



## The Village At Crosswinds

3482 Crosswinds Road  
 Phenix City, Alabama 36869

### Property Highlights

- 9 out parcels for sale
- Total acreage available: 12.09 acres
- The lots range in size from .83 up to 6.26 acres (continuous)

### Property Overview

Located at the intersection of US 431 / AL 165, a growing retail environment near a Class A apartment community, Chattahoochee Valley Community College, and Troy State University.

Plan for new development at The Village At Crosswinds includes a hotel, C-store, and fast-food.

Contact Shaun Roberts for details, 706-615-6484

### Offering Summary

**Sale Price:** \$850,000 / AC

**Lots Available:** 9

### Demographics 1 Mile 5 Miles 10 Miles

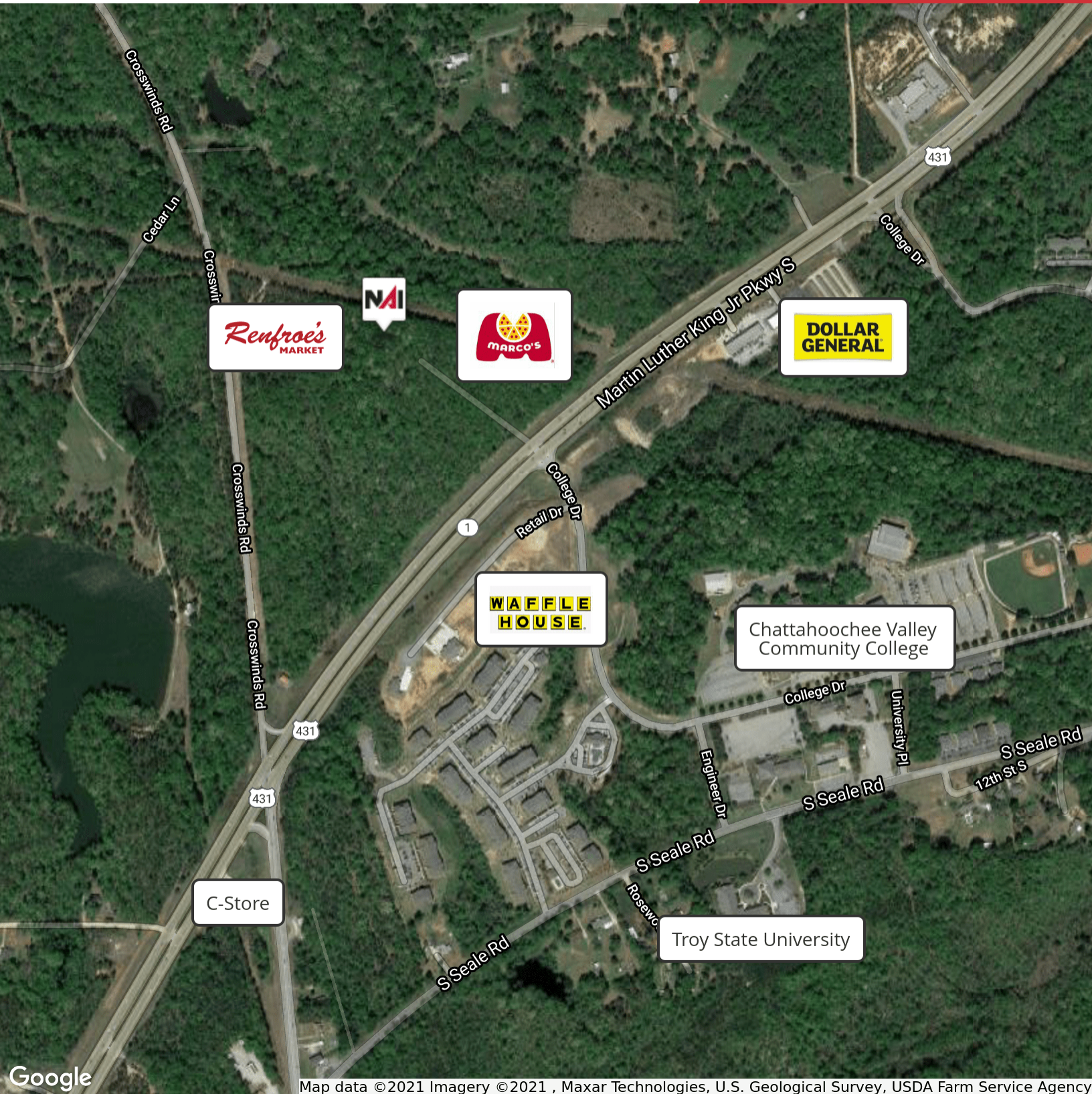
	1 Mile	5 Miles	10 Miles
<b>Total Households</b>	511	19,787	82,718
<b>Total Population</b>	1,401	53,199	212,658
<b>Average HH Income</b>	\$42,010	\$40,938	\$49,320

### For More Information

**David Johnson**

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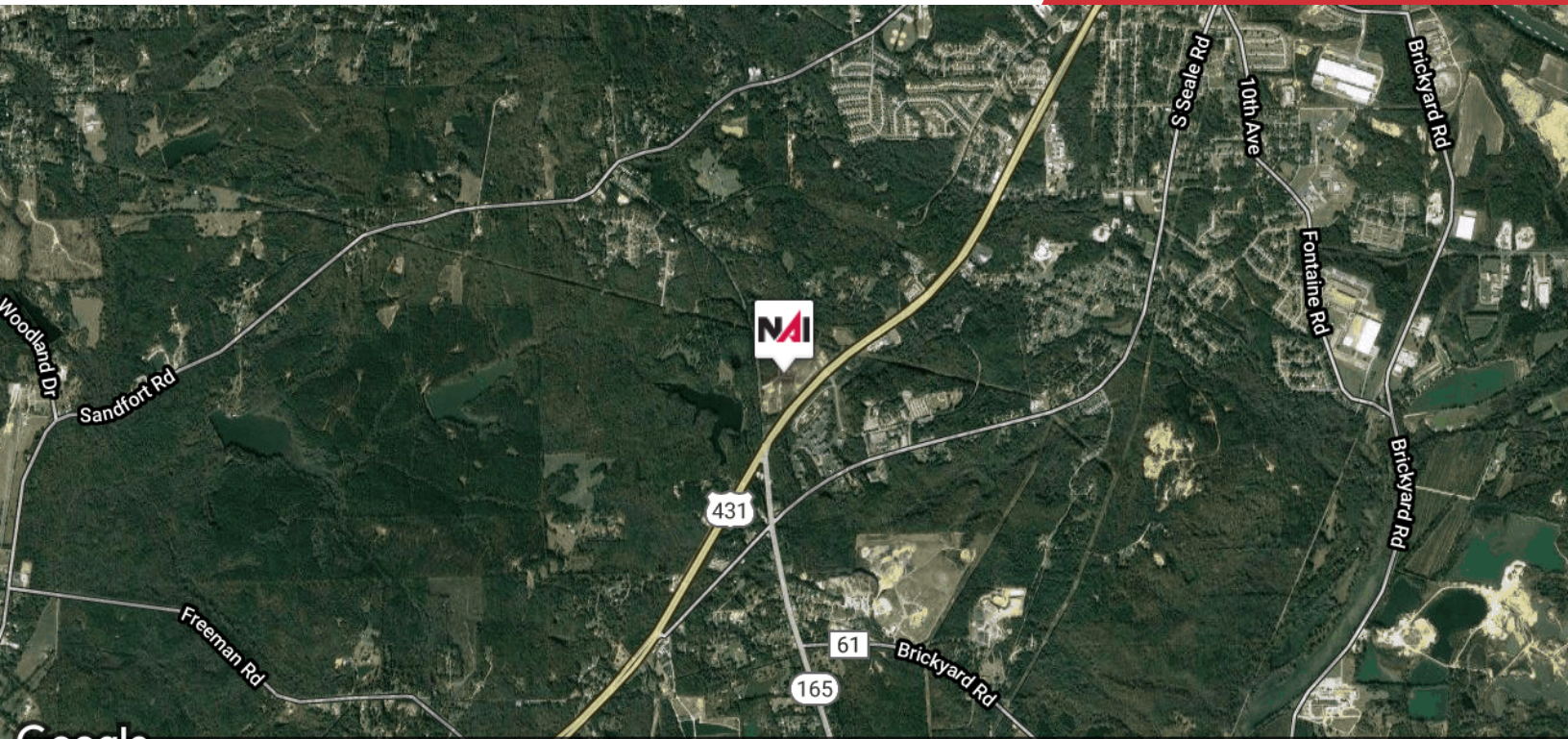


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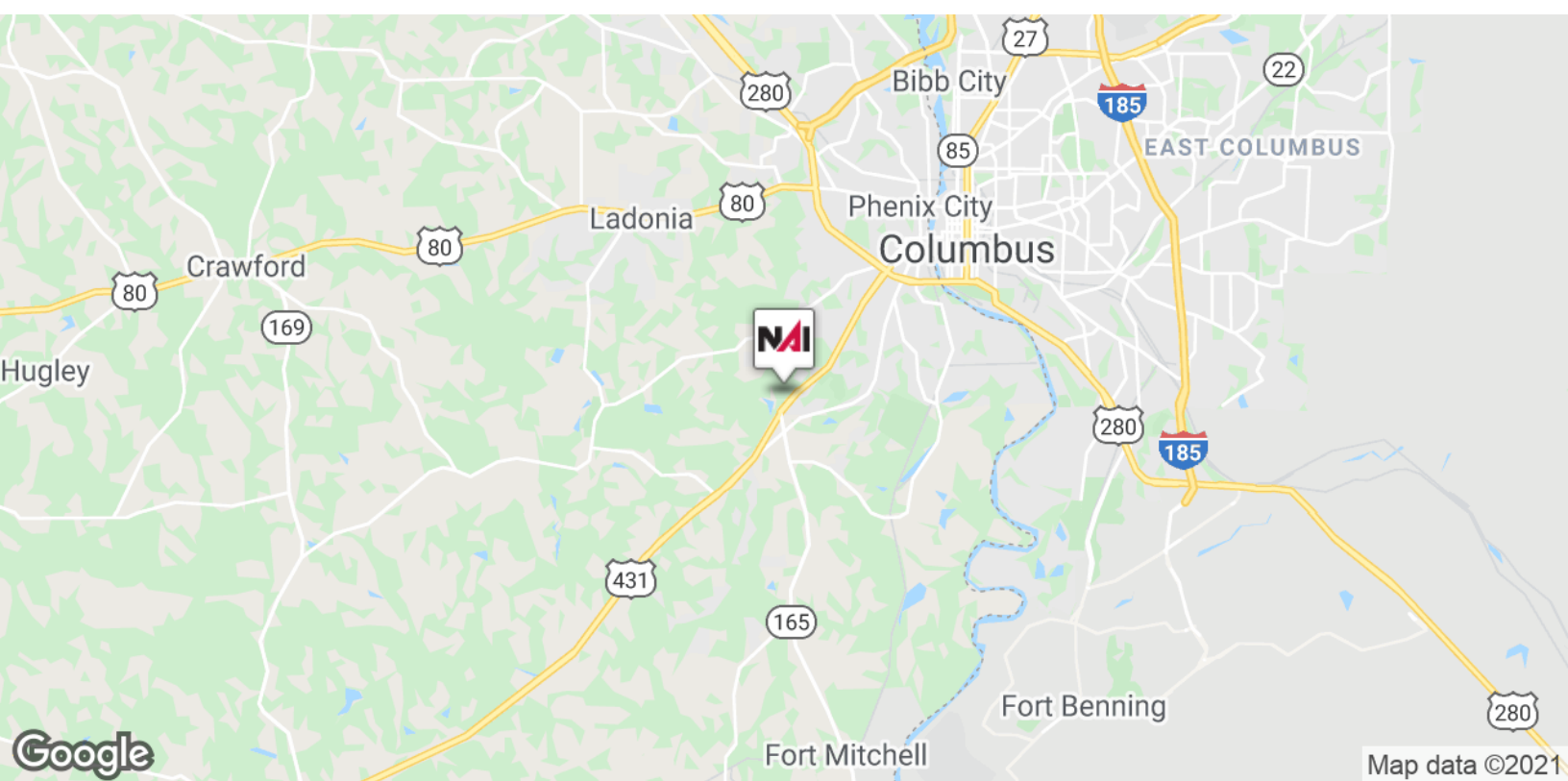
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5607 Whitesville Road  
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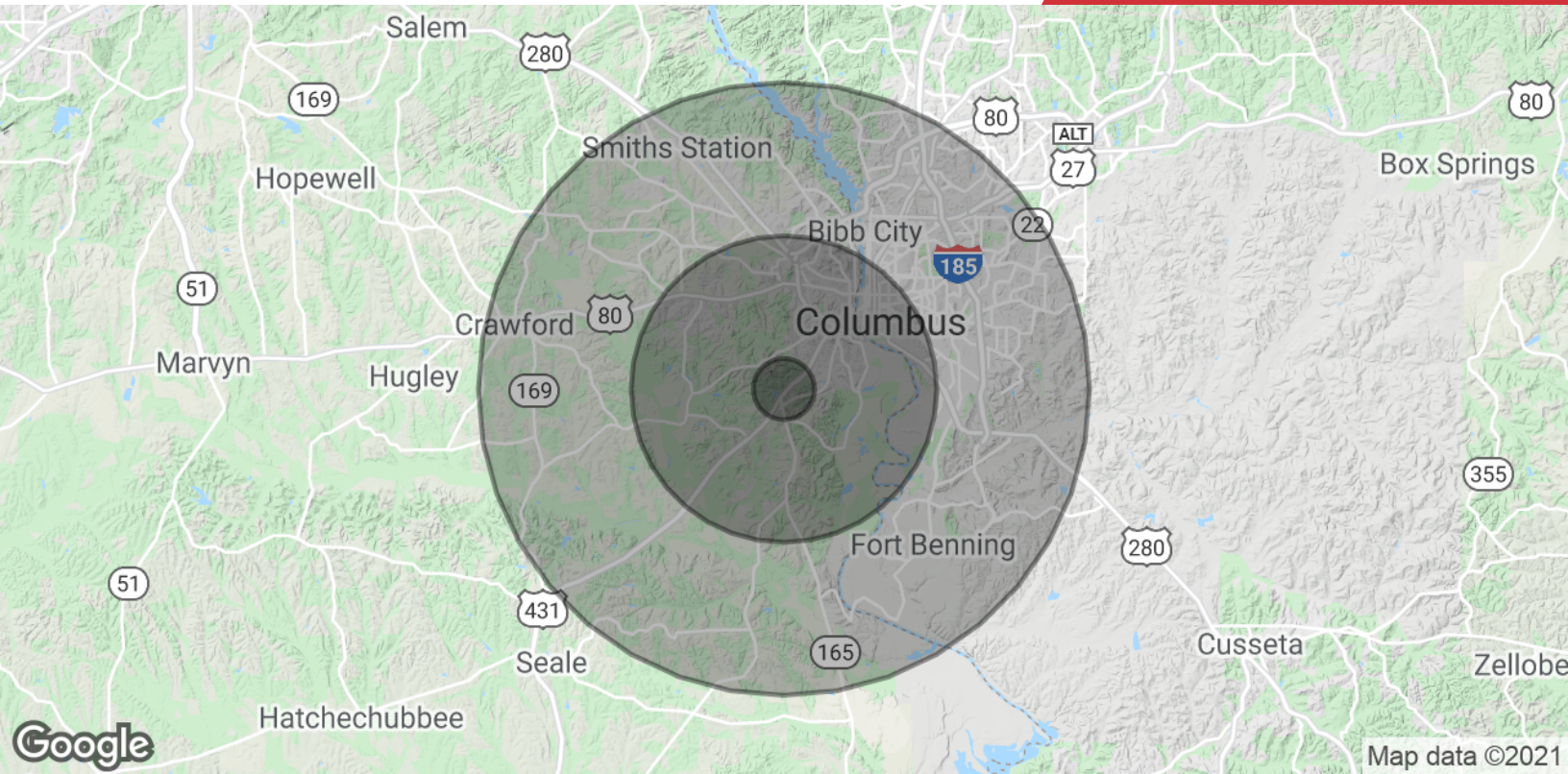
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<b>Population</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>Total Population</b>	1,401	53,199	212,658
<b>Average age</b>	35.0	33.8	34.4
<b>Average age (Male)</b>	31.0	31.6	32.7
<b>Average age (Female)</b>	38.3	36.0	35.6
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>Total households</b>	511	19,787	82,718
<b># of persons per HH</b>	2.7	2.7	2.6
<b>Average HH income</b>	\$42,010	\$40,938	\$49,320
<b>Average house value</b>	\$103,284	\$119,293	\$136,203

*\* Demographic data derived from 2010 US Census*