

# FOR SALE

0.69 Acres | Daleville, AL 36322

# NAI TALCOR



## Daleville, AL | 0.69 Acres

2 prime commercial lots totaling 0.69 acres in Daleville, Alabama just off Highway 84. Daleville is located between the bustling cities of Dothan and Enterprise and is the gateway to Fort Novosel, just 1.4 miles from this site. This central location offers several benefits for businesses looking to establish themselves in the area and provides a large and diverse customer base. Great development opportunity, suitable for retail/restaurant, personal or professional offices, automotive service & more.

- Located on Daleville Ave by Culpepper Park
- Great visibility and access
- Traffic Count of 13,681 VPD
- 200' frontage on Daleville Ave
- 1.4 miles from Fort Novosel
- Lots can be divided

### OFFERING SUMMARY

SALE PRICE	\$150,000
ZONING	B-3
LOT SIZE	0.69 Acres

Demographics	5 Miles	10 Miles	25 Miles
Total Population:	15,443	59,480	217,501
Average HH Income:	\$50,614	\$59,269	\$56,016

### CITY OF DALEVILLE

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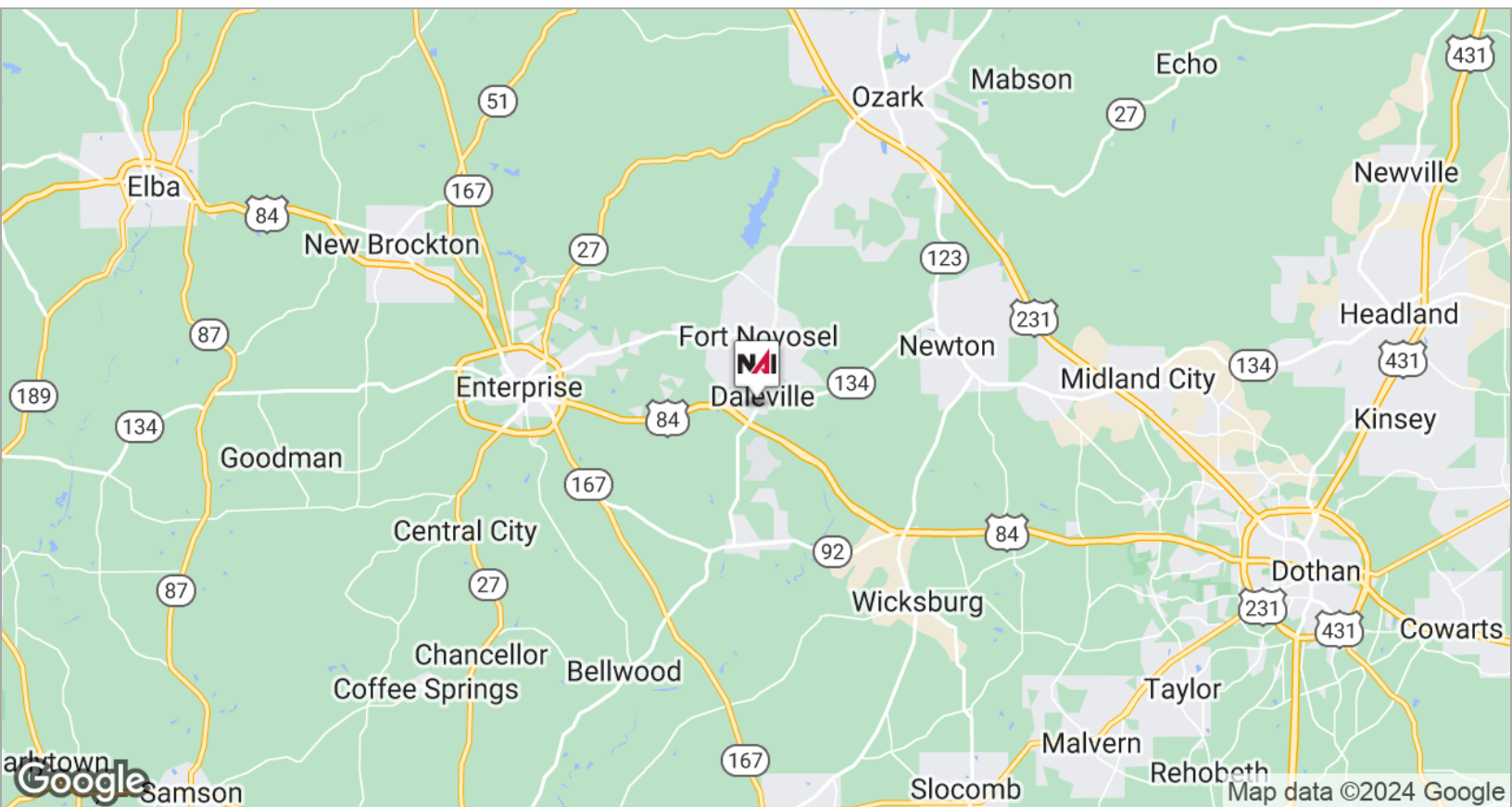


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0 Daleville Ave Daleville, AL 36322



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Map data ©2024 Google

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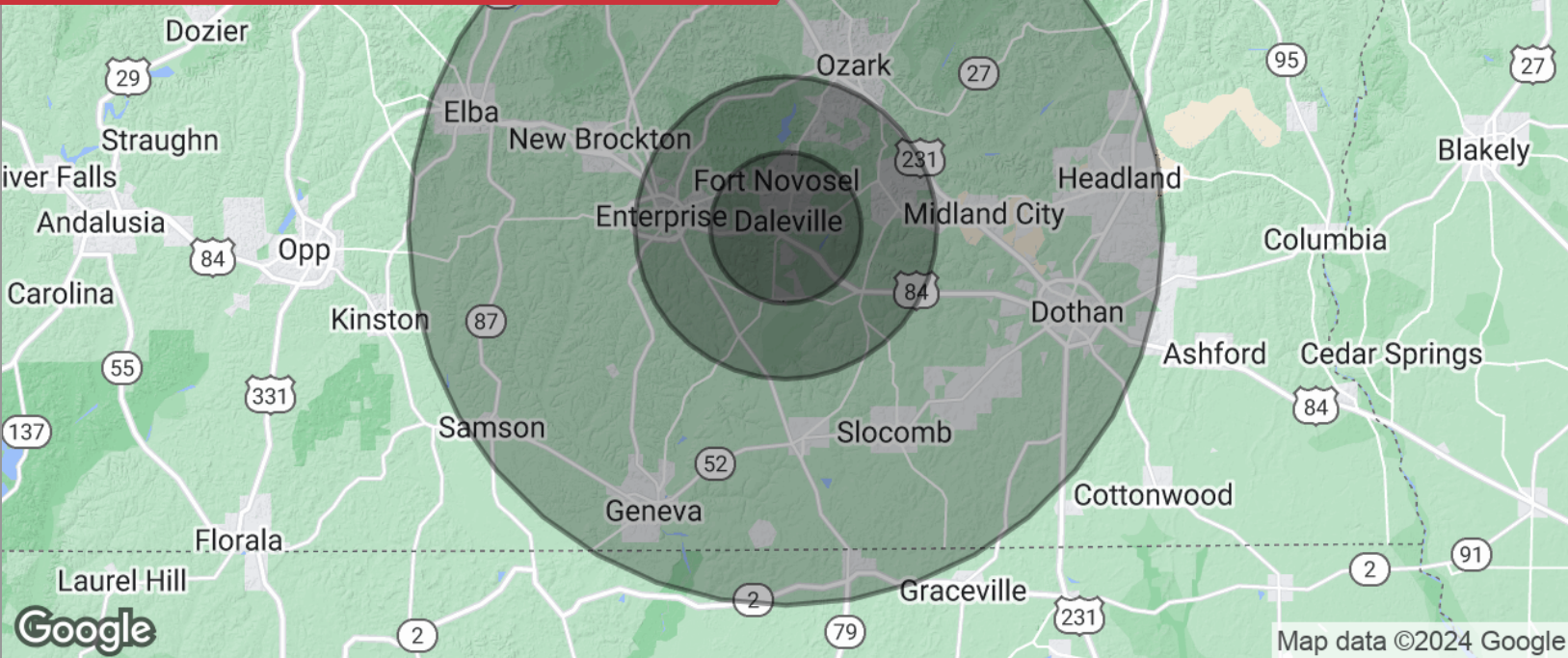
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## DEMOGRAPHICS

POPULATION	5 MILES	10 MILES	25 MILES
Total population	15,443	59,480	217,501
Median age	36.6	37.1	39.9
Median age (male)	36.7	37.3	38.3
Median age (Female)	38.6	38.2	41.4
HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total households	6,864	25,704	99,083
# of persons per HH	2.2	2.3	2.2
Average HH income	\$50,614	\$59,269	\$56,016
Average house value	\$101,656	\$140,429	\$137,132

\* Demographic data derived from 2020 ACS - US Census

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