

20 +/- ACRES & 1,440 SF HOME | PROPERTY FOR SALE
683 GREEN ST. SHORTER, AL
36075



OFFERING SUMMARY

Sale Price:	\$275,000
Building Size:	1,440 SF
Lot Size:	20.5 Acres
Price / SF:	\$190.97
Year Built:	1985

PROPERTY OVERVIEW

A MUST SEE IN MACON COUNTY!!!
GORGEOUS COUNTRYSIDE!!

The versatility of this property provides for the unique opportunity of being used for multiple purposes, including an agriculture complex, animal raising facility, dog kennel, animal rescue center, etc. Excellent investment property.

Close to the I-85 Tallassee, AL Exit (4.1+/- miles)
Just a stone's throw away from Tuskegee, AL (12.1 +/- miles)
Montgomery, AL (28.3 +/- miles) & Auburn, AL (29.3 +/- miles)
1,440 +/- SF two-story home w/ in ground swimming pool
20.5 spacious fenced acres
Large 3,760 +/- SF metal building, formerly used as a dog kennel
800 +/- SF metal workshop w/ electricity, 17 +/- SF wide garage door, concrete foundation
Additional barn & shed spaces
Public utilities available

Many, many more features

For more information contact Chris Palmer at 334-322-7283 or Harry Poole at 334-235-2130.

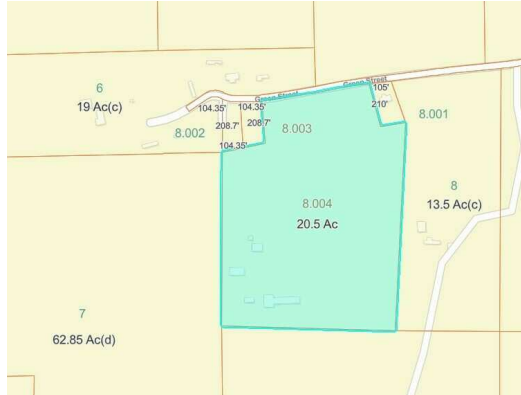
PAUL HODGES
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THE RIGHT PLACE.
THE RIGHT SPACE.

*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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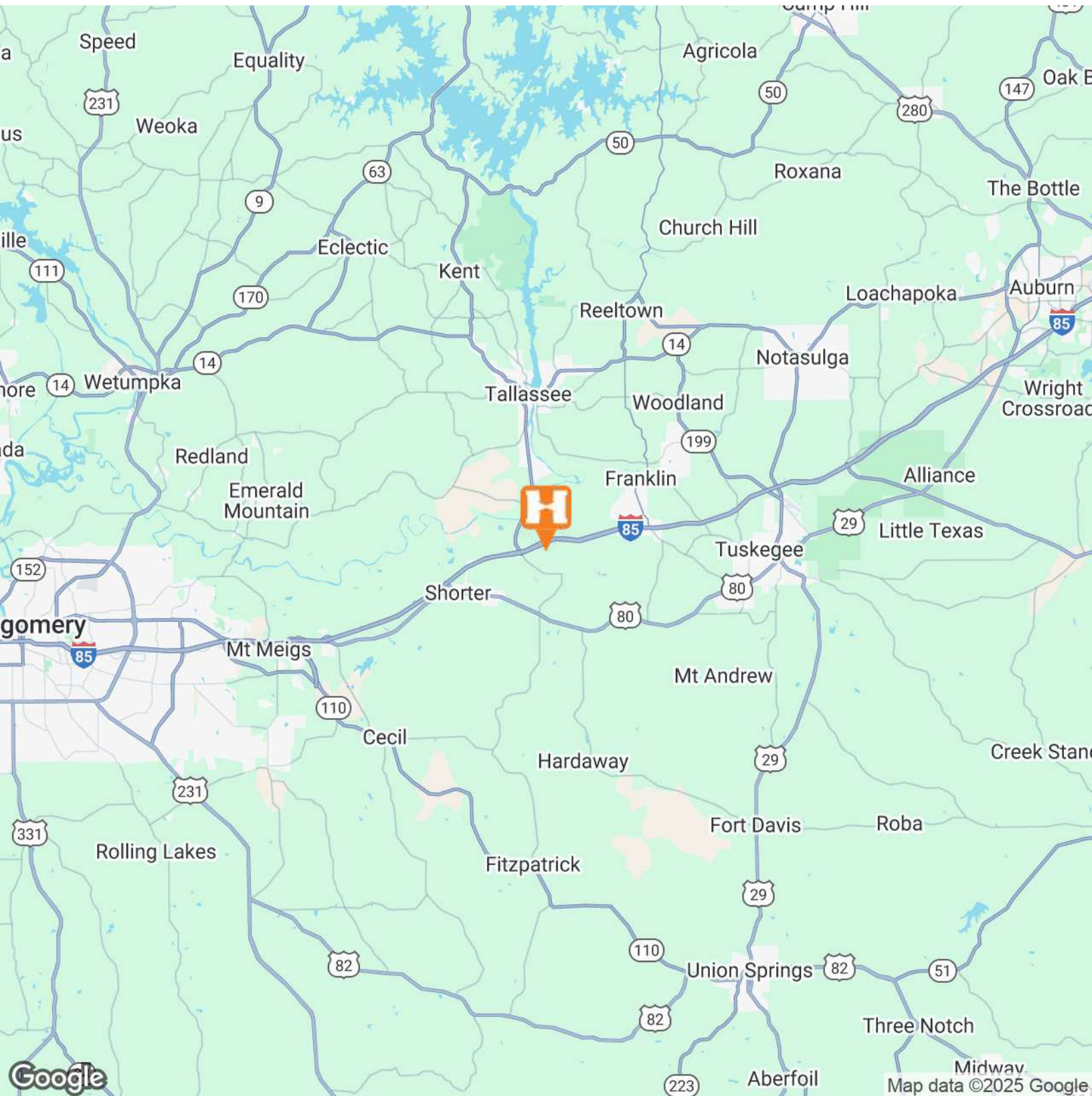
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LOCATION MAP



Hodges
Commercial Real Estate



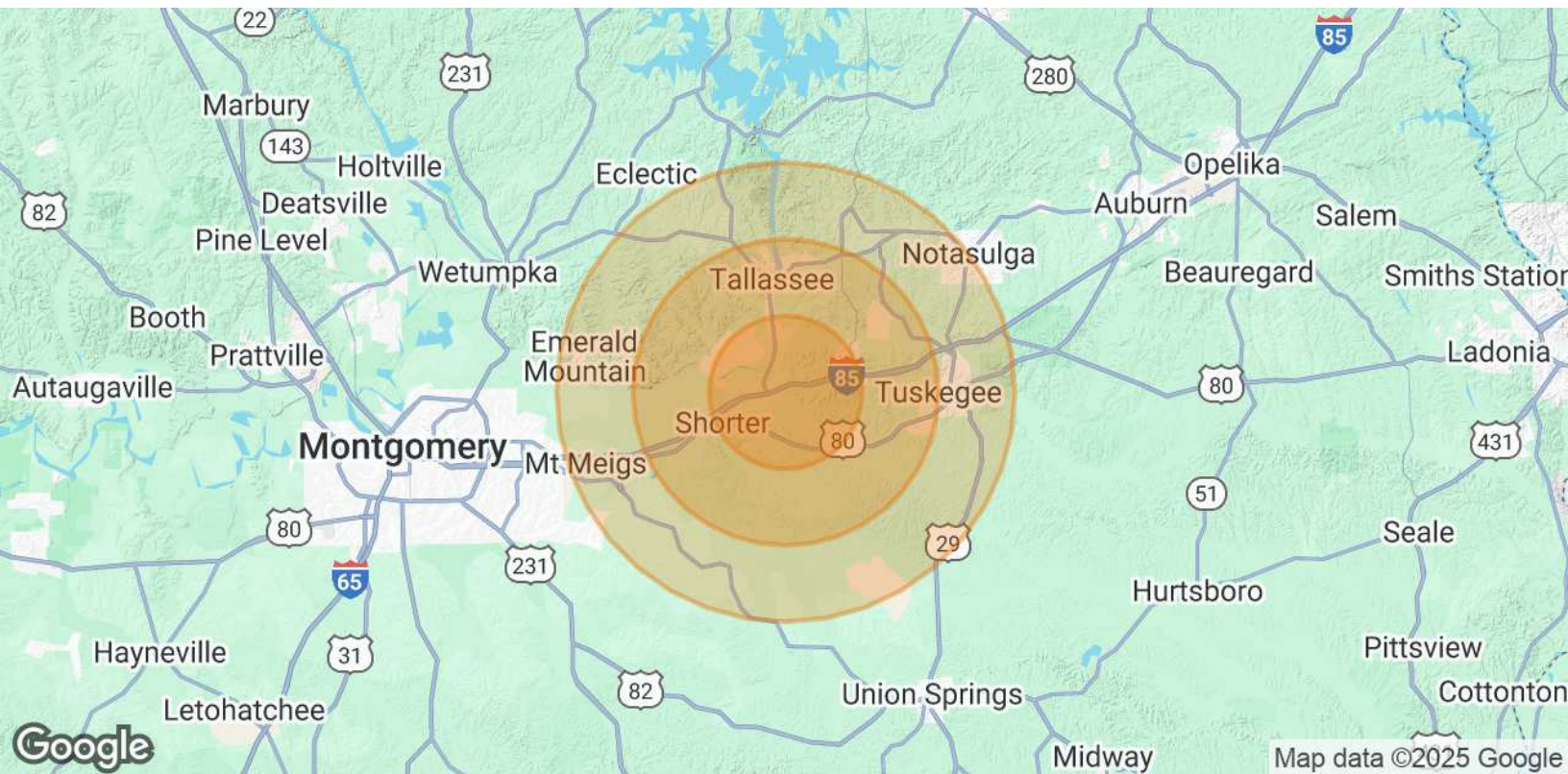
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DEMOGRAPHICS MAP & REPORT



POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	1,294	11,673	58,782
Average Age	45	43	41
Average Age (Male)	44	41	39
Average Age (Female)	47	44	42

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	560	4,932	22,296
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$80,104	\$72,437	\$94,733
Average House Value	\$221,607	\$211,909	\$264,782

Demographics data derived from AlphaMap

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