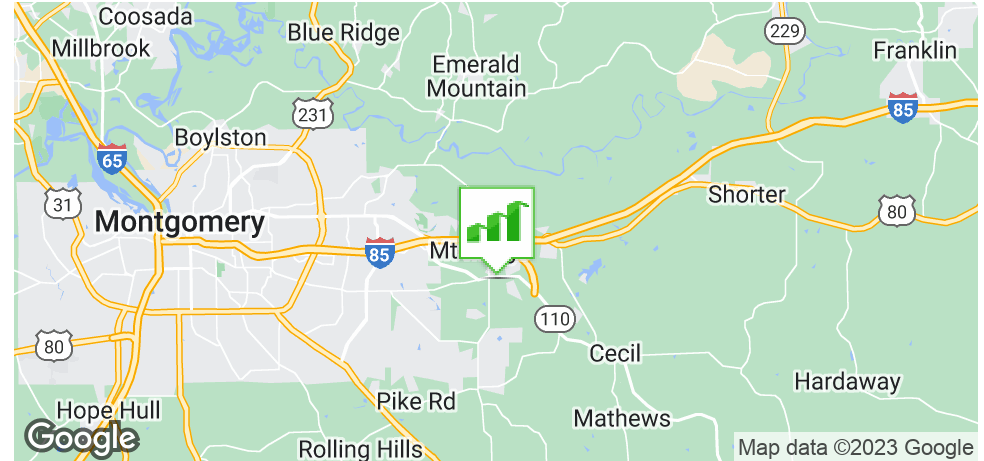


# PIKE ROAD RETAIL LOT

9611 VAUGHN RD, PIKE ROAD, AL 36064

## Executive Summary



### OFFERING SUMMARY

**Sale Price:** \$900,000

**Lot Size:** 2.23 Acres

**Zoning:** PUD

**Market:** Pike Road

**Price /Per Sq Ft:** \$9.26/SF

### PROPERTY HIGHLIGHTS

- Located in the thriving Town of Pike Road- the fastest growing municipality in the state of Alabama
- Lot fronts Pike Station Road and Vaughn Road
- Adjacent to Pike Road Town Hall & Pike Station Road Retail Center
- Next Door to new Waffle House
- Between Ztec gas station and Dollar General
- Traffic Count of  $\pm 11,840$  AADT on Vaughn Road
- $\pm 0.2$  miles from Publix, SOL Restaurant, CVS & More
- $\pm 0.8$  Miles to I-85
- $\pm 3.5$  Miles to Chantilly
- $\pm 3.8$  Miles to The Shoppes at Eastchase



**GENE CODY, CCIM**

334.386.2441  
gcody@mcrrmpm.com

**MOORE COMPANY REALTY**

312 Catoma St #200, Montgomery, AL 36104  
334.262.1958 | moorecompanyrealty.com



**9611 VAUGHN RD, PIKE ROAD, AL 36064**



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## Demographics

### DEMOGRAPHIC SUMMARY

9611 Vaughn Rd, Pike Road, Alabama, 36064 2

Ring of 5 miles

#### KEY FACTS

41,376

Population



15,829

Households

40.8

Median Age

\$74,233

Median Disposable Income

#### EDUCATION

5%

No High School Diploma



16%

High School Graduate



24%

Some College



56%

Bachelor's/Grad/Prof Degree

#### INCOME



\$91,119

Median Household Income



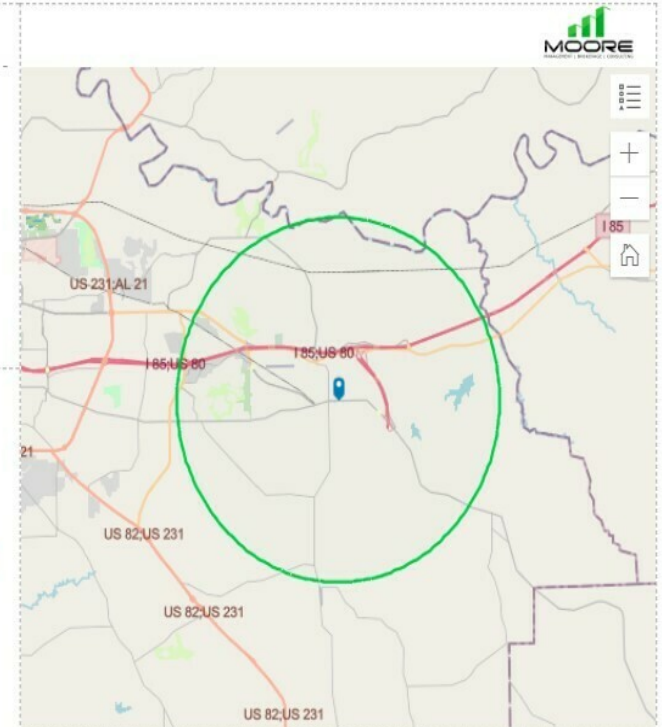
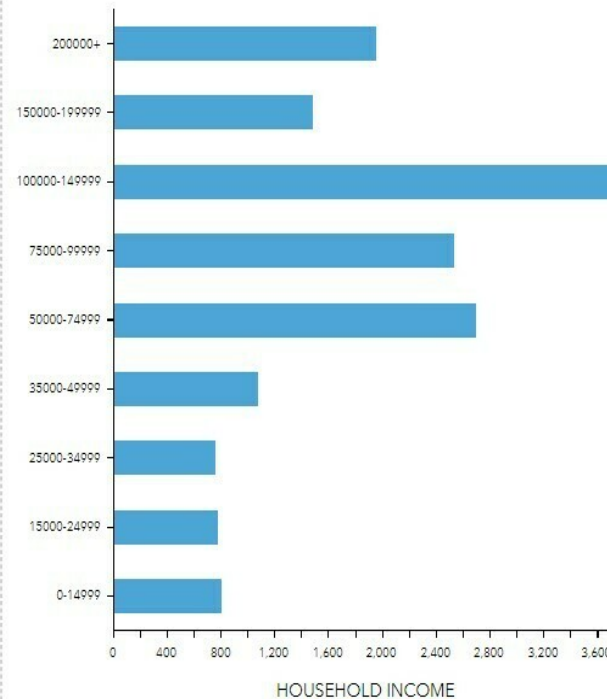
\$48,483

Per Capita Income



\$280,705

Median Net Worth



#### EMPLOYMENT



White Collar



Blue Collar



Services

77%

13%

11%

2.5%

Unemployment Rate

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Pike Road, AL

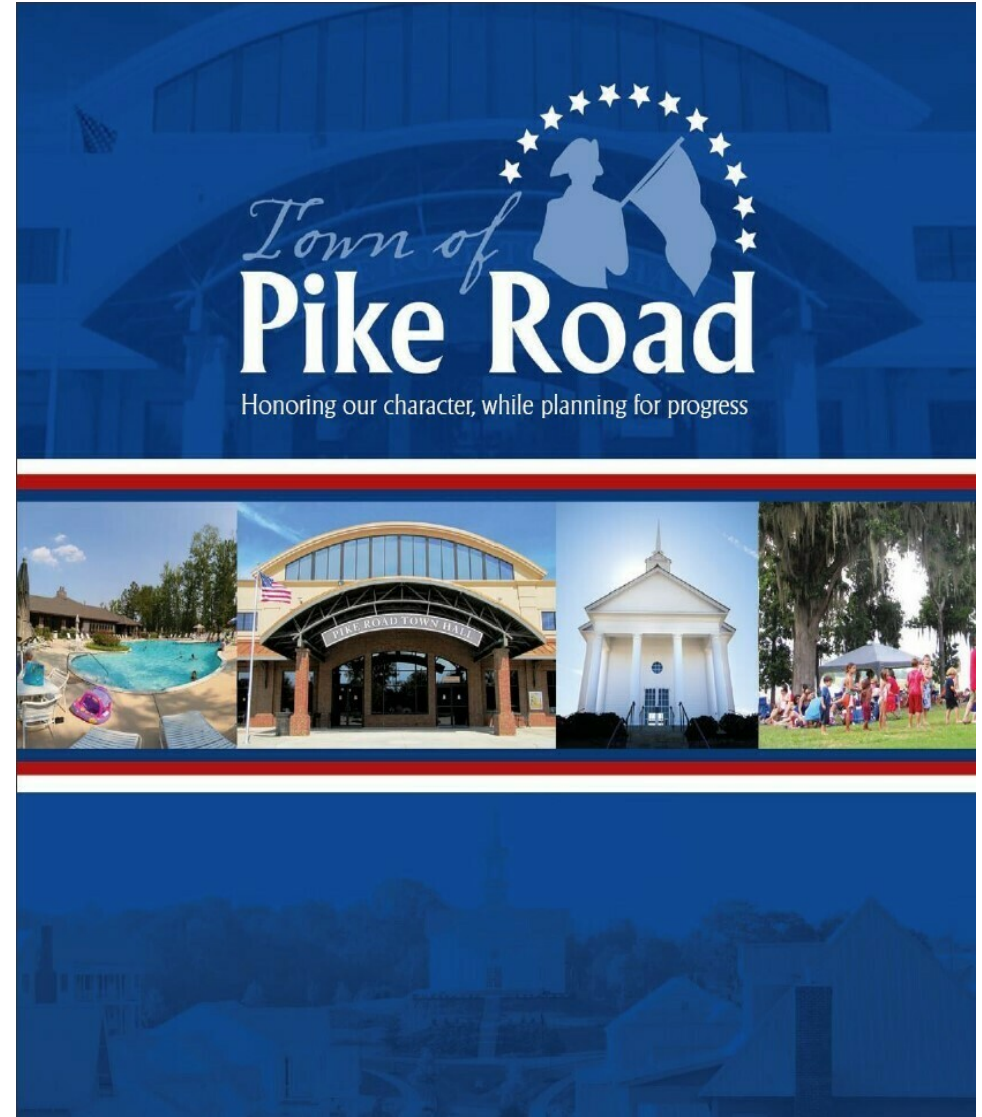
## PIKE ROAD, AL- OVERVIEW

**Pike Road** is a town in Montgomery County, Alabama, United States. As of the 2020 census, the population was 9,439, up from 5,406 at the 2010 census. According to data recently released by the Census Bureau, the Town of Pike Road has seen a 14.5 % growth rate since 2012. This makes the municipality the fastest growing in the State of Alabama. This growth continues to impact economic development throughout the river region. It is part of the Montgomery metropolitan area. Pike Road was founded in 1815. Pike Road was incorporated in 1997.

Pike Road is located in east-central Montgomery County. It is bordered to the north by the city of Montgomery, the state capital. U.S. Routes 82 and 231 pass through the town together as Troy Highway, which leads northwest 12 miles to the center of Montgomery. The two highways diverge southeast of Pike Road, with US 82 leading east-southeast 33 miles to Union Springs and US 231 leading south 35 miles to Troy.

Since incorporation, the Town of Pike Road has grown and evolved. What began as a community with little more than 300 people has now prospered into a thriving town of nearly 8,000. The town also has completed the first phase of a Natural Trails System that highlights the beauty of it's rural landscape and will also be used as an educational tool to connect neighbors, family and friends. Phase 1 is a four-mile stretch of multi-use trails for walking, running, biking and even horseback riding. When complete, the system will use multiple "trailheads" to connect more than 30 miles of territory. Each one of these trailheads will focus on a different educational component tied to the history of Pike Road.

The Town of Pike Road is continually breaking new ground and building up businesses while maintaining its focus on its resident families. Town leaders know that promoting and creating economic development opportunities lift the entire community and put brighter lights on everyone's horizon.



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## Retail Map



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