3340 KESSINGER DR

Montgomery, AL 36116

Executive Summary

OFFERING SUMMARY

Sale Price:	$133,000
Price Per SF:	$4.00 PSF
Lot Size:	0.76 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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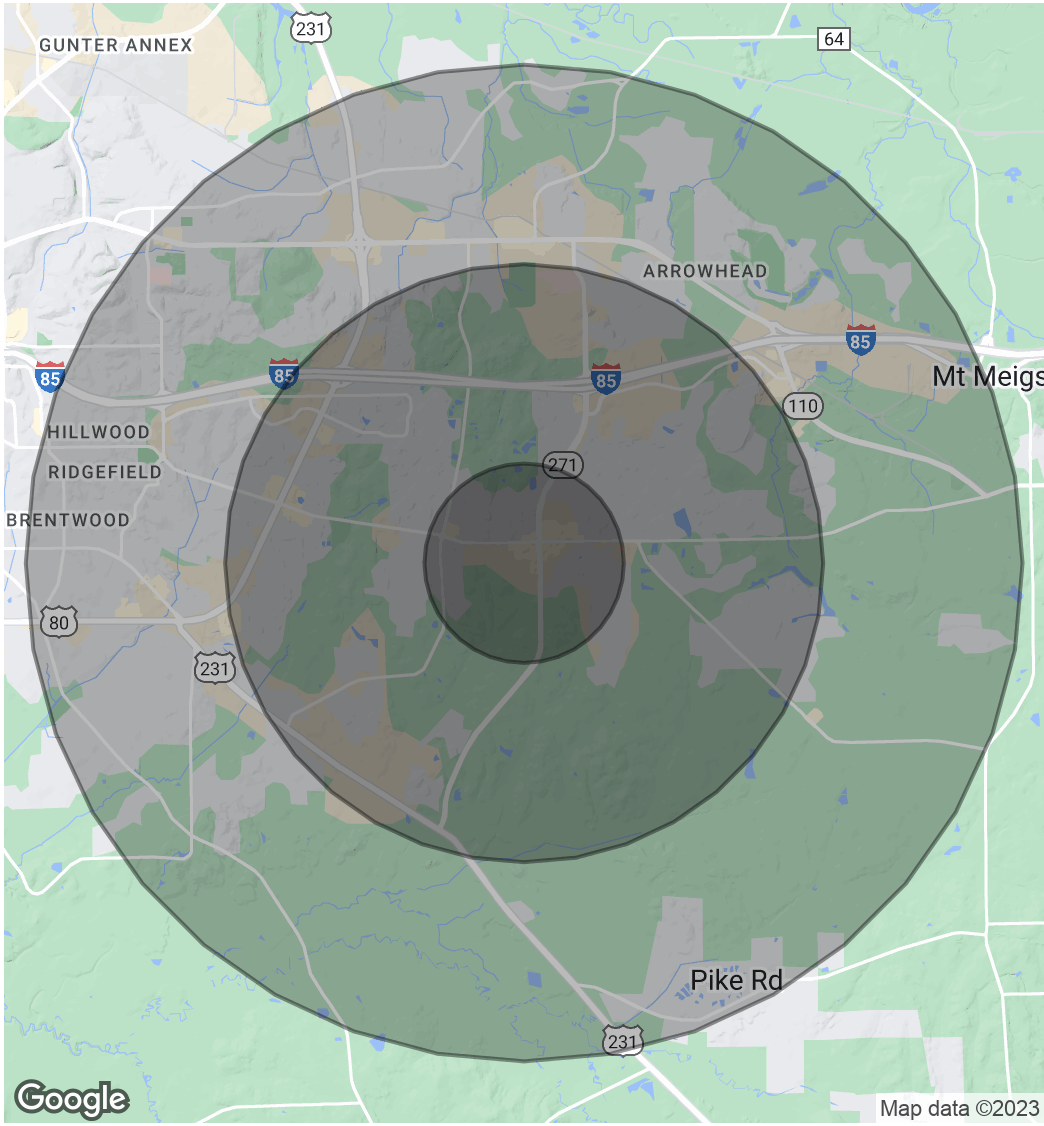
Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,552	40,991	97,825
Average age	37.3	33.9	34.7
Average age (Male)	36.9	33.4	33.2
Average age (Female)	38.2	35.0	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,457	17,450	40,523
# of persons per HH	2.4	2.3	2.4
Average HH income	$104,195	$83,515	$73,609
Average house value	$348,438	$300,807	$220,502

** Demographic data derived from 2020 ACS - US Census*



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Retail Map

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