



**COLDWELL
BANKER
COMMERCIAL**

KENNON, PARKER, DUNCAN
& DAVIS

FOR SALE

100 ACRES IN SMITH STATION!

\$1,090,000

Lee Road 567
Smith Station, AL 36877

AVAILABLE SPACE

100 Acres

FEATURES

- Great visibility!
- Located on major thoroughfare (U.S. HWY 280)!
- Possible mixed-use development!

AREA

This 100 acre property is located in a growing section of Smith Station, Alabama. It is adjacent to the newly built Love's Truck Stop on a major thoroughfare (U.S. HWY 280) with great visibility. Traffic count for the area is 26,000 daily!



OFFICE

Carson Cummings
706 289 2468
carson@cummingscre.com

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COLDWELL BANKER COMMERCIAL
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CBCWORLDWIDE.COM



SALE

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OFFERING SUMMARY

Sale Price: \$1,090,000

Available SF:

Lot Size: 100.0 Acres

Price / SF: \$0.25

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PROPERTY OVERVIEW

This 100 acre property is located in a growing section of Smith Station, Alabama. It is adjacent to the newly built Love's Truck Stop on a major thoroughfare (U.S. HWY 280) with great visibility. Traffic count for the area is 26,000 daily! It is currently zoned commercial/residential for possible mixed use development. The property also includes a 7-acre lake.

PROPERTY HIGHLIGHTS

- Great visibility!
- Located on major thoroughfare (U.S. HWY 280)!
- Possible mixed-use development!

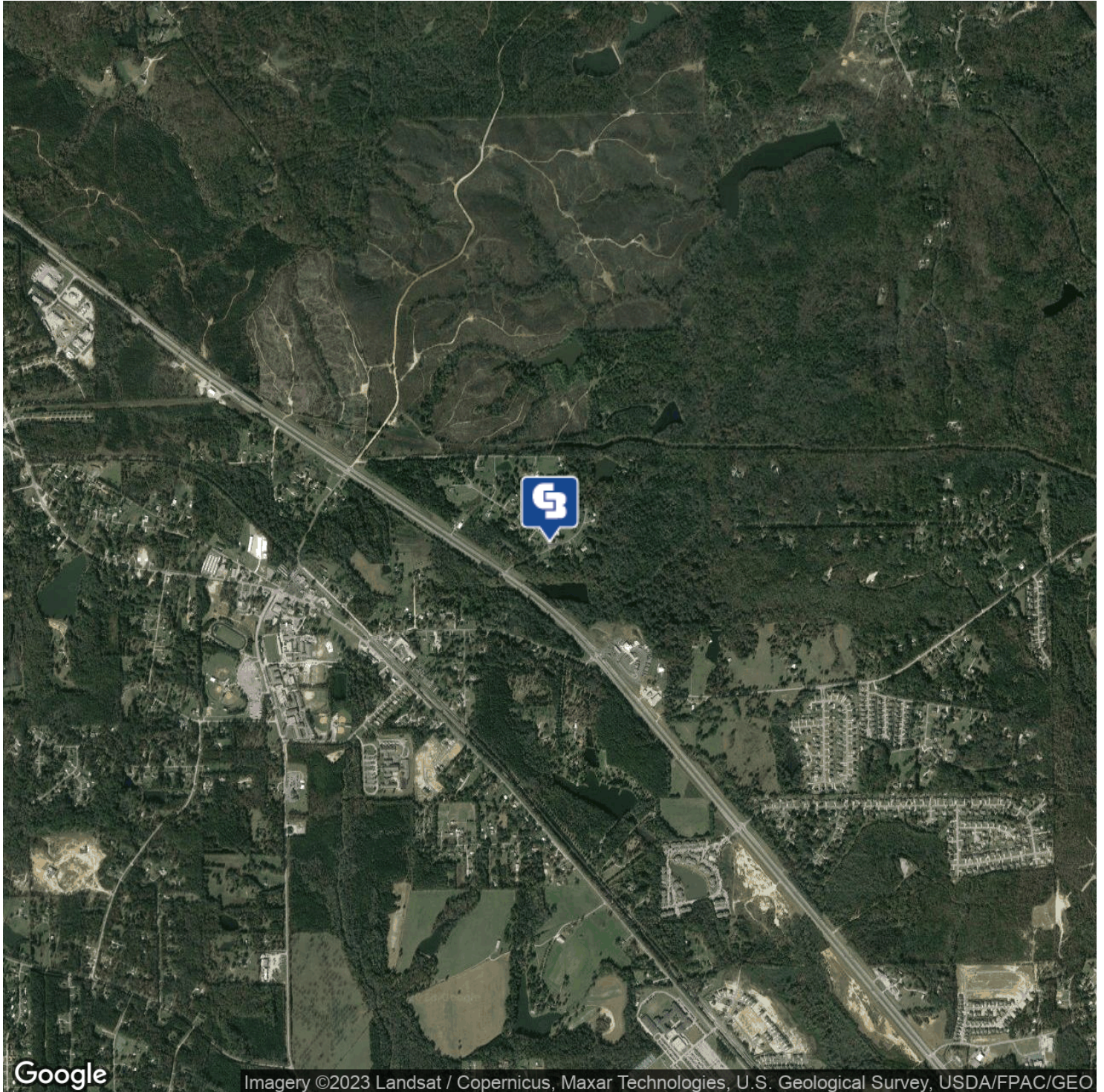
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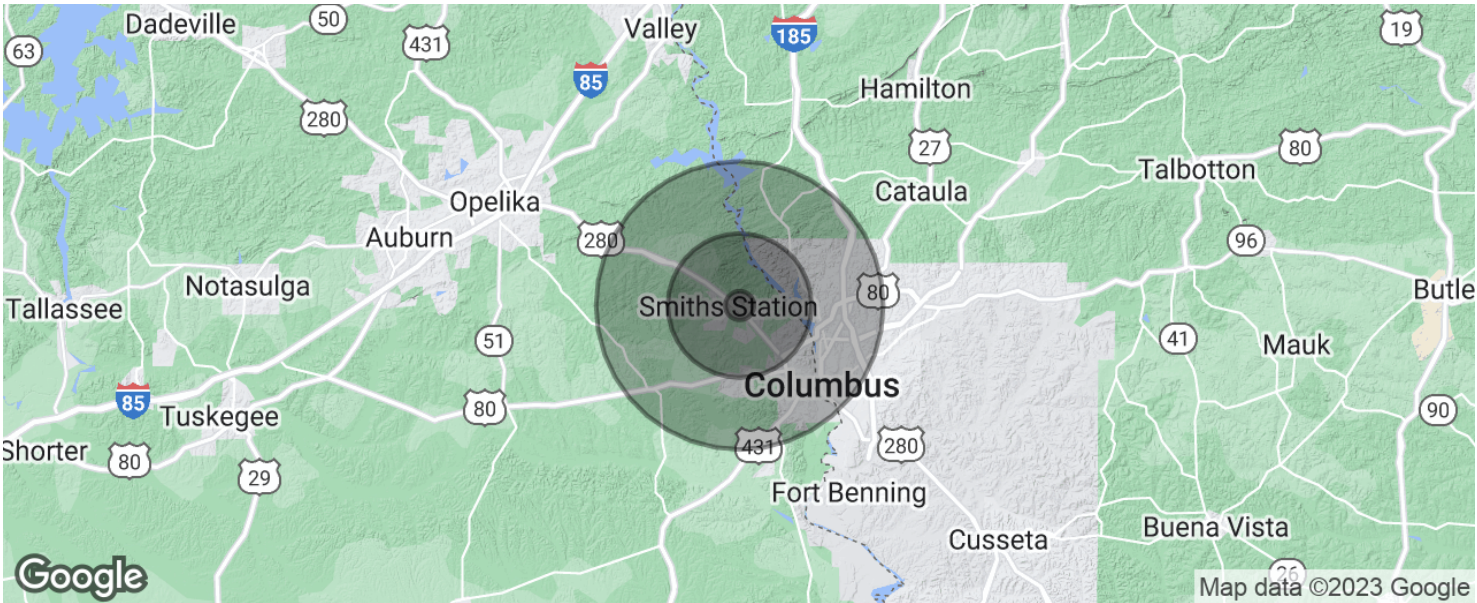
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	987	21,866	71,364
Median age	31.8	33.1	35.4
Median age (Male)	32.1	32.7	34.0
Median age (Female)	30.9	33.1	36.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	339	7,764	26,675
# of persons per HH	2.9	2.8	2.7
Average HH income	\$65,247	\$59,890	\$59,805
Average house value	\$106,703	\$131,397	\$132,852

* Demographic data derived from 2020 ACS - US Census

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