

0 HICKMAN AVE  
Elba, AL 36323



## OFFERING SUMMARY

Sale Price: \$175,000

Available Acres: 2.28

## PROPERTY OVERVIEW

This prime investment opportunity in Elba, AL offers exceptional visibility and accessibility. Its strategic location near key amenities and major transportation routes elevates its appeal, positioning it as an ideal choice for a diverse range of retail ventures or development projects. With its unparalleled accessibility and proximity to essential infrastructure, this property presents an alluring opportunity for investors seeking to capitalize on the area's growth and potential.

## PROPERTY HIGHLIGHTS

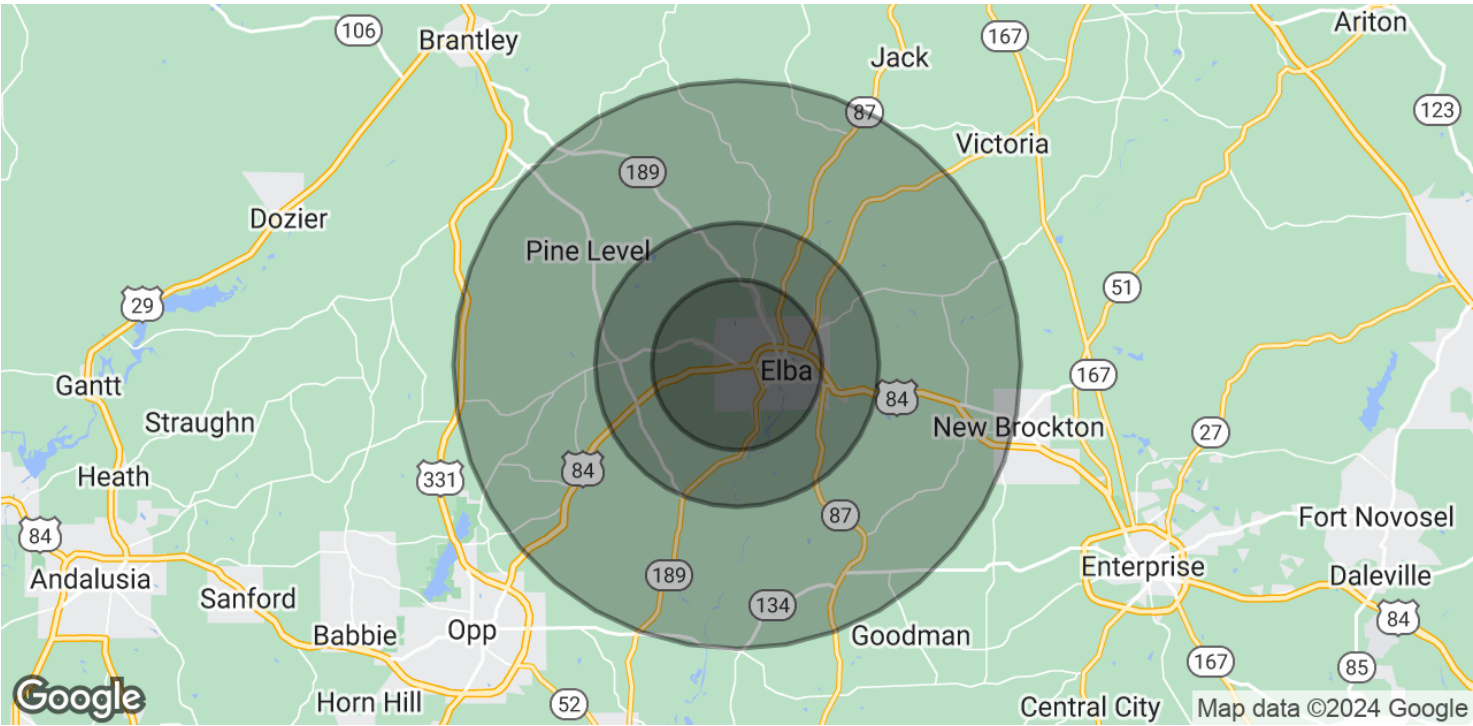
- Located less than 0.5 miles from Elba City Schools
- Corner lot on main on main intersection
- Easy access
- Great Visibility

WALTER KELLEY  
205.235.0440  
walterk@acrerep.com

GRIFFIN CARROLL  
205.235.0440  
griffinc@acrerep.com

ACRE REAL ESTATE PARTNERS, LLC  
1607 Richard Arrington Jr Blvd S  
Birmingham, AL 35205  
205.235.0440 | acrerep.com

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,586	4,502	10,628
Average Age	43.6	46.9	46.4
Average Age (Male)	38.9	42.9	42.2
Average Age (Female)	47.2	50.7	49.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,104	2,033	5,167
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$42,741	\$43,860	\$46,876
Average House Value	\$96,339	\$104,130	\$119,745

\* Demographic data derived from 2020 ACS - US Census

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