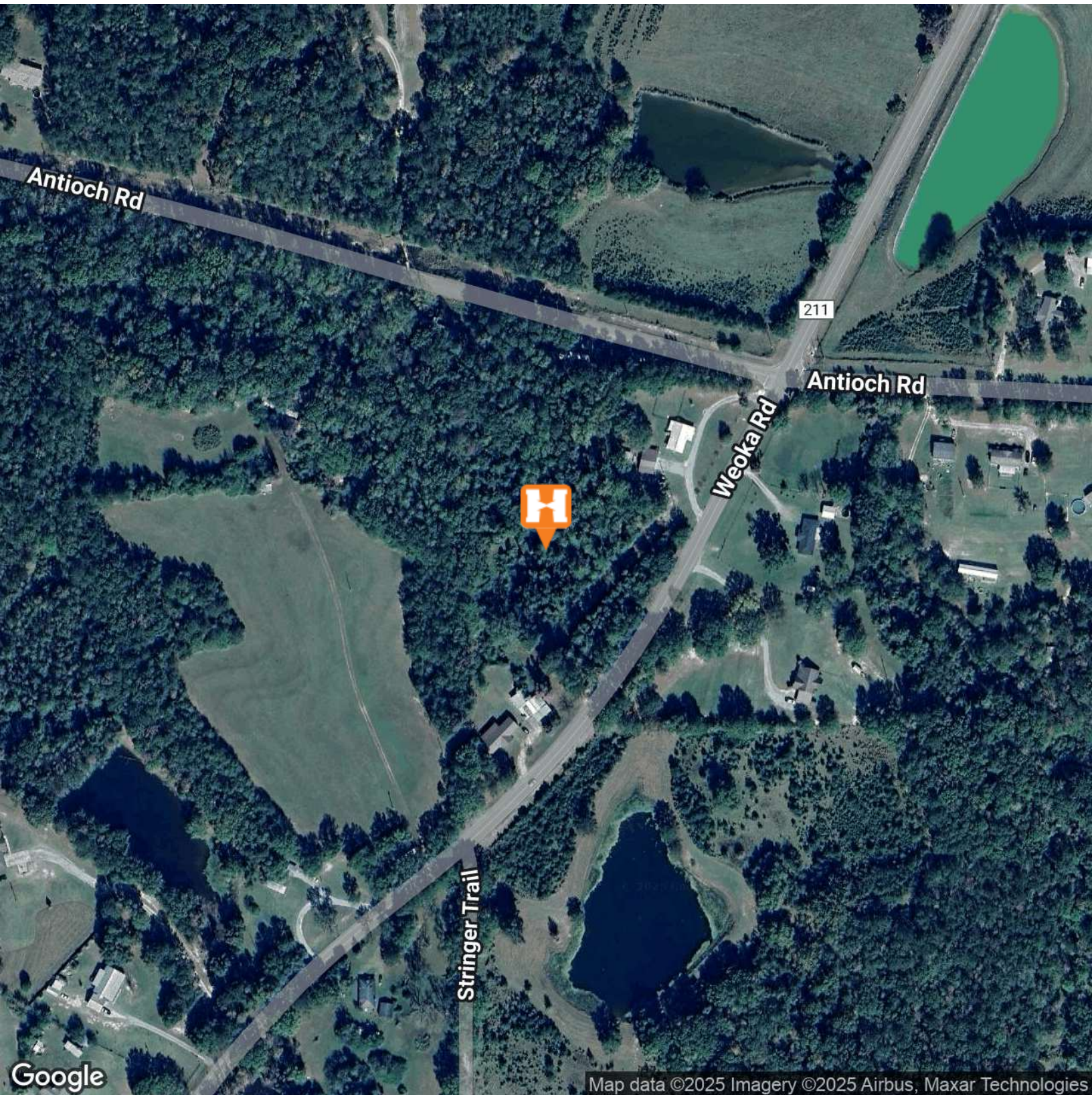
paul.hodges@hodgeswarehouse.com
334.315.1382

**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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AERIAL MAP



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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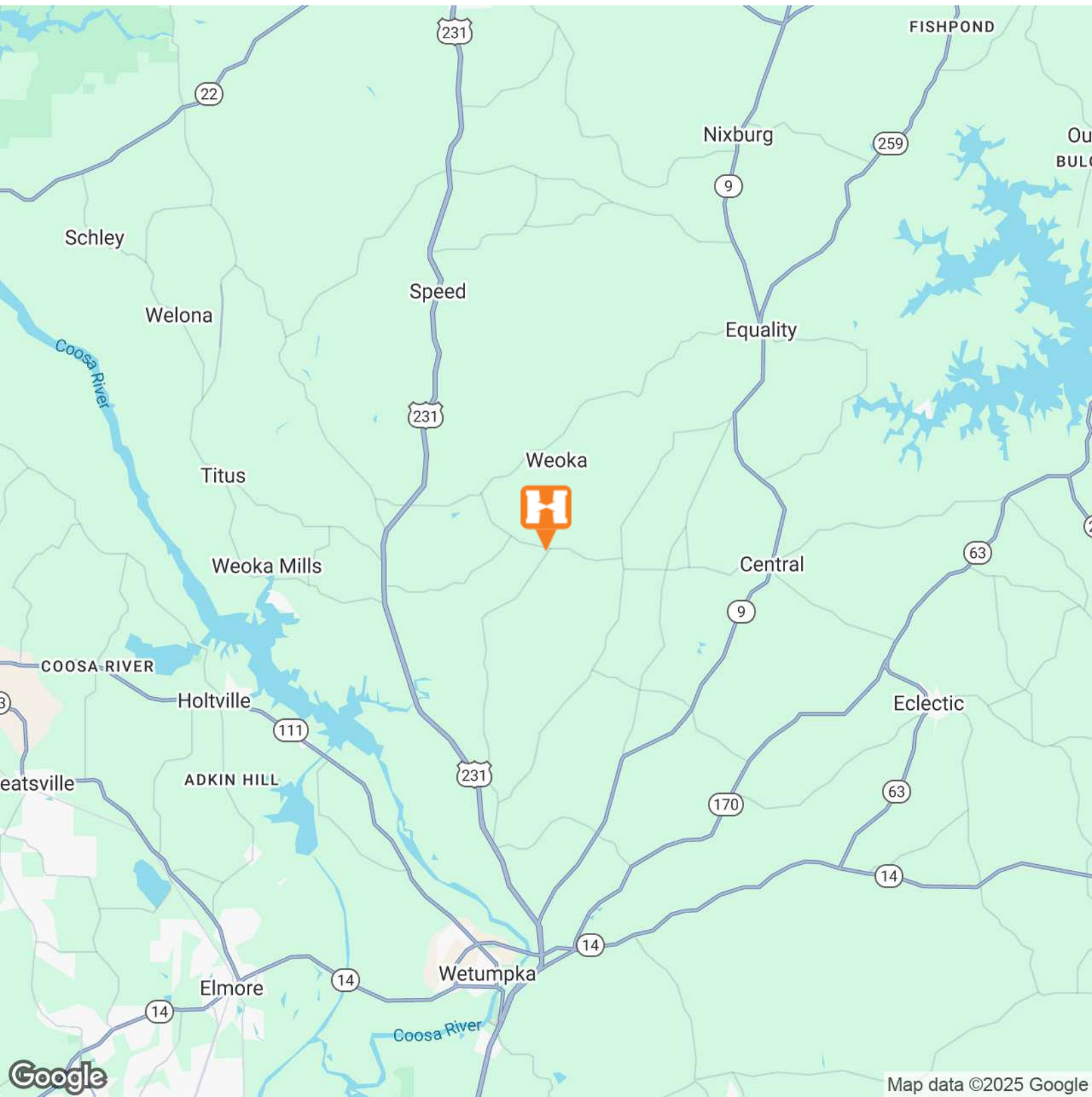
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LOCATION MAP



Hodges

Commercial Real Estate



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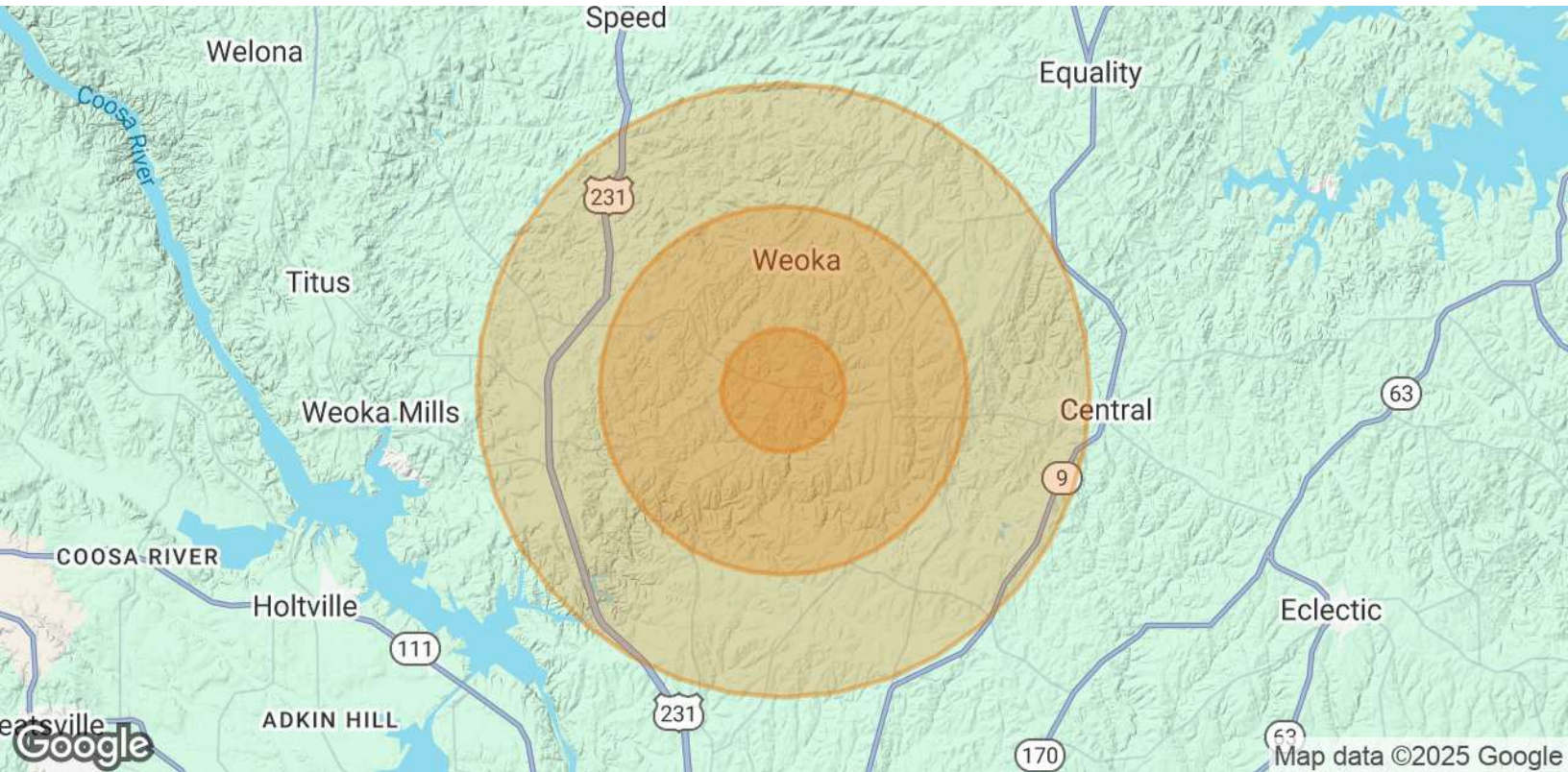
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	180	1,420	4,529
Average Age	44	44	44
Average Age (Male)	44	44	44
Average Age (Female)	44	44	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	71	567	1,838
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$90,065	\$88,547	\$83,335
Average House Value	\$294,497	\$289,408	\$282,890

Demographics data derived from AlphaMap

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