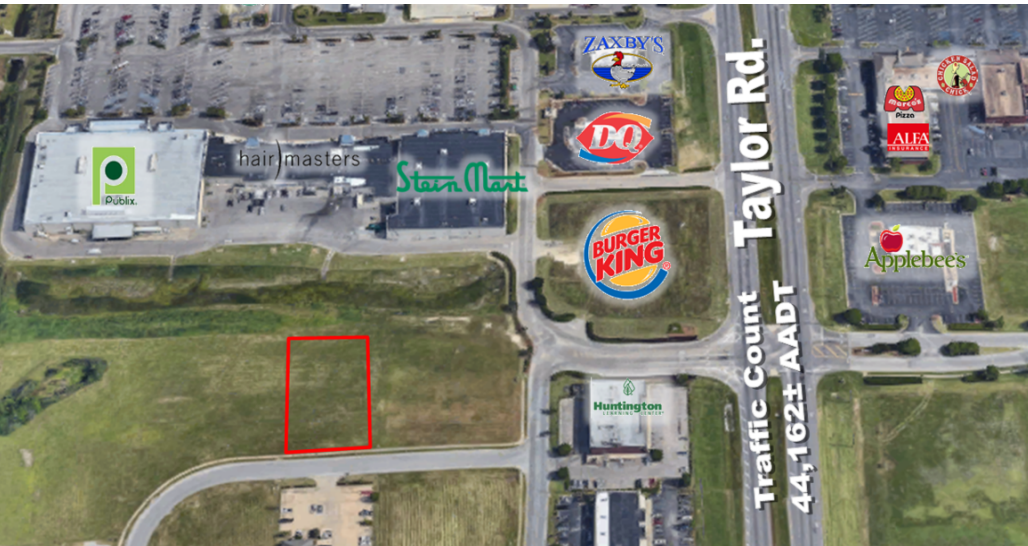


3320 KESSINGER DR
Montgomery, AL 36116

Executive Summary



OFFERING SUMMARY

Sale Price: \$122,000

Price Per SF: \$4.00 PSF

Lot Size: 0.702 Acres

Zoning: PUD - Residence Zone
(Planned Unit Development)

PROPERTY HIGHLIGHTS

- Land Lot for Office or Retail
- Utilities to site other adjacent lots available
- Traffic Counts of 31,596± AADT on Vaughn Road
- Traffic Counts of 44,162± AADT on Taylor Road
- Within 0.5± miles of Five Major Shopping Centers in East Montgomery. Sturbridge Shopping Center, Festival Plaza, Cornerstone Shopping Center, Halcyon Village, and Pepper Tree Shopping Center.
- With-in 0.5± Miles of Multiple Established and Flourishing Neighborhoods. Wynlakes, Sturbridge, Halcyon Blvd., Wyndridge, Deer Creek & Billingsley
- 0.4± miles from Taylor Rd. & Vaughn Rd.
- 2.0± miles from I-85

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Taylor Rd. & Vaughn Rd. Retail Map

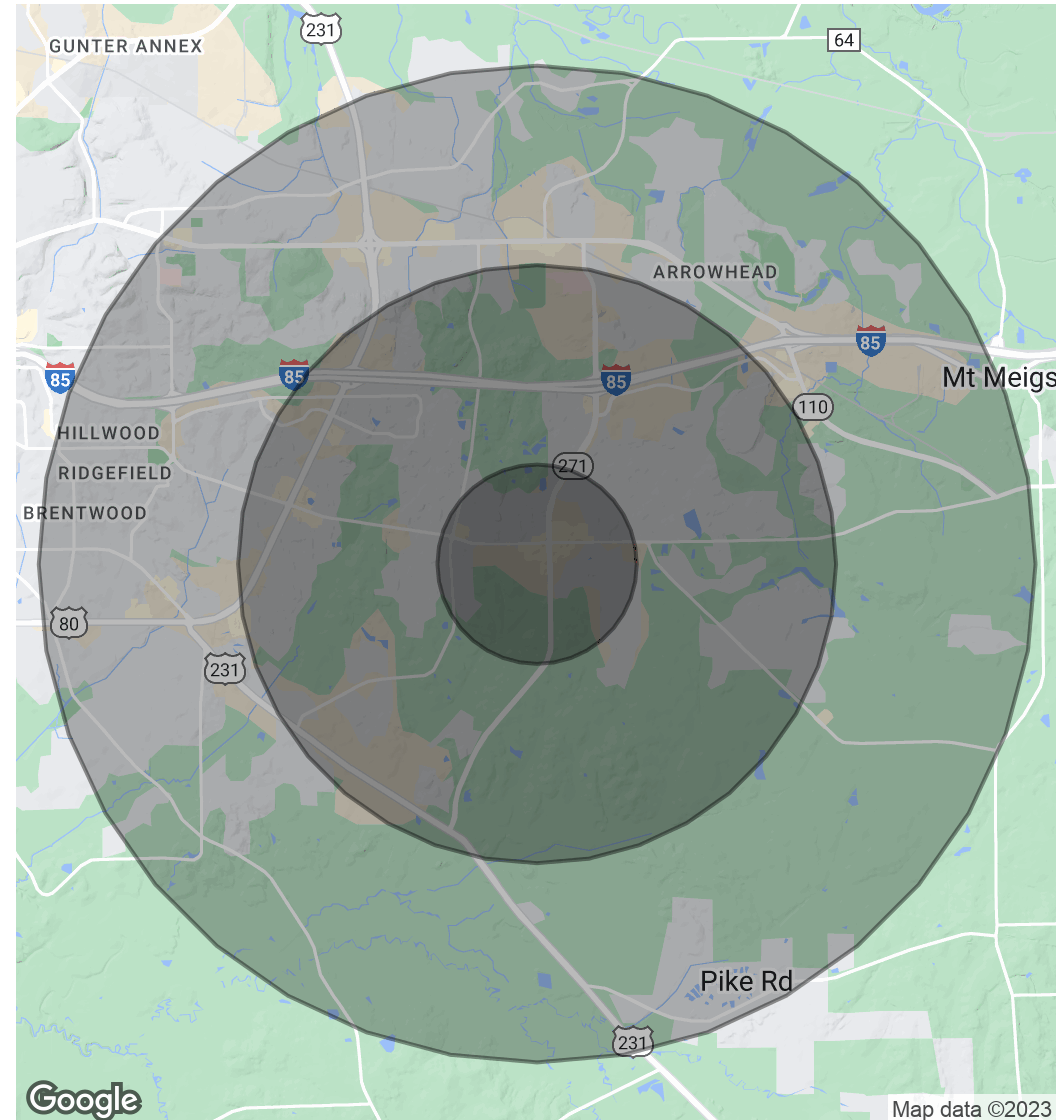


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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,490	40,646	97,251
Average age	37.0	33.9	34.7
Average age (Male)	36.6	33.4	33.2
Average age (Female)	37.9	35.0	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,433	17,284	40,279
# of persons per HH	2.4	2.4	2.4
Average HH income	\$102,284	\$83,492	\$73,740
Average house value	\$348,963	\$300,626	\$221,648

* Demographic data derived from 2020 ACS - US Census



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Retail Map

