

3 LOTS LOCATED ON THE ALABAMA RIVER IN LOWNDESBORO AL | WATERFRONT FOR SALE

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$117,000
Available SF:	
Lot Size:	2.86 Acres
Price / Acre:	\$40,909

## PROPERTY OVERVIEW

Three beautiful lots approximately 1 acre each. 35 minutes south of downtown Montgomery. The waterfront properties are located on the Alabama River in Lowndesboro, AL. Properties are accessed by a quiet country road. Perfect for fishing, hunting, relaxing and more. Call today for more information!

## PROPERTY HIGHLIGHTS

- Three lots with riverfront access
- Lot 39 = 0.69 acre
- Lot 40 = 1.08 acres
- Lot 41 = 1.09 acres
- \$39,000 each
- \$117,000 for all three

**ED FLEMING**  
defleming7@gmail.com  
334.652.2121

**THE RIGHT PLACE.  
THE RIGHT SPACE.**

\*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

FISHERMAN'S BAY | WATERFRONT FOR SALE

# LOCATION MAPS



Map data ©2021

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# ADDITIONAL PHOTOS



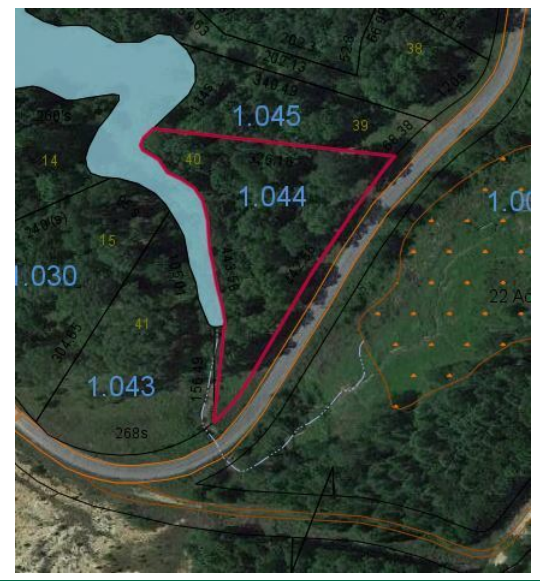
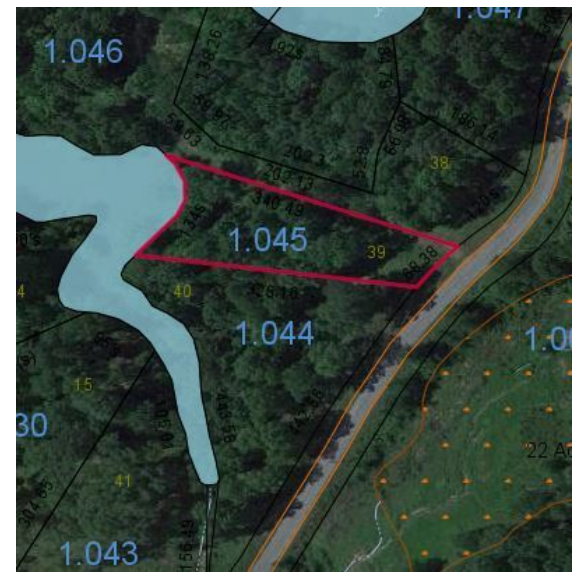
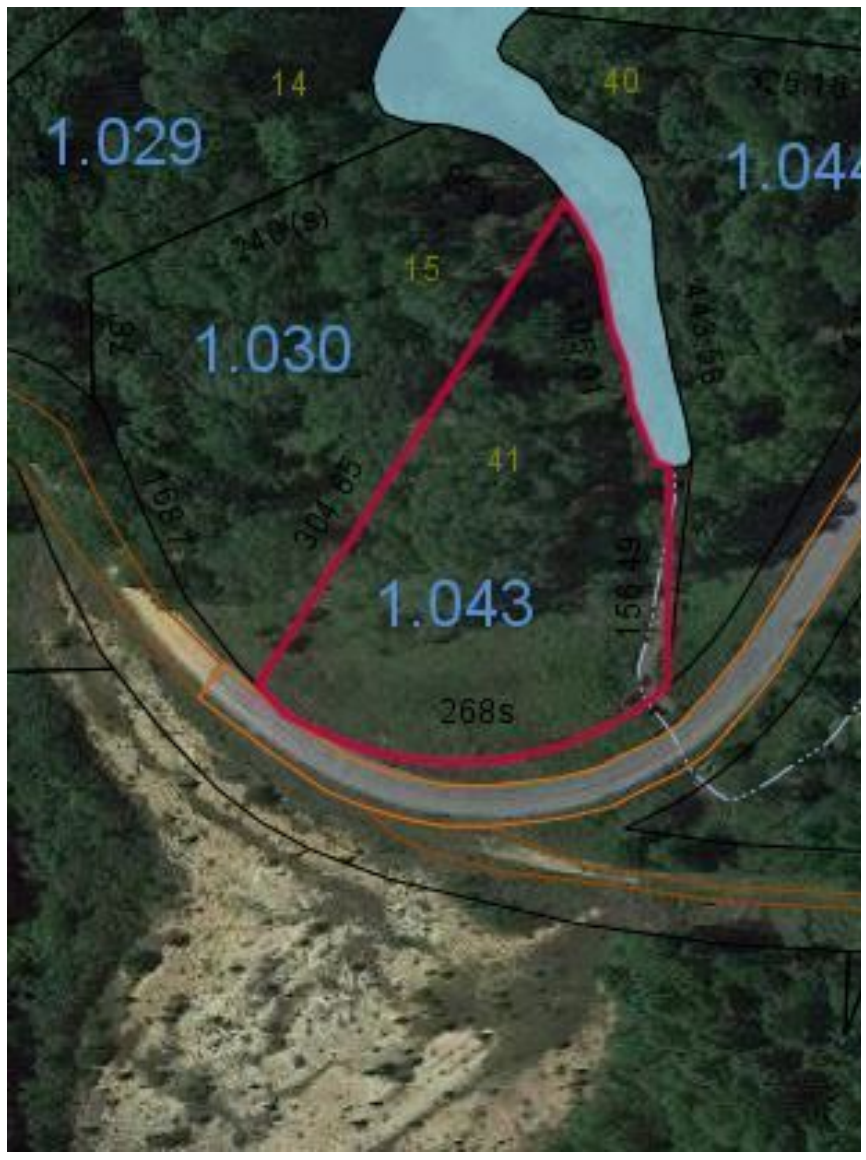
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# DEMOGRAPHICS MAP & REPORT

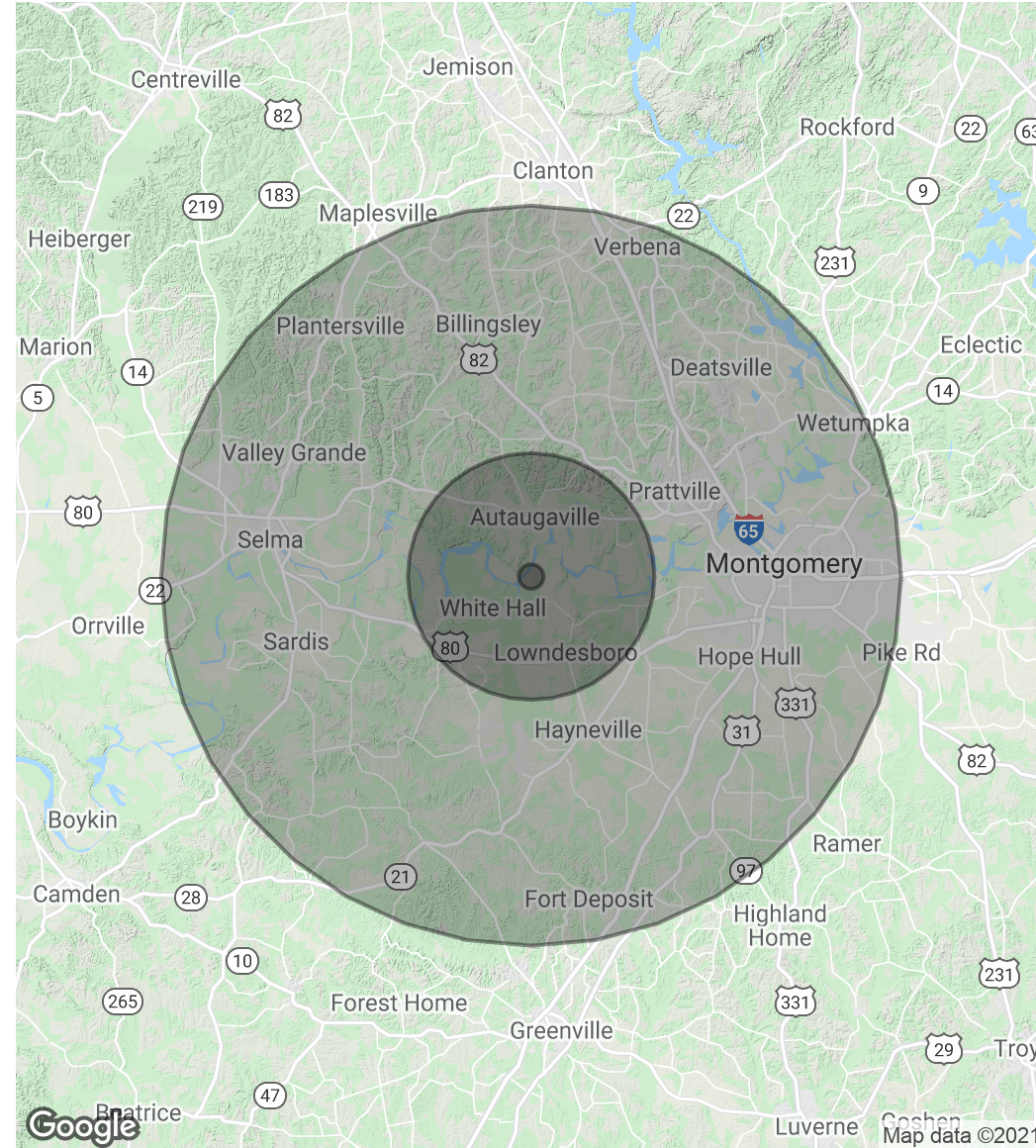


POPULATION	1 MILE	10 MILES	30 MILES
Total Population	47	6,364	359,732
Average age	40.5	39.6	35.6
Average age (Male)	40.9	39.6	33.8
Average age (Female)	40.2	39.8	37.1

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	17	2,284	136,858
# of persons per HH	2.8	2.8	2.6
Average HH income	\$49,586	\$53,512	\$55,494
Average house value	\$122,470	\$155,588	\$156,547

\* Demographic data derived from 2010 US Census



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# AERIAL MAPS



Google

Imagery ©2021 Maxar Technologies, USDA Farm Service Agency

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