

FOR SALE

19243 AL HIGHWAY 99

ATHENS, AL 35614

\$500,000

~155 Feet of Frontage

Highway 99- Approx. 9,000 VPD

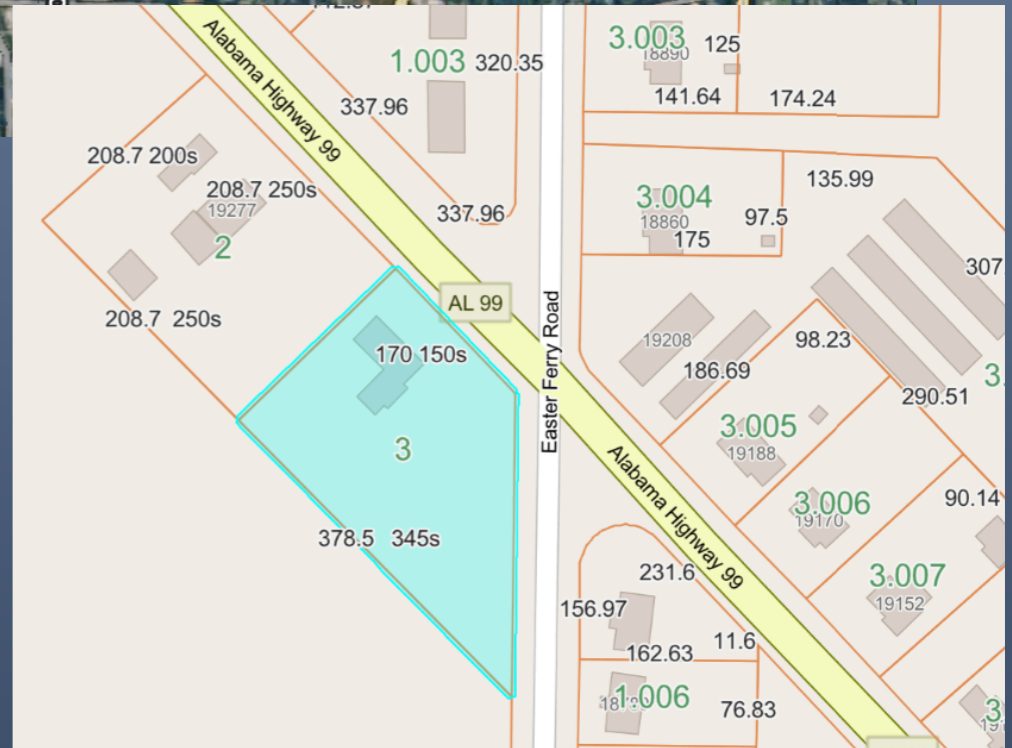
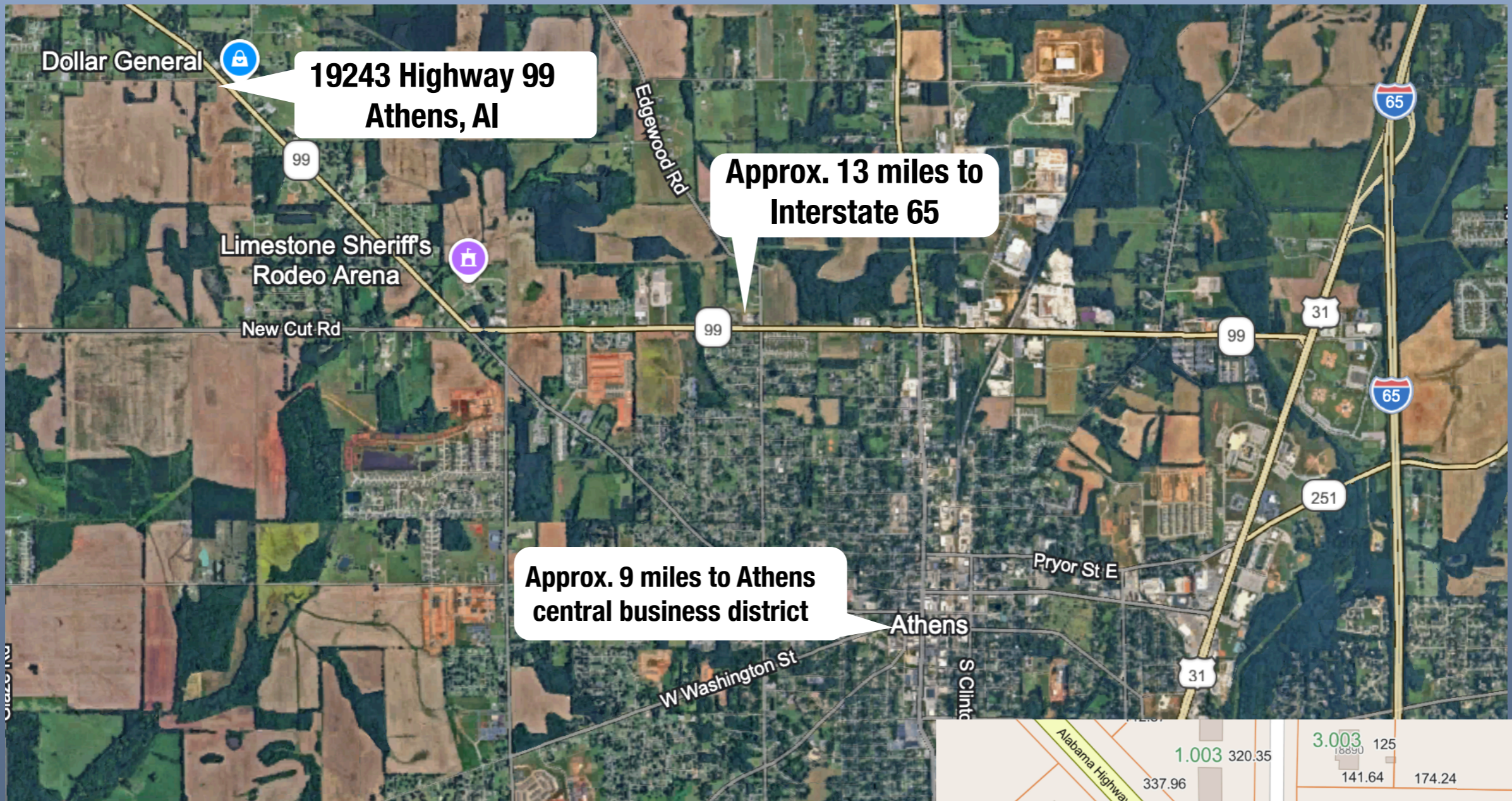


● **Prime 1.1 +/- acre opportunity on AL Highway 99 in Athens, Alabama**
Positioned on a well traveled highway just a quarter mile from Dollar General and 9 miles outside of the growing city of Athens, this property offers strong potential for both continued residential use or future commercial development.

Dustin Taylor, CCIM
Owner/Broker
256-683-3876
HSVCommercial@gmail.com

Elizabeth Benz
706-766-8676
ebenz.hsvcommercial@gmail.com





Demographics	1 Mile	3 Mile	5 Mile
Population	8,400	53,800	99,000
Households	3,220	20,500	40,200
Avg. Household Income	\$124,111	\$128,774	\$122,375
Median Household Income	\$109,969	\$110,373	\$101,475