

FOR SALE



**BANK OWNED • PRICE REDUCED**



**2.75± Acre Commercial Development Site**

**Elba Highway (US Highway 87)  
Troy, Pike County, Alabama 36079**

**REDUCED SALES PRICE: ~~\$300,000~~ \$174,900**

**CONTACT INFORMATION:**

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<b>LOCATION:</b>	<ul style="list-style-type: none"> <li>• Subject property located mid block of Elba Highway &amp; Spradley Drive intersection.</li> <li>• Access via four lane US Highway 87</li> </ul>
<b>ACREAGE:</b>	<ul style="list-style-type: none"> <li>• 2.75± Acres</li> <li>• 431'± road frontage; 273'± depth</li> </ul>
<b>SITE IMPROVEMENTS:</b>	<ul style="list-style-type: none"> <li>• Subject property is covered in mature pine trees.</li> <li>• Off Site: Curb, gutter and street lights</li> </ul>
<b>FLOOD ZONE DATA:</b>	Located in Zone X - outside the 500-year flood plain
<b>TOPOGRAPHY:</b>	Level; at road grade
<b>EASEMENTS / ENCROACHMENTS:</b>	There is a paved entrance to the adjoining office property in the south end of subject property. Encroaching property is currently for sale.
<b>ZONING:</b>	C-O, Commercial Office District
<b>UTILITIES:</b>	Electricity, Water, Sewer, Telephone
<b>AD VALOREM TAX:</b>	\$1,200 (Est.)
<b>REDUCED SALES PRICE:</b>	<del>\$300,000</del> \$174,900



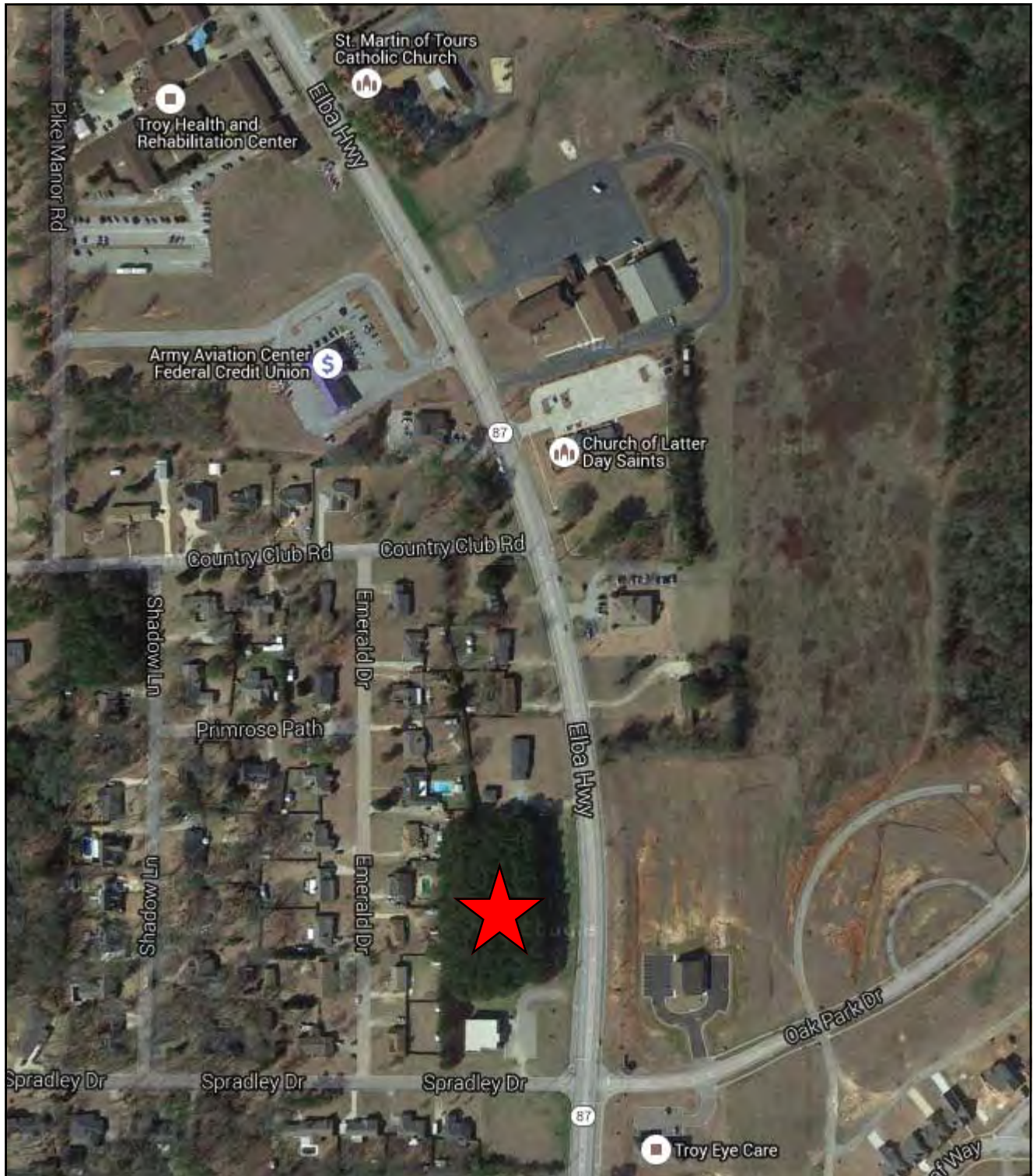
Elba Highway (US Hwy. 87), Troy, AL 32256

PARCEL TAX MAP



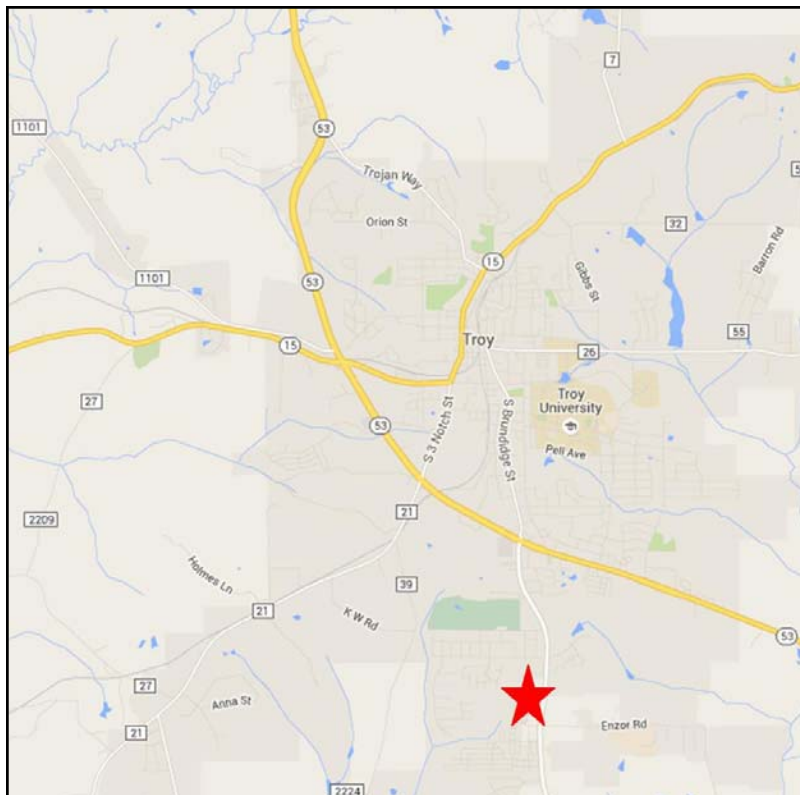
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AERIAL MAP





## LOCATION MAPS



**KEY FACTS**
**33,794**

Population


**2.4**

 Average  
Household Size

**33.7**

Median Age

**\$37,307**

 Median Household  
Income

**EDUCATION**
**17%**

 No High  
School  
Diploma

**33%**

 High School  
Graduate

**23%**

Some College


**27%**

 Bachelor's/Grad/Prof  
Degree

**BUSINESS**

**1,135**

Total Businesses


**13,677**

Total Employees

**EMPLOYMENT**


White Collar

**57%**


Blue Collar

**29%**


Services

**14%**
**5.8%**

 Unemployment  
Rate

**INCOME**

**\$37,307**

 Median Household  
Income

**\$21,491**

Per Capita Income


**\$35,740**

Median Net Worth

**Households By Income**

The largest group: &lt;\$15,000 (21.4%)

The smallest group: \$200,000+ (1.4%)

Indicator	Value	Difference	
<\$15,000	21.4%	0	
\$15,000 - \$24,999	13.3%	0	
\$25,000 - \$34,999	12.2%	0	
\$35,000 - \$49,999	15.4%	0	
\$50,000 - \$74,999	14.3%	0	
\$75,000 - \$99,999	10.0%	0	
\$100,000 - \$149,999	7.5%	0	
\$150,000 - \$199,999	4.6%	0	
\$200,000+	1.4%	0	

 Bars show deviation from  
Pike County