

3360 KESSINGER DR
Montgomery, AL 36116

Executive Summary



OFFERING SUMMARY

Sale Price: \$146,000

Price Per SF: \$4.00 PSF

Lot Size: 0.83 Acres

Zoning: PUD - Residence Zone
(Planned Unit Development)

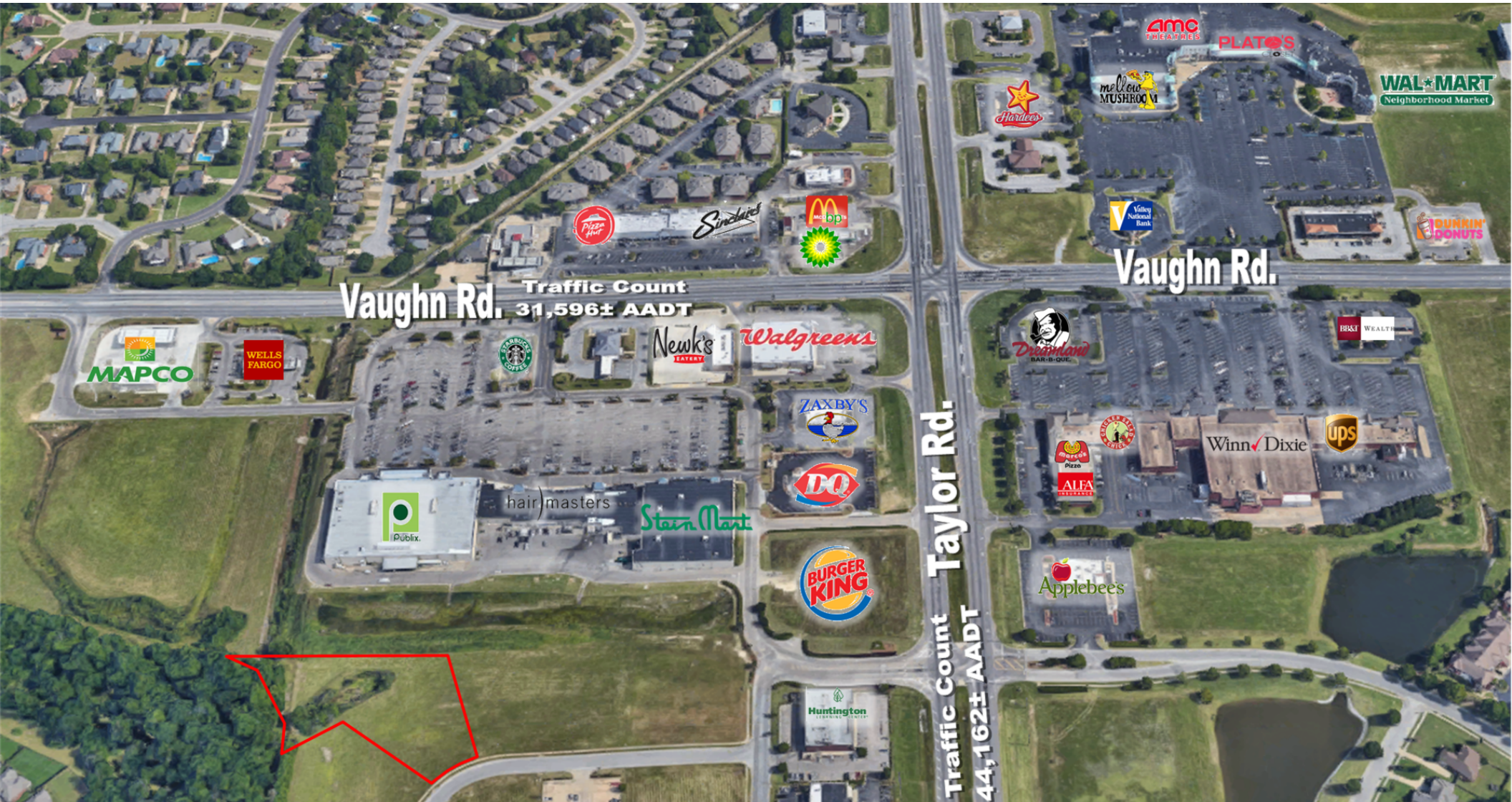
PROPERTY HIGHLIGHTS

- 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

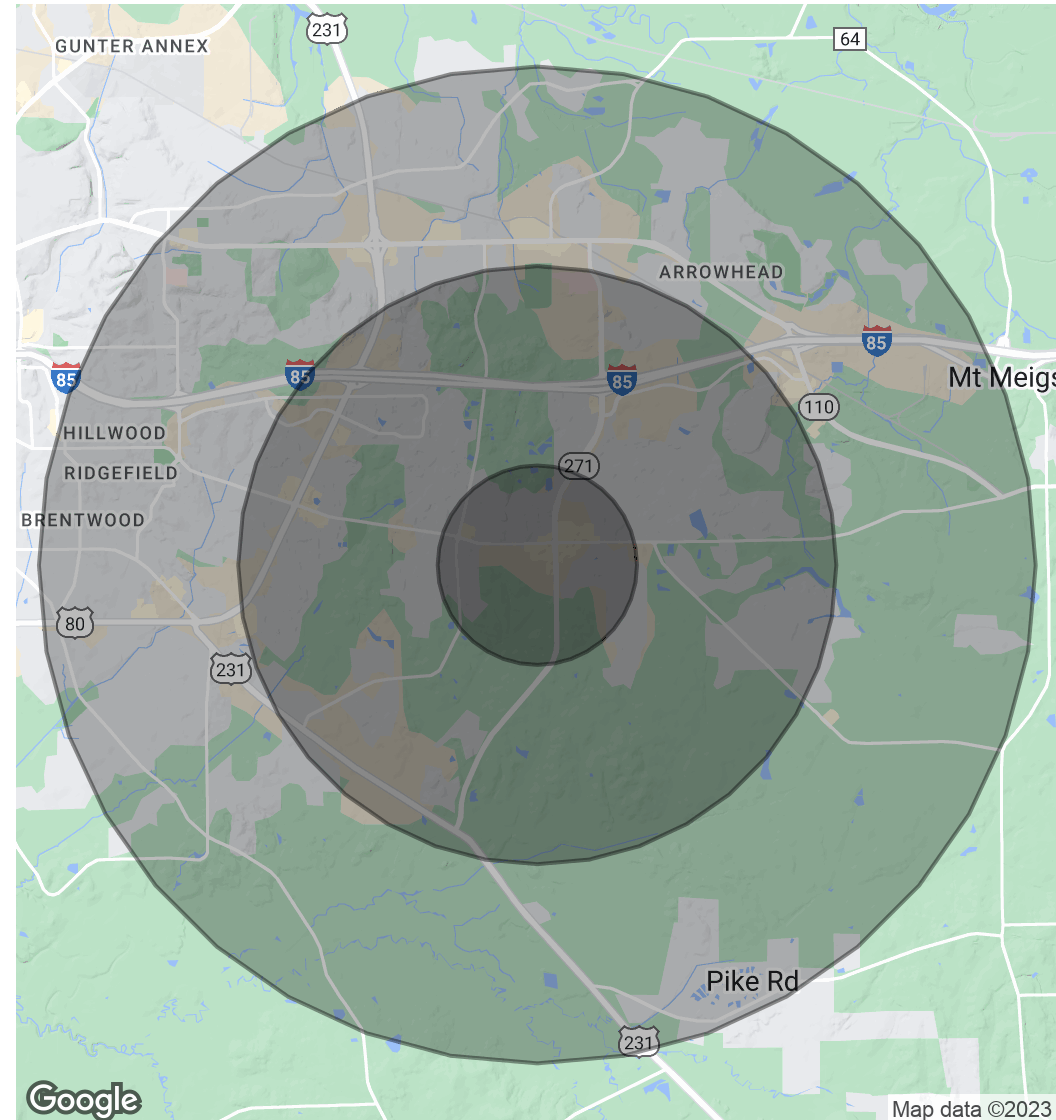


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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,574	41,250	98,318
Average age	37.2	33.8	34.7
Average age (Male)	36.8	33.3	33.2
Average age (Female)	38.1	35.0	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,464	17,549	40,757
# of persons per HH	2.4	2.4	2.4
Average HH income	\$104,006	\$83,202	\$73,478
Average house value	\$348,333	\$299,031	\$219,833

* Demographic data derived from 2020 ACS - US Census



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Retail Map

