

1.75 +/- ACRE COMMERCIAL LOT | OFFICE BUILDING FOR SALE
13227 US HIGHWAY 231 TROY, AL



OFFERING SUMMARY

Sale Price:	\$175,000
Building Size:	420 SF
Lot Size:	1.75 Acres
Price / SF:	\$416.67

PROPERTY OVERVIEW

This 1.75-acre (+/-) lot offers an exceptional location in the vibrant Troy area, presenting an ideal setting for an office or office building. This property features approximately 140' of road frontage on US Highway 231, where daily traffic counts exceed 21,252. With its strategic positioning, this property provides visibility and accessibility for businesses looking to establish a prominent presence. For more information, please contact Paul Hodges at 334-315-1382.

PROPERTY HIGHLIGHTS

- Strategic location in Troy area
- High visibility for business presence
- Additional storage shed included
- Furnished house on the property

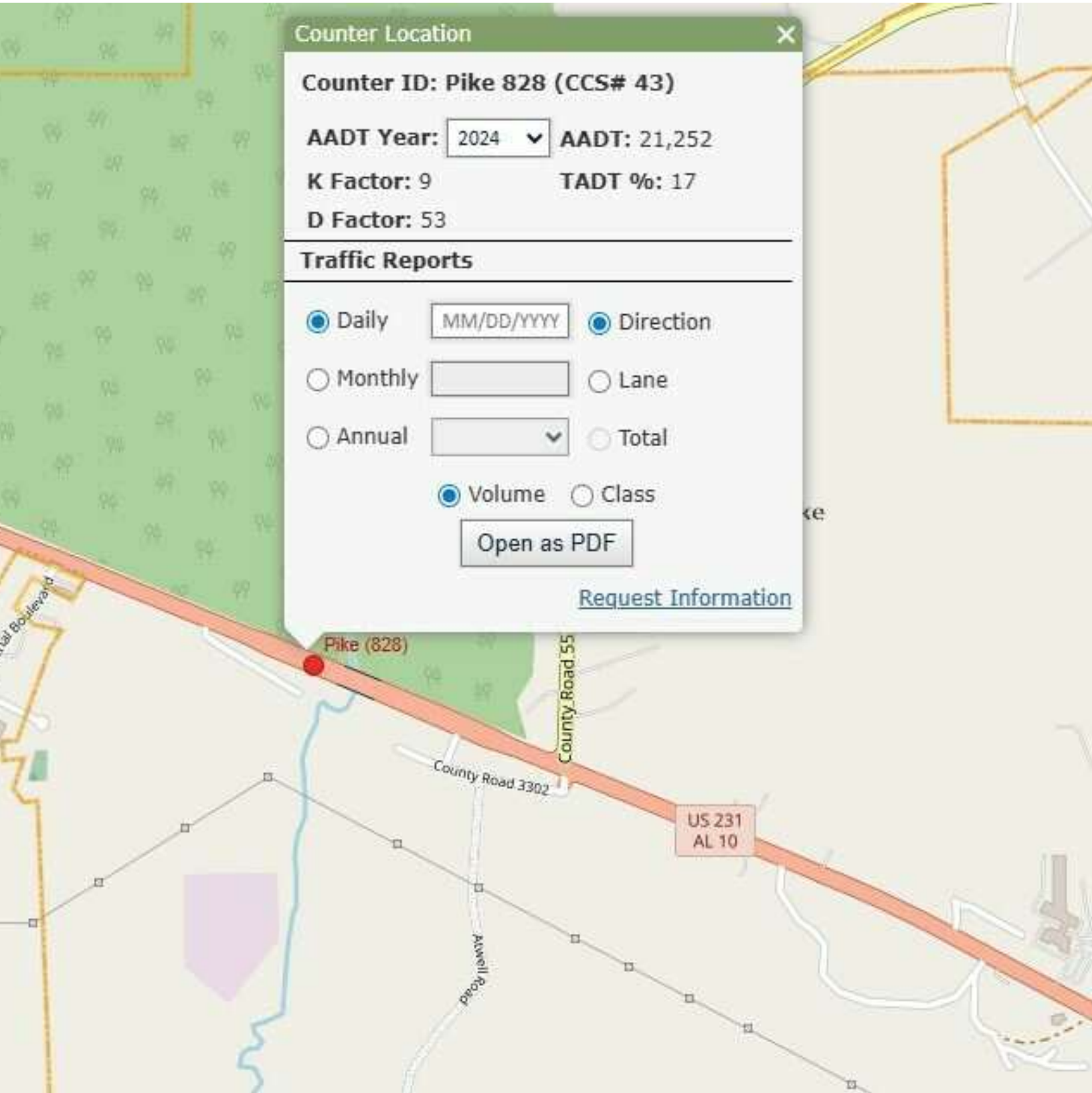
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	256	6,587	12,028
Total Population	546	16,122	28,242
Average HH Income	\$64,757	\$65,859	\$72,066

PAUL HODGES
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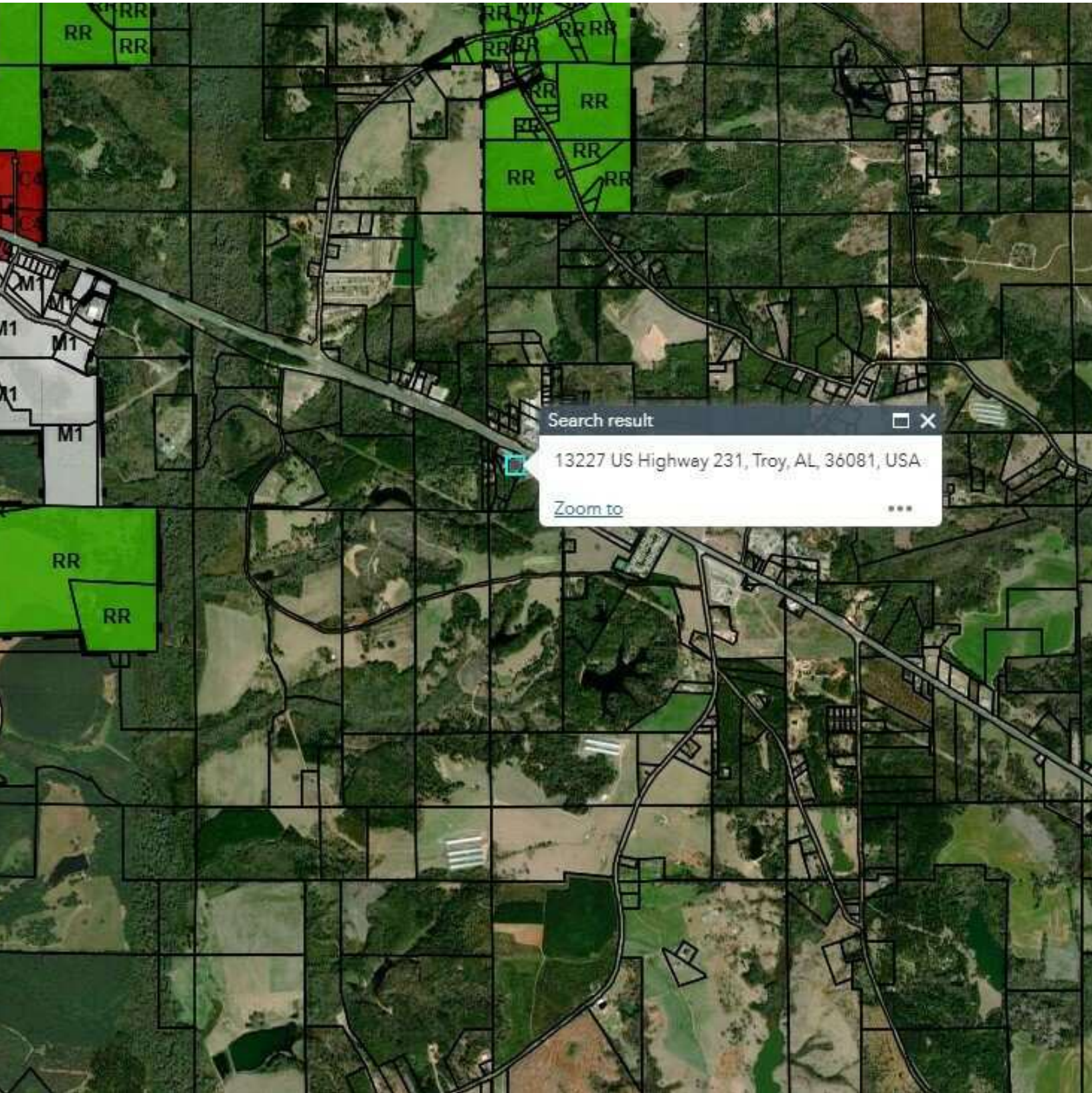
**THE RIGHT PLACE.
THE RIGHT SPACE.**

*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.

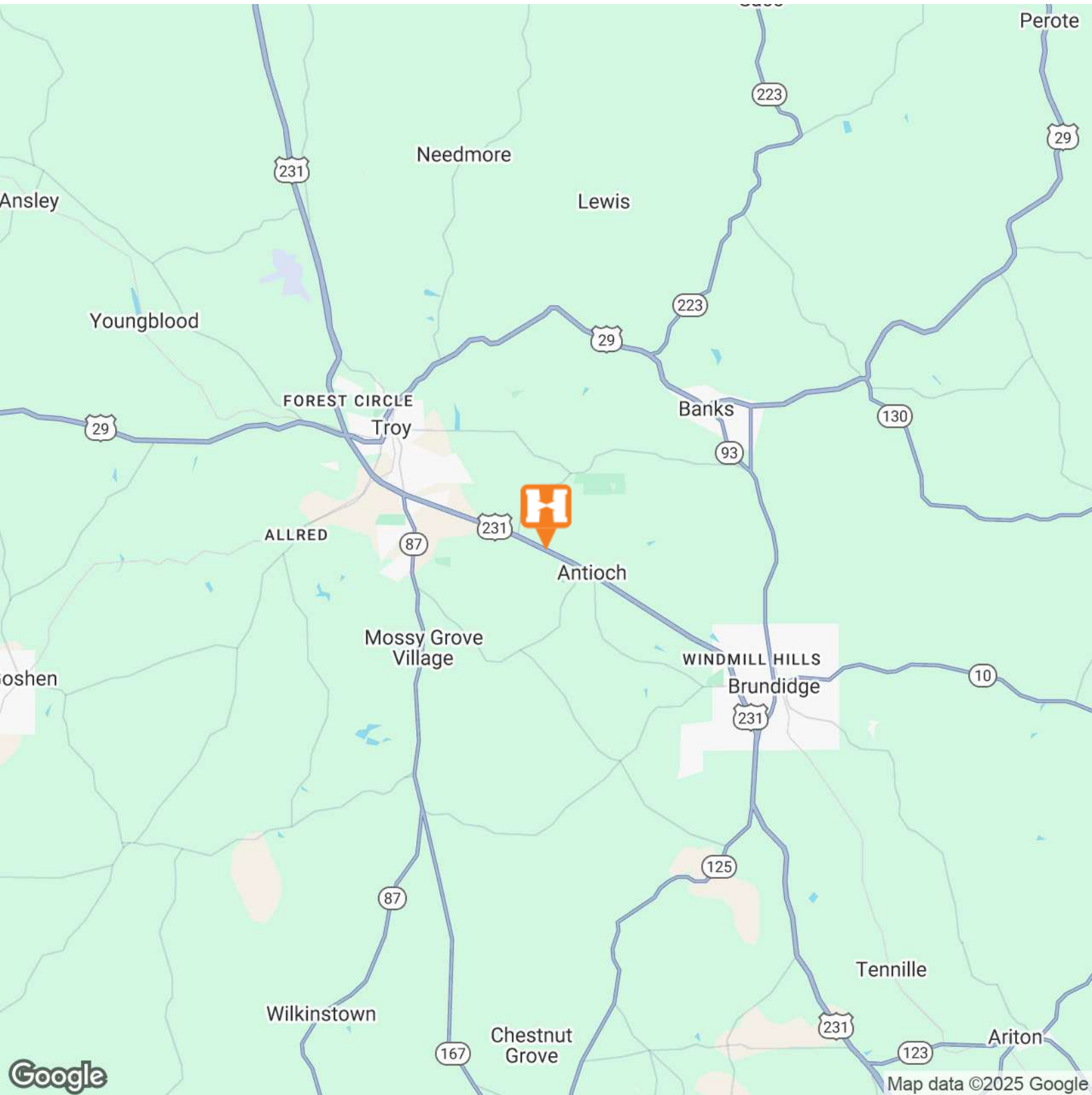
TRAFFIC DATA



ZONING



LOCATION MAP

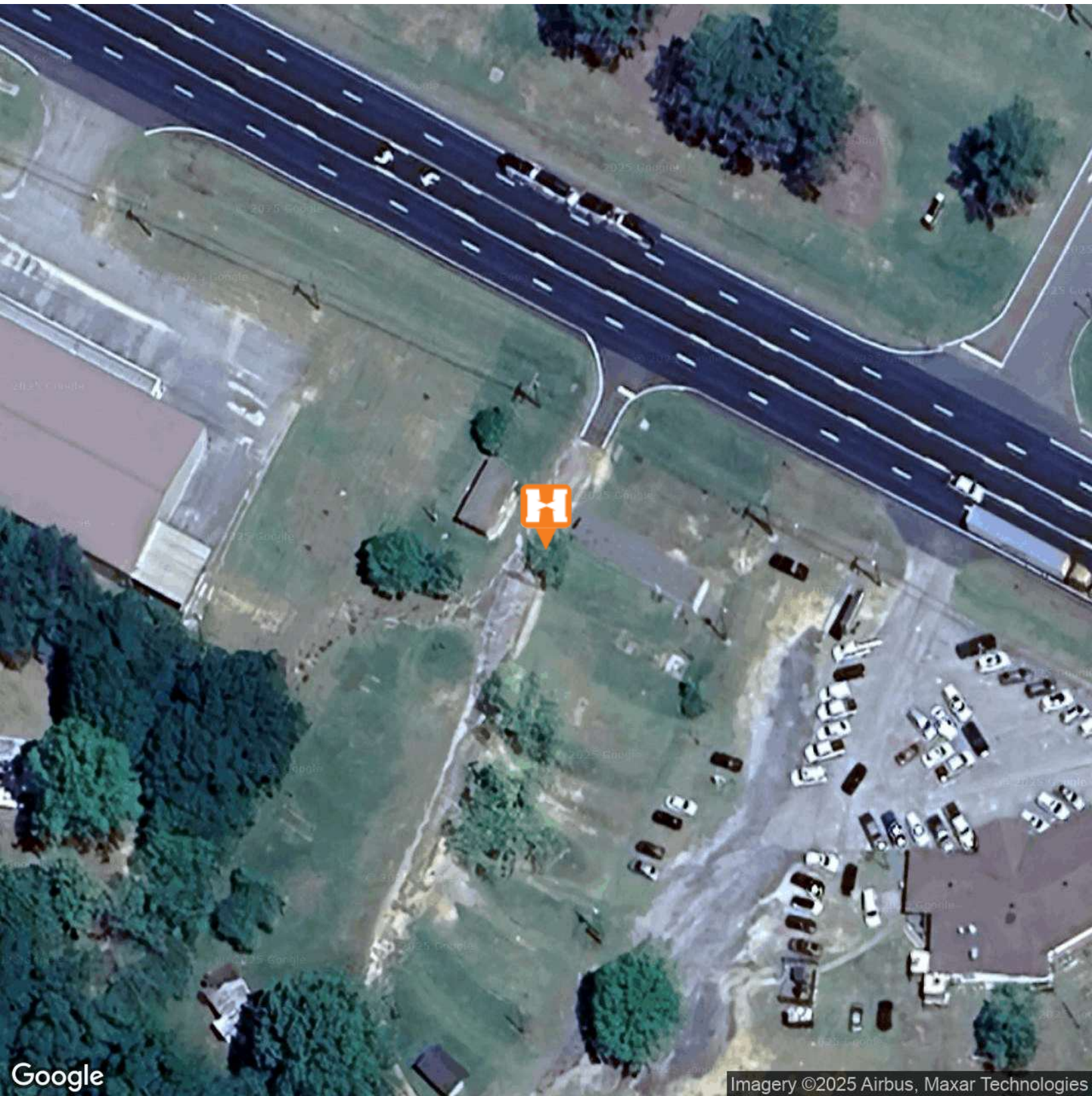


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AERIAL MAP



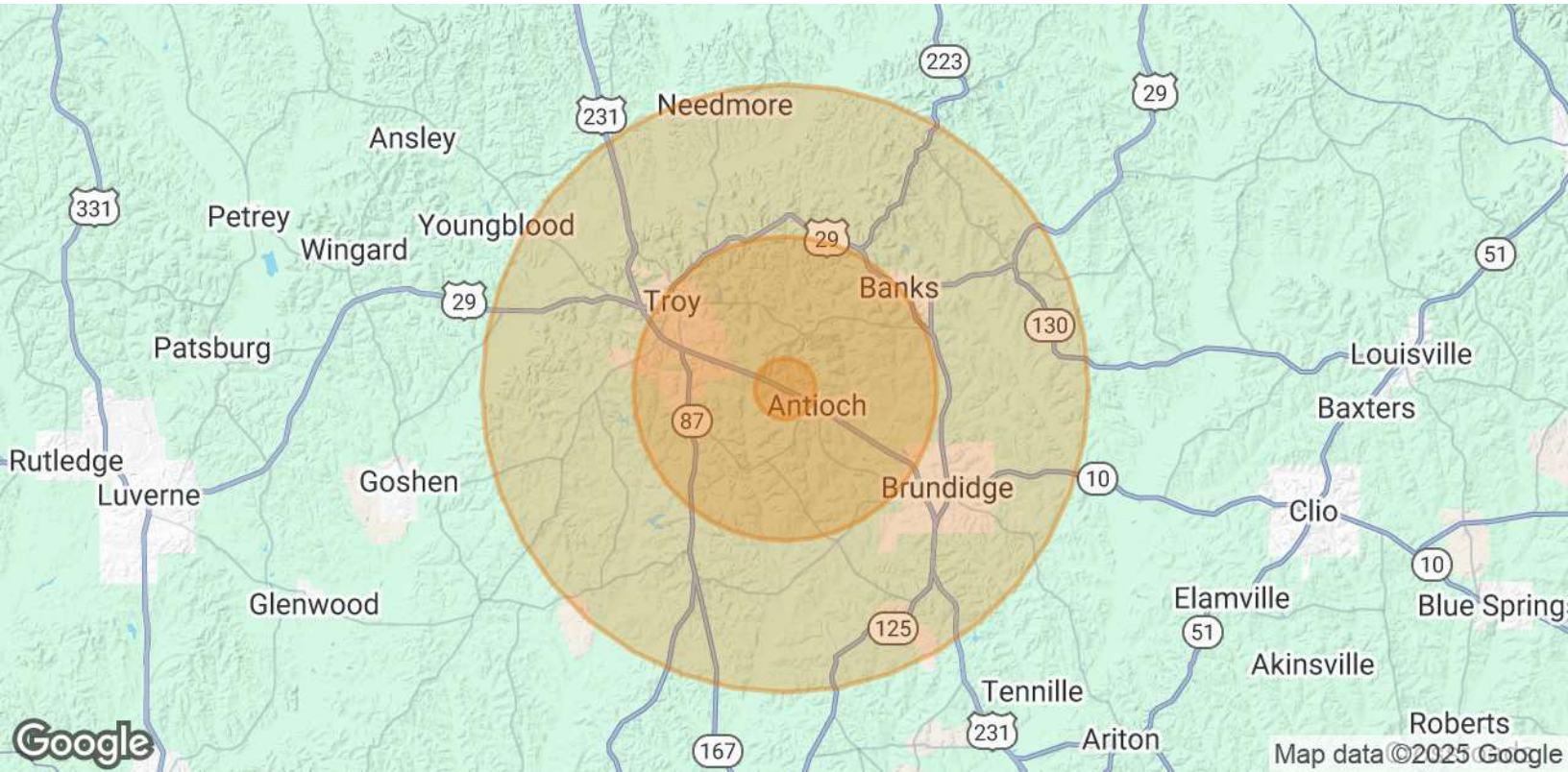
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	546	16,122	28,242
Average Age	39	35	38
Average Age (Male)	38	34	37
Average Age (Female)	39	36	39

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	256	6,587	12,028
# of Persons per HH	2.1	2.4	2.3
Average HH Income	\$64,757	\$65,859	\$72,066
Average House Value	\$227,149	\$232,520	\$226,987

Demographics data derived from AlphaMap