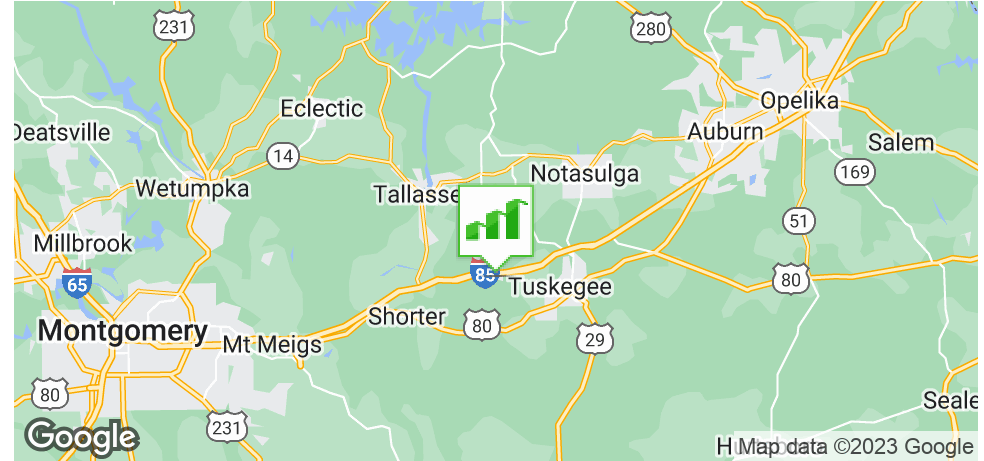


TUSKEGEE-FRANKLIN RD

TUSKEGEE-FRANKLIN RD, TUSKEGEE, AL 36083

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,306,800
Lot Size:	6.0 Acres
Zoning:	Oppurtunity Zone
Market:	Tuskegee
Price / Acres:	\$217,800

AREA OVERVIEW

One of Tuskegee's strategic strengths is its location. Tuskegee is in the middle of the hottest industrial corridor in Alabama. Situated between the bustling sectors of Montgomery, AL and Auburn/Opelika, AL area, Tuskegee is positioned to serve the ever-expanding automotive manufacturers (Hyundai and Kia) and others located in this area. Ground, rail (including CSX site), and air transportation is easily accessed.

PROPERTY HIGHLIGHTS

- Great Retail/Industrial Land opportunity
- Frontage on I-85, Exit #32
- Traffic Count I-85, 38,430± AADT:2019
- 0.1± Miles to I-85
- 23.4± Miles to Auburn, AL
- 32.6± Miles to Montgomery, AL
- 39.2± Miles to Hyundai Motor Manufacturing Montgomery, AL
- 55.4± Miles to Kia West Point Assembly Plant West Point, GA

JON MASTERS, CCIM

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MOORE COMPANY REALTY

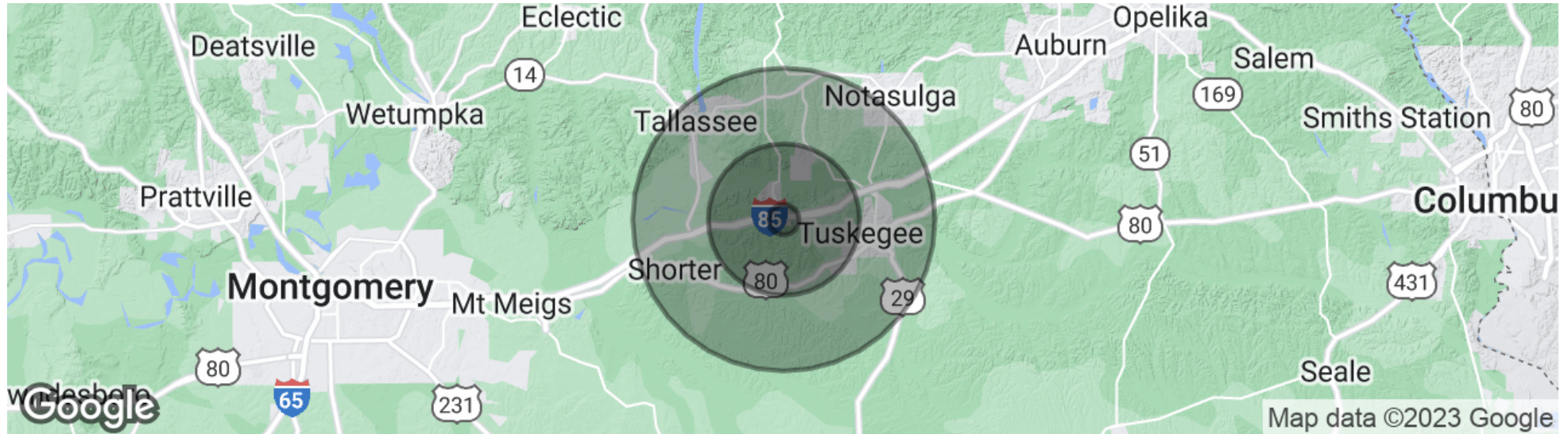
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TUSKEGEE-FRANKLIN RD

TUSKEGEE-FRANKLIN RD, TUSKEGEE, AL 36083

Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,613	13,270	18,659
Average Age	40.7	33.9	36.3
Average Age (Male)	40.0	30.6	33.2
Average Age (Female)	41.3	35.9	38.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	625	4,488	6,672
# of Persons per HH	2.6	3.0	2.8
Average HH Income	\$34,822	\$40,375	\$40,889
Average House Value	\$90,419	\$86,416	\$93,630

* Demographic data derived from 2020 ACS - US Census

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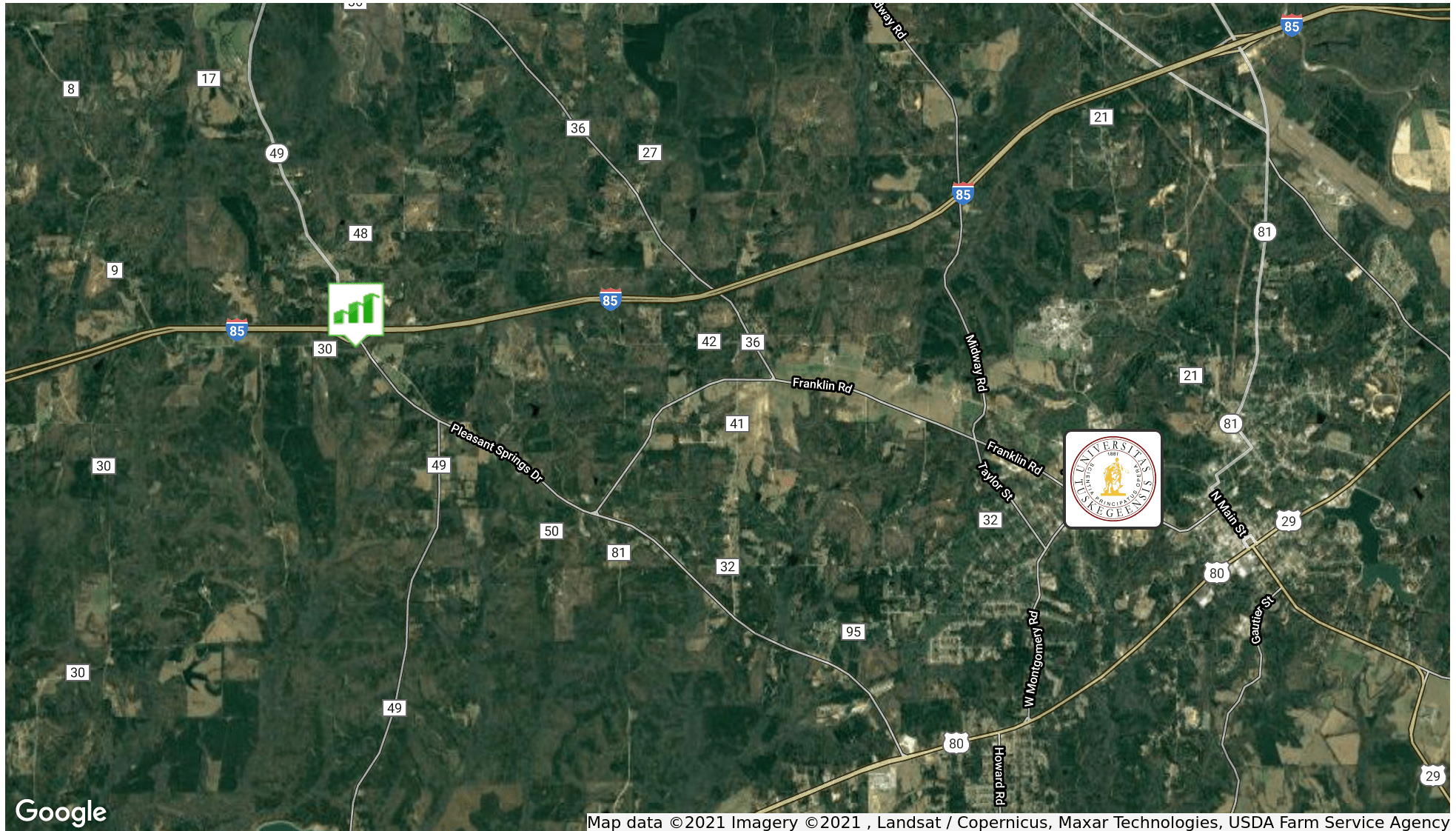
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Area Map



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