

8085 TAYLOR ROAD EAST | LAND FOR SALE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$850,000
Available SF:	6,020 SF
Lot Size:	7.46 Acres
Price / Acre:	\$113,941

PROPERTY OVERVIEW

Stately, is the word that comes to mind when you see this 7.46+/- with 6028 sqft of living space. The possibilities are endless. First floor has three bedroom, 1.5 bathrooms, tile and wood throughout. Large living area for entertaining. The second floor contains a loft style bedroom with a walk in closet, separate bathroom and sauna. Attached in-law suite with 2 bedrooms and 1 bathroom. Well house has been complete redone 11/23. Exterior repainted 11/23. The barn is included with the sale of the home. Don't wait to make this home yours. Call your favorite agent today to schedule your private viewing. Call Kimberly Johnson at 334-439-8564 for for information.

PROPERTY HIGHLIGHTS

- Prime location in Montgomery, AL
- Spacious lot size for potential development
- Zoning suitable for residential construction
- Close proximity to amenities and services
- Accessible from major roads and highways
- Utilities readily available for development
- Ideal for land or residential investment
- Desirable area for future property appreciation

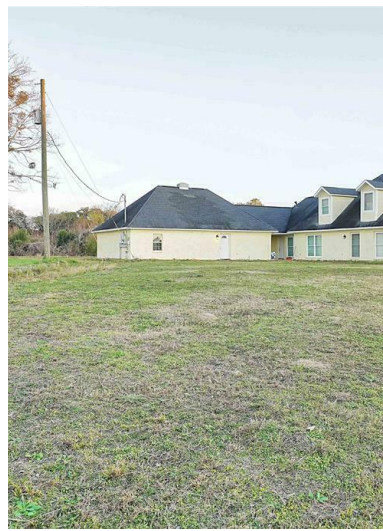
PAUL HODGES
paul.hodges@hodgeswarehouse.com
334.315.1382

**THE RIGHT PLACE.
THE RIGHT SPACE.**

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

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ADDITIONAL PHOTOS



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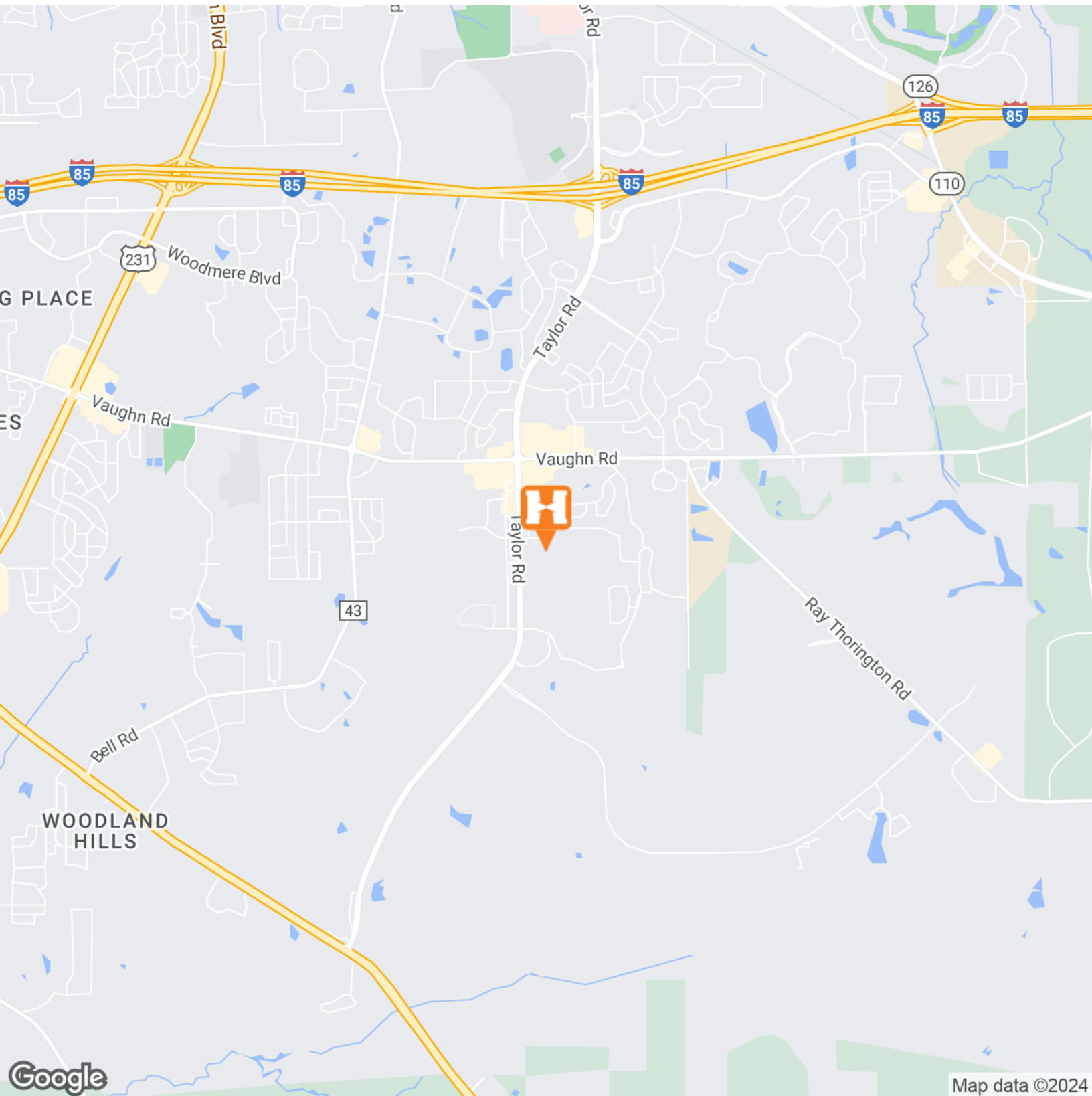
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LOCATION MAP



Hodges

Commercial Real Estate



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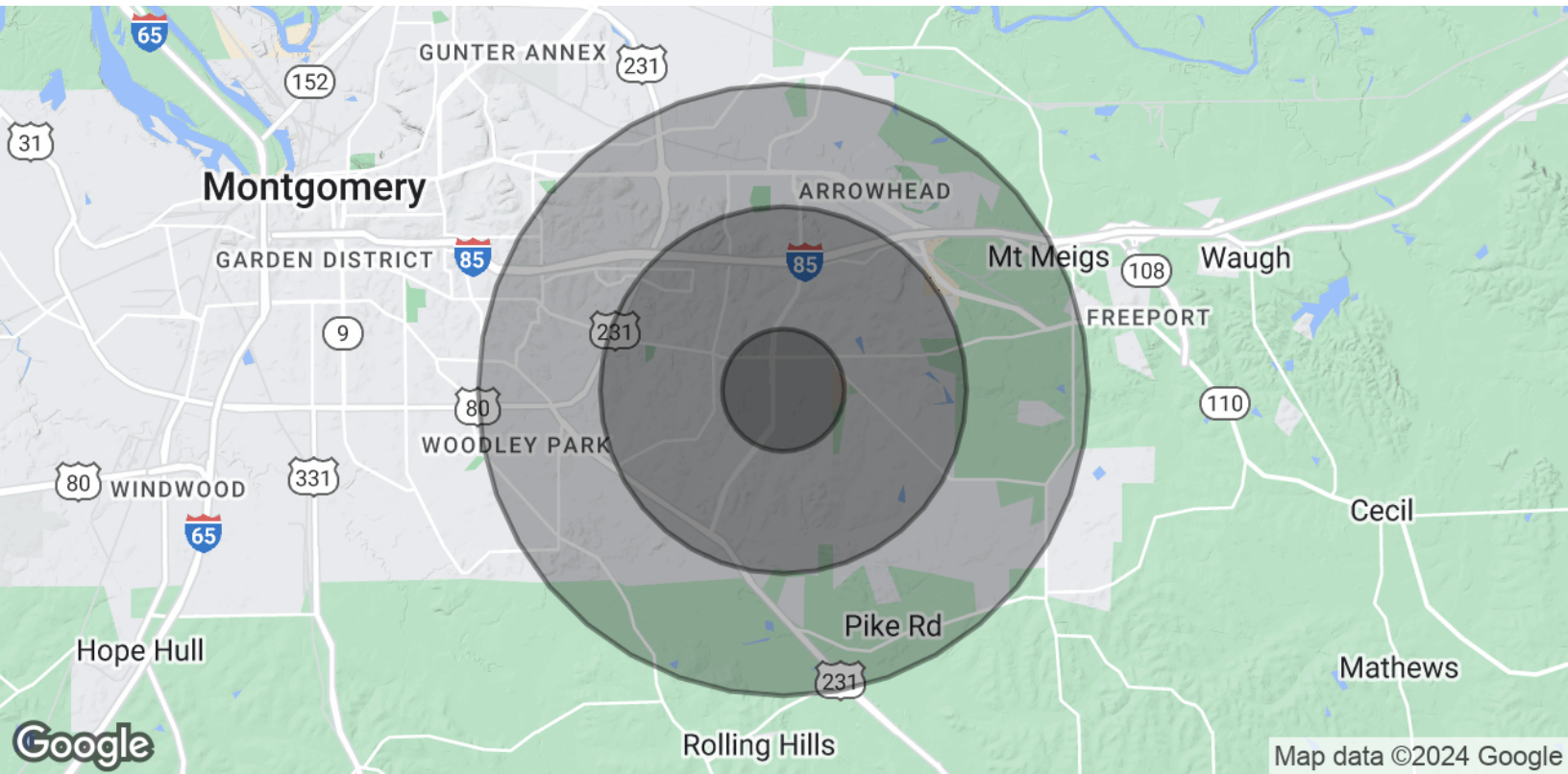
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,589	44,709	99,081
Average Age	39	39	39
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,100	19,191	42,603
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$98,422	\$98,689	\$85,375
Average House Value	\$313,229	\$291,953	\$247,785

Demographics data derived from AlphaMap

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