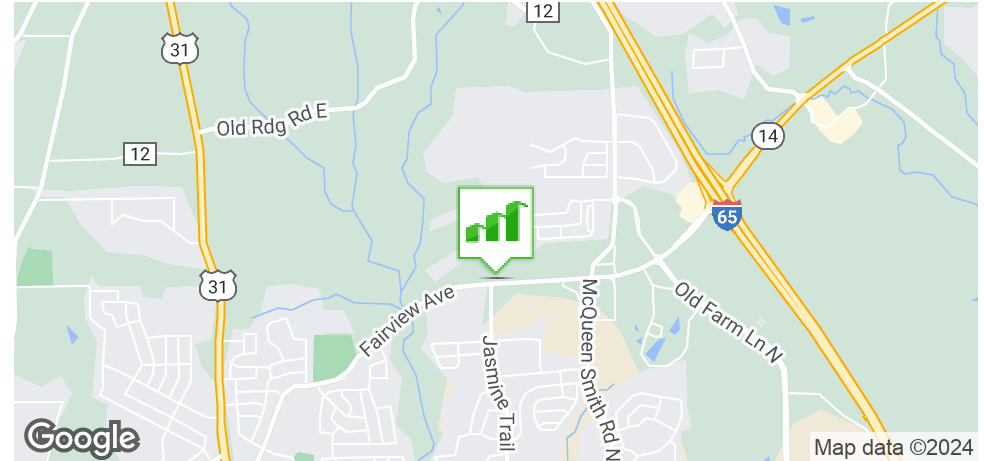


SMITH LAND

1401 FAIRVIEW AVE, PRATTVILLE, AL 36066

Executive Summary



OFFERING SUMMARY

Sale Price: \$499,000

Lot Size: 3.02 Acres

Zoning: B-2: Business District
(Single Stores)

Market: Prattville

Submarket: Hwy 14

Price / Acres: \$165,232

PROPERTY HIGHLIGHTS

- Highly Visible Lot located on a Major Thoroughfare
- Prattville's High Growth Corridor, and is a popular Golf Destination, drawing national attention to the area
- Within minutes from Target, Home Depot, Lowe's, Books-A-Million, Starbucks, Publix, Bass Pro Shop, and much more
- High-Density new homes & businesses within 1 Mile
- 0.6 Miles from I-65, 2nd Prattville Exit
- 2.0 Miles from Cobbs Ford Rd.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1311	18520	31600
Total Population	3495	49451	88175
Average HH Income	\$71,804	\$66,546	\$64,461

JON MASTERS, CCIM

334.387.2724
Jmasters@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com



[illegible]

SHEET TITLE: BOARD DRAFT		NO.	REVISIONS	DATE	1401 FAIRVIEW AVENUE	
SHEET NUMBER: 01					ACHA	
SURVEY END DATE: TBD					PRATTVILLE, ALABAMA, AUTAUGA COUNTY	
DRAWING SCALE: AS SHOWN					TAX ID: 19-01-02-2-000-002, 001	
DRAWING DATE: TBD					ALABAMA LAND SURVEYS, INC. COPYRIGHT © 2004-2021, ALL RIGHTS RESERVED	
01 OF 01						

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Retail Map



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