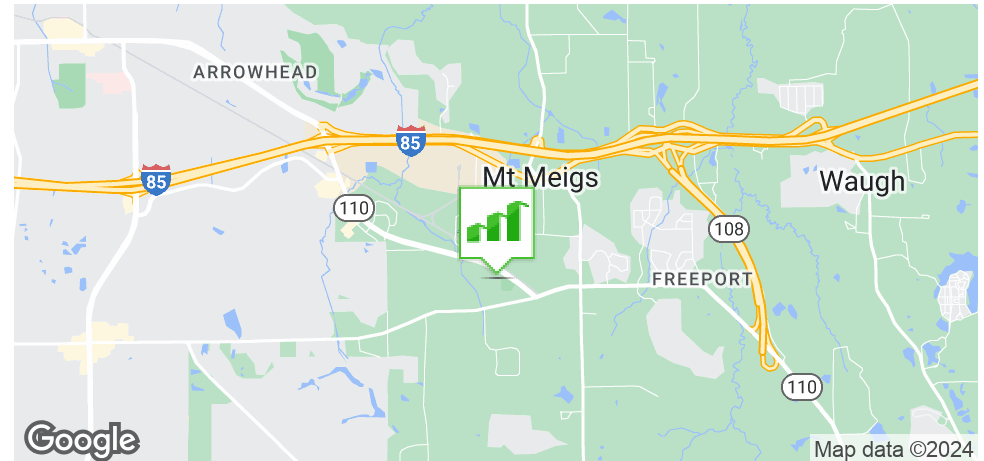


CHANTILLY BUSINESS LOTS

9257 VAUGHN ROAD, PIKE ROAD, AL 36064

Executive Summary



OFFERING SUMMARY

Sale Price: Contact Agent

Lot Size: 19.6 Acres

Zoning: B-2: General Business

Market: Pike Road

Submarket: Chantilly

PROPERTY HIGHLIGHTS

- Great Locations with frontage on Chantilly Parkway
- Build to Suit Available
- Lots may be Divided
- Sewer and 3 Phase power to each lot.
- Treed lots on red clay dirt/gravel site slightly above road grade with great visibility.
- Sites and final plan approval are subject to the covenant and architectural control.
- 0.5± Miles to Vaughn Rd & Chantilly Intersection
- 1.1± Miles to Pike Road Town Hall
- 2.0± Miles to the entrance to EastChase Shopping Center
- 2.5± Miles to I-85

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	401	5061	11965
Total Population	1139	14231	31839
Average HH Income	\$84,693	\$104,799	\$102,136

JON MASTERS, CCIM

334.387.2724
Jmasters@mcrmpm.com

MOORE COMPANY REALTY

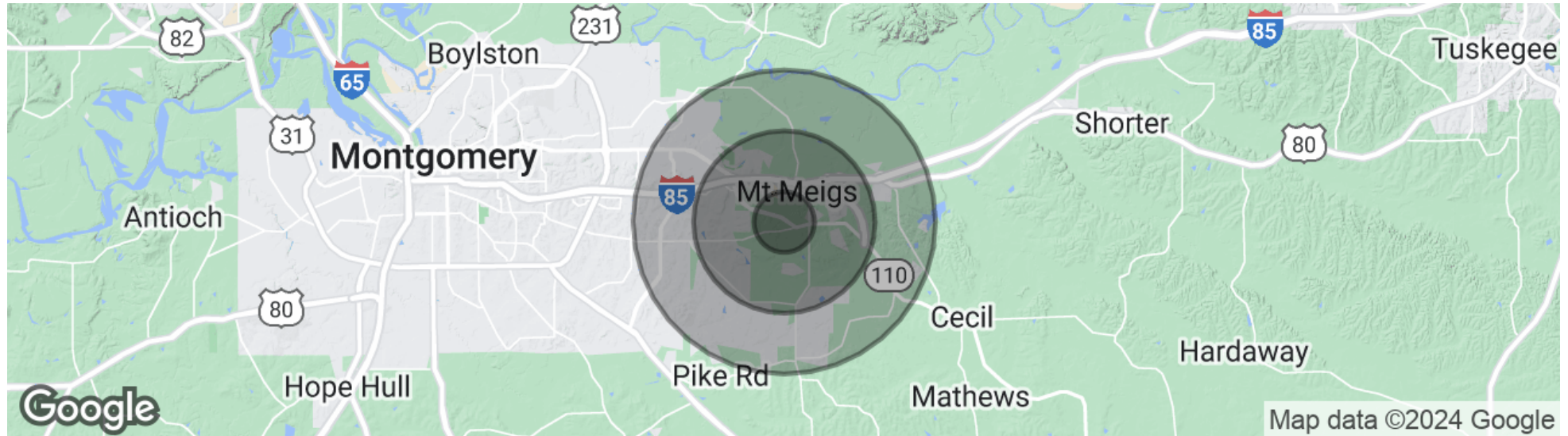
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CHANTILLY BUSINESS LOTS

9257 VAUGHN ROAD, PIKE ROAD, AL 36064

Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	1,139	14,231	31,839
Median age	33.6	35.9	37.5
Median age (Male)	34.0	35.8	36.6
Median age (Female)	33.3	36.1	38.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	401	5,061	11,965
# of persons per HH	2.8	2.8	2.7
Average HH income	\$84,693	\$104,799	\$102,136
Average house value		\$320,197	\$330,473

* Demographic data derived from 2020 ACS - US Census

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Additional Photos



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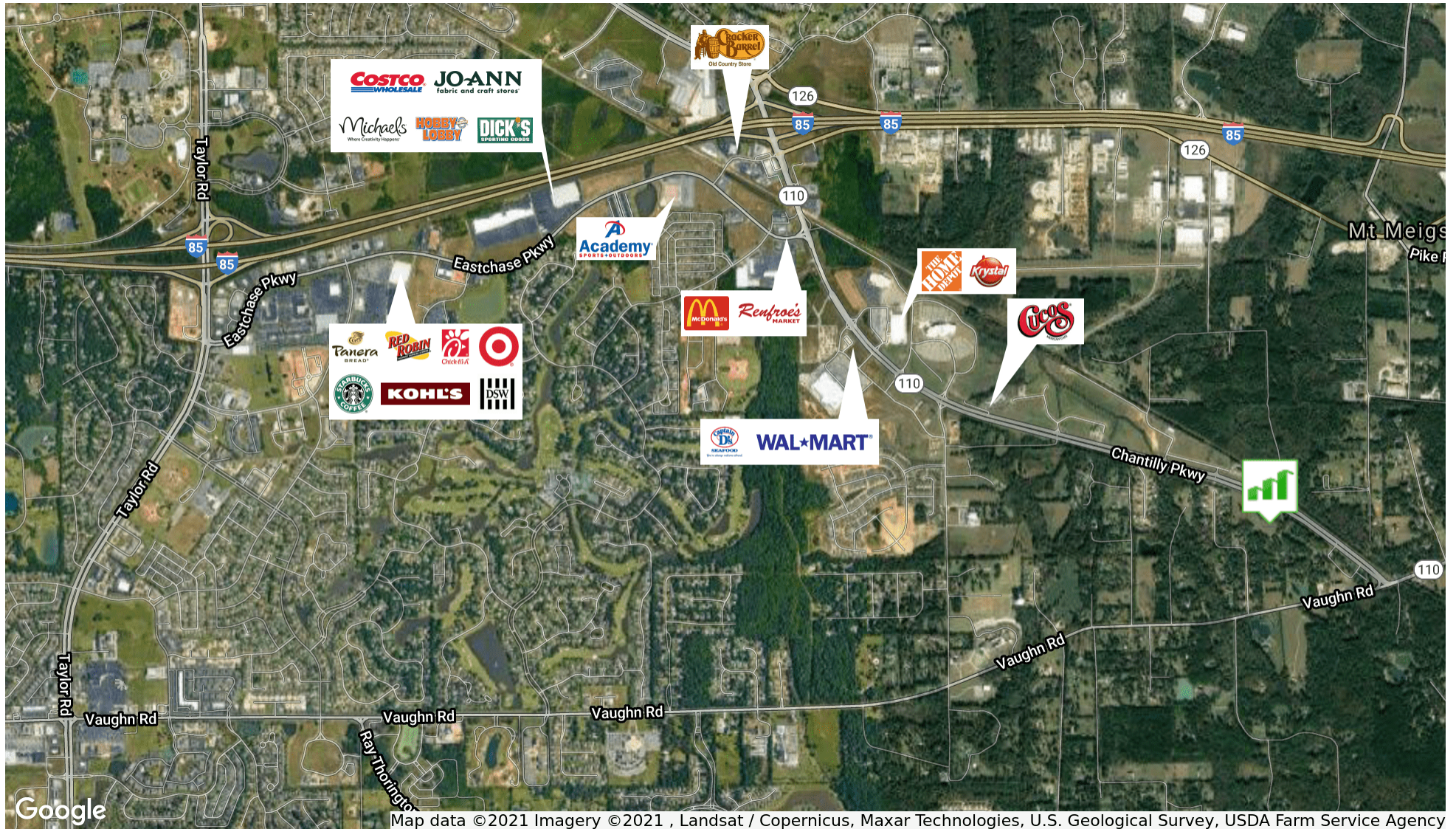
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Retailer Map



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