

### COMMERCIAL REAL ESTATE

17.4 acres of Prime Land on Bledsoe Rd. with High Visibility from Hwy. 72.

Discover an exceptional real estate opportunity just 1.8 miles west of Athens city limits. This prime parcel of land boasts an impressive 950 /- feet of road frontage on Bledsoe Rd., offering unparalleled access and visibility. Strategically located, this property enjoys high visibility from the bustling Hwy. 72 W, making it an ideal spot for commercial development or a dream residential project. The expansive road frontage ensures easy accessibility, enhancing its appeal for potential businesses or homeowners. The land's proximity to Athens city limits offers the perfect blend of city convenience and serene country living.

### **17.4 ACRES FOR** SALE

### 0 HWY 72 W Athens, Alabama 35613

Contact: 256-536-7777 RUSS RUSSELL CCIM

russ@russrussell.com

# SALE

## PURCHASE PRICE: **\$1,700,000.00**

Land Size: 17.40 Acres Property Size: 757,944 Sq. Ft.







## Property Available 256-536-7777

KEY FACTS		EDUCATION			
58,702 Population	40.1 Median Age		0	0	9
2.75 Prage Household Size	17,298 Total Households	4.57% No High School Diploma	17.49% High School Graduate	18.15% Some College	29.27 Bachelor's/
BUSINESS		EMPLOYMENT			
		125 E	etail Trade	919	<b>257</b> Finance/Ins, Estate Emp
710	6,576	Manufacturing Employees		Eating & Drinking Employees	9
Businesses	Total Employees	2.99	% Unemplo	oyment Rate	
<b>A 1</b> 15 202			Househol	lds by Income	
Median Household Income		The largest group : \$100,000 - \$149,999 (23.55%) ■ The smallest group : \$15,000 - \$24,999 (2.41%) ■			
		Indicator		Value(%)	
		< \$15,000		3	
\$52,595					
Per Capita Incon	ne				I
\$573,590					
Median Net Wort	h				
	58,702 Population 2.75 rrage Household Size BUSINES: 00 rusinesses 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	58,702       Ø01 Median Age         2.75       17,298         rage Household Size       17,298         DUSINESS       Ø00 Median Age         BUSINESS       Ø00 Median Age         Image Household Size       Image Households         BUSINESS       Ø00 Median	58,702 Population 2.75 T3 T3,298 Tatal Households BUSINESS BUSINESS BUSINESS BUSINESS BUSINESS BUSINESS BUSINESS BUSINESS BUSINESS BUSINESS BUSINESS BUSINESS Control Households Tatal Households BUSINESS Control Households Tatal Households BUSINESS	SB,702 Population 2.75 T373 T3750 BUSINESS BUSIN	S8,702 PopulationImageImageImage2.75 mage Household Size17,298 Total Households17,49% High School17,49% High School18,15% Some CollegeBUSINESSImage HouseholdImage HouseholdImage HouseholdImage HouseholdImage Household Size17,298 Total Households17,49% High School18,15% Some CollegeImage Household SizeImage Household18,15% Some College18,15% Some CollegeImage Household SizeImage Household18,15% Some College18,15% Some CollegeImage Household SizeImage Household18,25% Some College19,25% Some College19,25% Some CollegeImage Household IncomeImage Household Income18,25% Some Station Household Income18,25% Some Station Some Station Station Some Station







This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.