

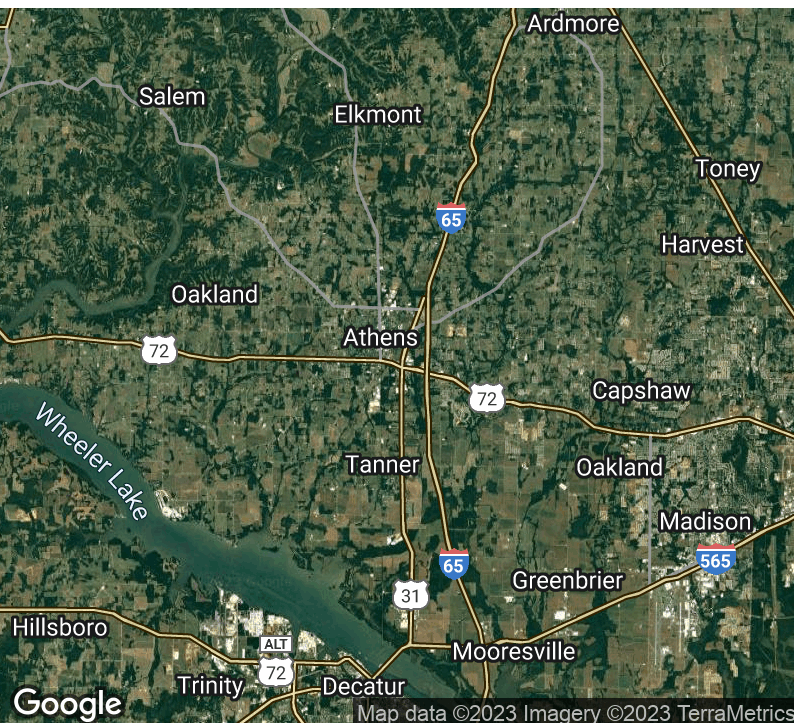
FOR SALE

French Farms Land

Athens, AL



SHANNON
WALTCHACK



OFFERING SUMMARY

Sale Price:	\$900,000
Lot Size:	9.38 Acres
Zoning:	B-2 - General Business

PROPERTY DETAILS

- Potential Commercial or Residential Development Opportunity
- Large property with frontage on Highway 31 and easy access to Highway 72
- Adjacent to retail center with several national tenants
- Visibility from Walmart
- Located in City of Athens

GEORGE ELLIOTT

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WE LOVE
REAL ESTATE

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

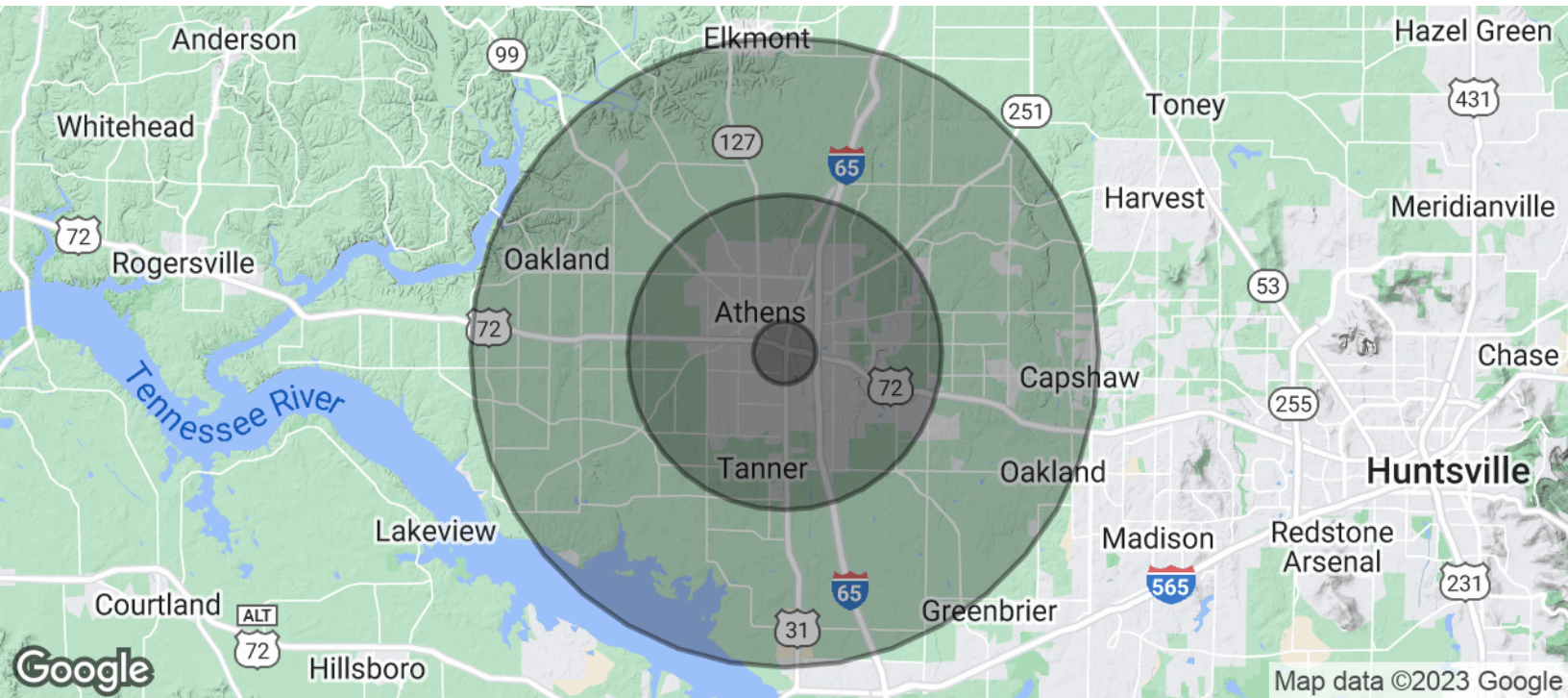
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WALTCHACK**



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,966	27,259	59,635
Average Age	37.2	37.5	38.0
Average Age (Male)	36.4	37.0	37.5
Average Age (Female)	39.5	38.5	38.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	834	11,301	23,028
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$72,458	\$55,624	\$60,125
Average House Value	\$207,503	\$166,088	\$154,558

* Demographic data derived from 2020 ACS - US Census

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