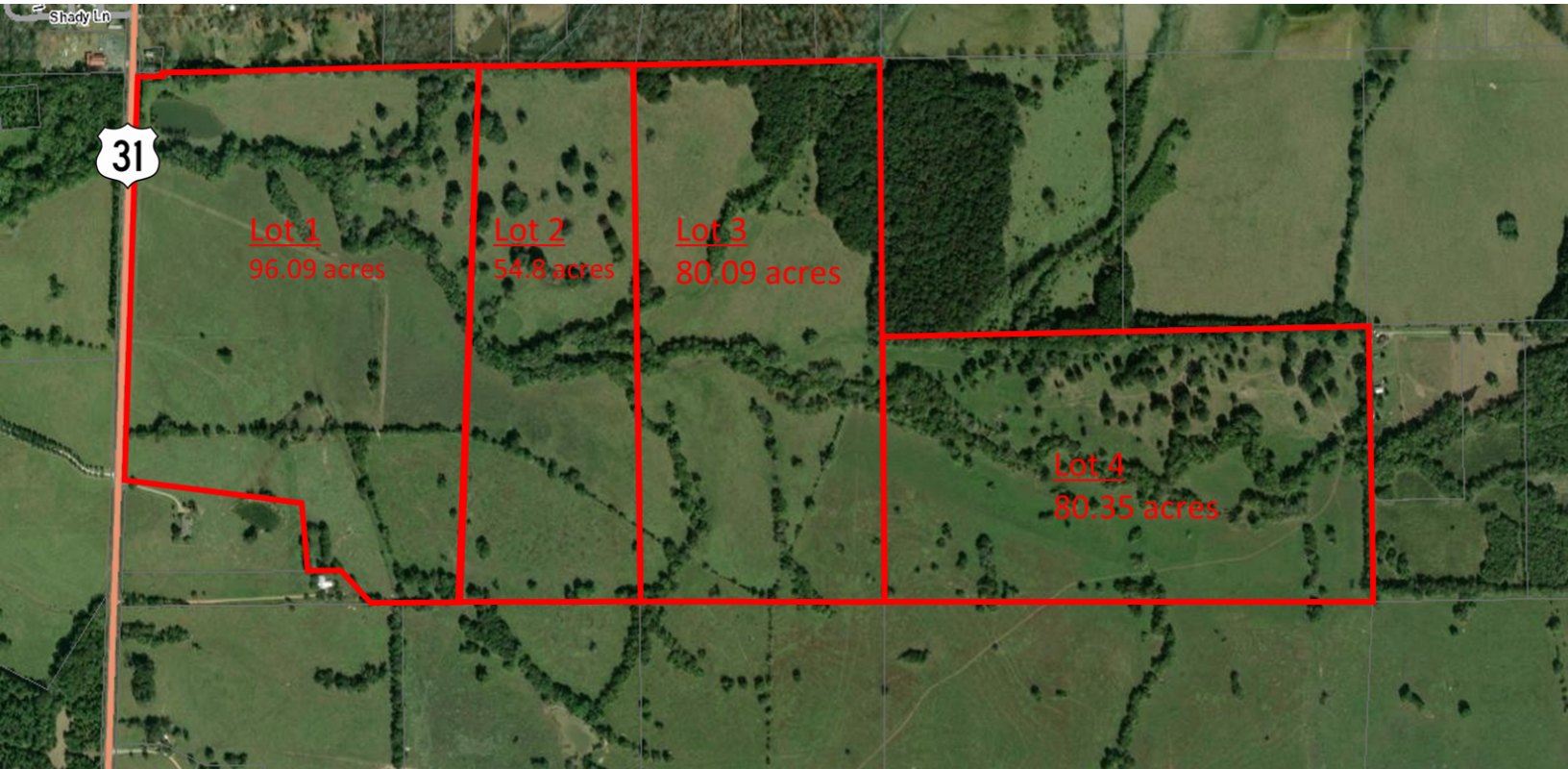


# HOLLEMAN TRACT LOTS | LAND FOR SALE

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price Lot 1:	\$960,900
Sale Price Lot 2:	\$548,000
Sale Price Lot 3:	\$800,900
Sale Price Lot 4:	\$803,500
Total Lot Size:	311.33 Acres
Price / Acre:	\$10,000
Zoning:	AGR-1

### PROPERTY OVERVIEW

The Holleman tract is situated on U.S. Highway 31 and consists of 4 lots that can be purchased together or separately. Lot 1 is 96.09 +/- acres, Lot 2 is 54.8 +/- acres, Lot 3 is 80.09 +/- acres, and lot 4 is 80.35 +/- acres for a total of 311.33 +/- acres. This property is zoned AGR-1 for agricultural use and would be ideal for solar farms, bamboo farms, cattle farms and features ample space for medium to large operations. Aerial drone videos of the property and surrounding area are available upon request. For more information contact Mickey Phillips at 334-312-1100 or Ed Fleming at 334-652-2121.

### LOCATION OVERVIEW

Lots are located between US Highway 31 & Bishop Trail  
Adjacent to 10927 US-31, Hope Hull, AL 36043  
21 miles from Prattville  
11 miles from I-85  
3.7 miles from Exit 164, I-65

### PROPERTY HIGHLIGHTS

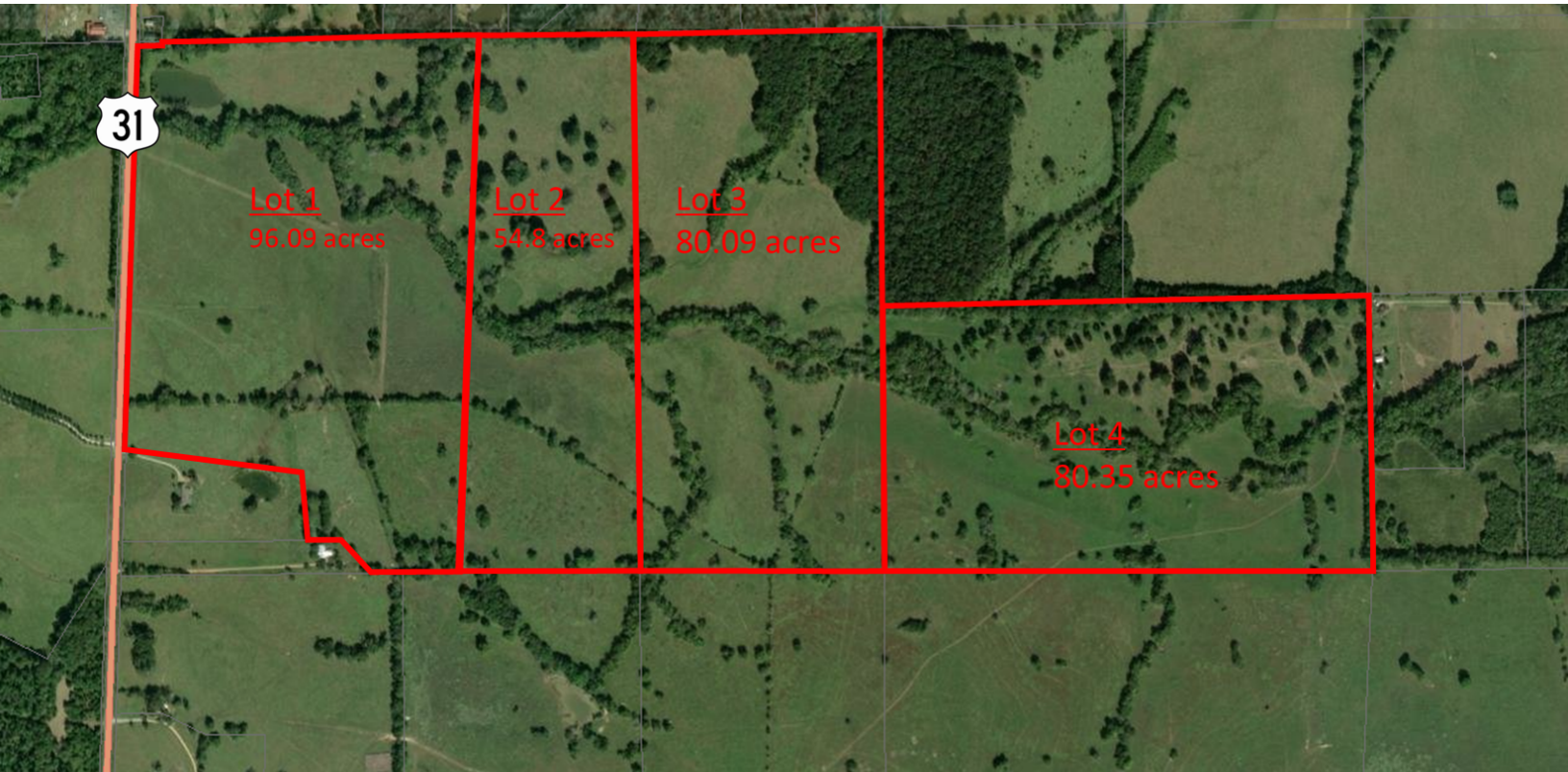
- 311.33 +/- acres
- Great location

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	42	1,207	29,160
Total Population	90	2,607	61,711
Average HH Income	\$81,488	\$66,175	\$45,200

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# OF LOTS 4 | TOTAL LOT SIZE 54.8 - 96.09 ACRES | TOTAL LOT PRICE \$548,000 - \$960,900 | BEST USE -

STATUS	LOT #	APN	SIZE	PRICE	ZONING
Available	1	2202100000001004	96.09 Acres	\$960,900	AGR-1
Available	2	2202100000001003	54.8 Acres	\$548,000	AGR-1
Available	3	2201110000004000	80.09 Acres	\$800,900	AGR-1
Available	4	2201110000005000	80.35 Acres	\$803,500	AGR-1

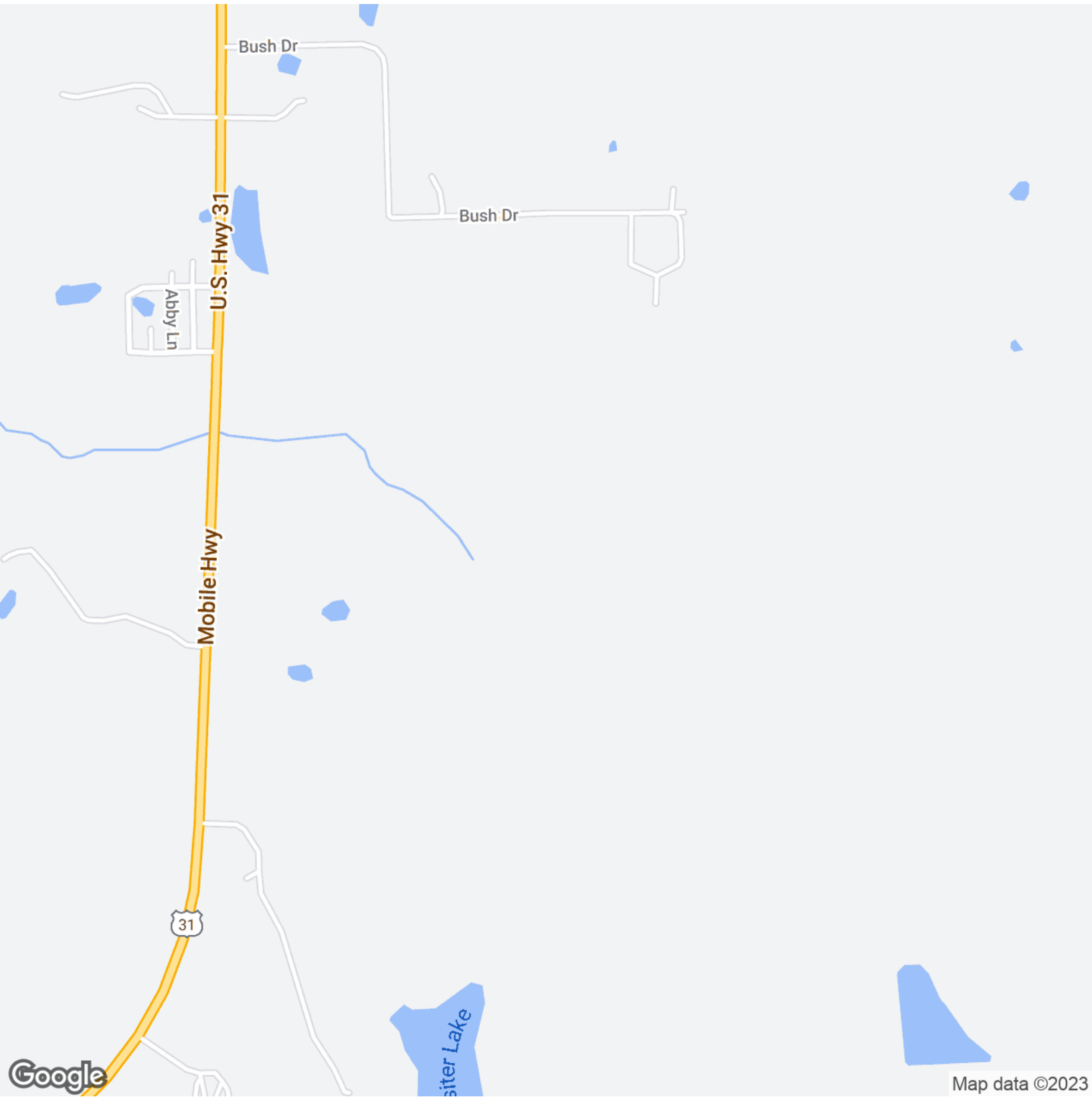
HOLLEMAN TRACT LOTS | LAND FOR SALE

# LOCATION MAP



# Hodges

Commercial Real Estate



Map data ©2023

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HOLLEMAN TRACT LOTS | LAND FOR SALE

# AERIAL MAP



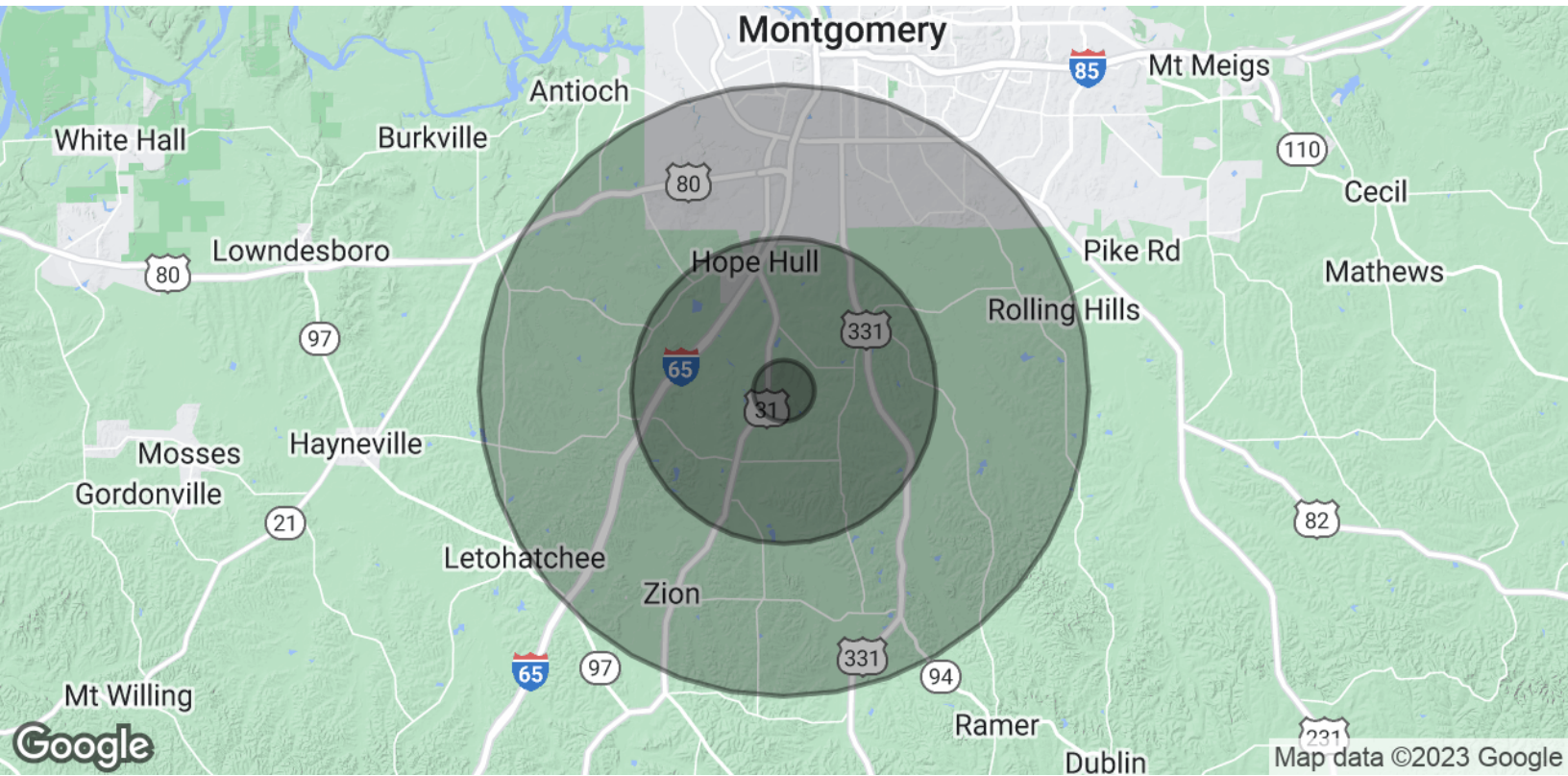
Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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**HOLLEMAN TRACT LOTS | LAND FOR SALE**  
**DEMOGRAPHICS MAP & REPORT**



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	90	2,607	61,711
Average Age	57.4	51.6	39.0
Average Age (Male)	57.9	52.1	33.5
Average Age (Female)	57.1	56.9	42.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	42	1,207	29,160
# of Persons per HH	2.1	2.2	2.1
Average HH Income	\$81,488	\$66,175	\$45,200
Average House Value	\$273,733	\$184,001	\$102,041

\* Demographic data derived from 2020 ACS - US Census

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