

LAND FOR SALE

10.05 AC of Clanton Land
1617 7th St S, Clanton, AL 35045



RED ROCK



Land | 10.05 Total Acres

Sale Price: \$1,300,000

RACHEL ROMANO

Broker

205.218.0003

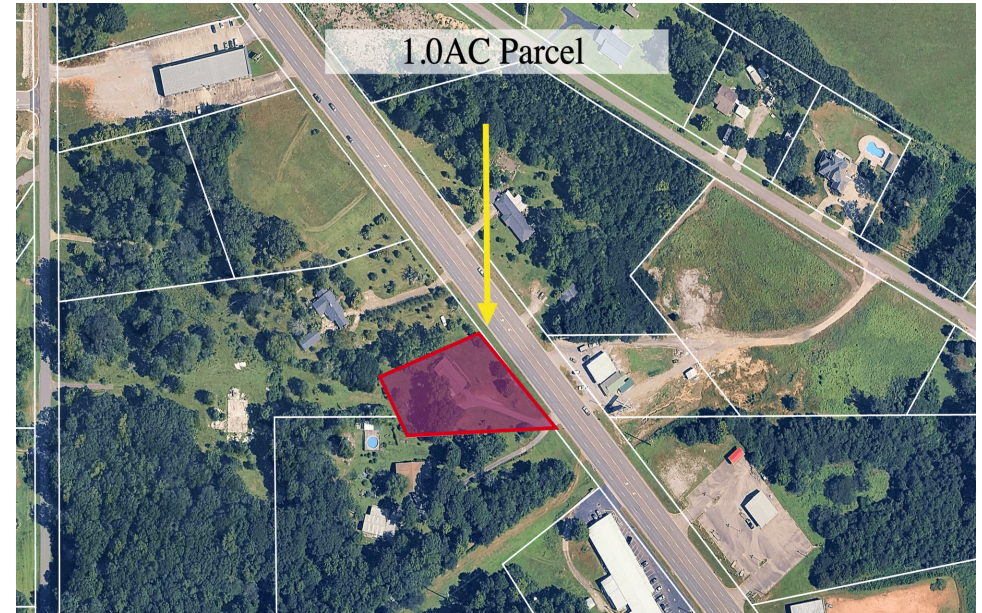
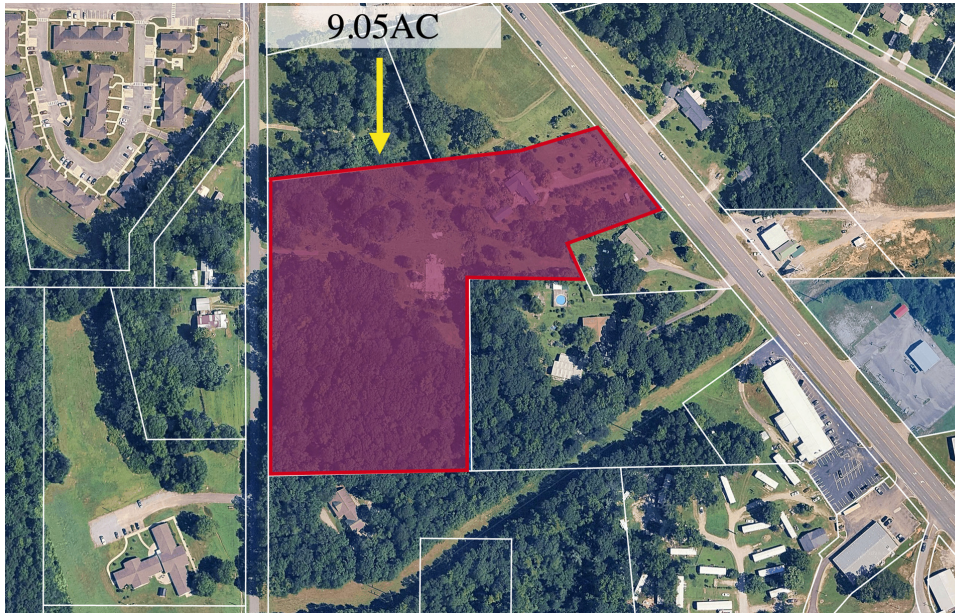
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PROPERTY OVERVIEW

Investment opportunity in Clanton, AL zoned (AG) Agricultural. The 10.050AC provides flexibility for a variety of purposes. Located in the heart of Clanton, this property is a prime location ideal for investors or new businesses.

OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size One:	9.05 Acres
Lot Size Two:	1.0 Acres
Zoning:	AG

PROPERTY HIGHLIGHTS

- Value-add opportunity (2,530 SF building)
- Zoned AG for versatile use
- Located in the heart of Clanton
- Potential for office/ retail or land investment

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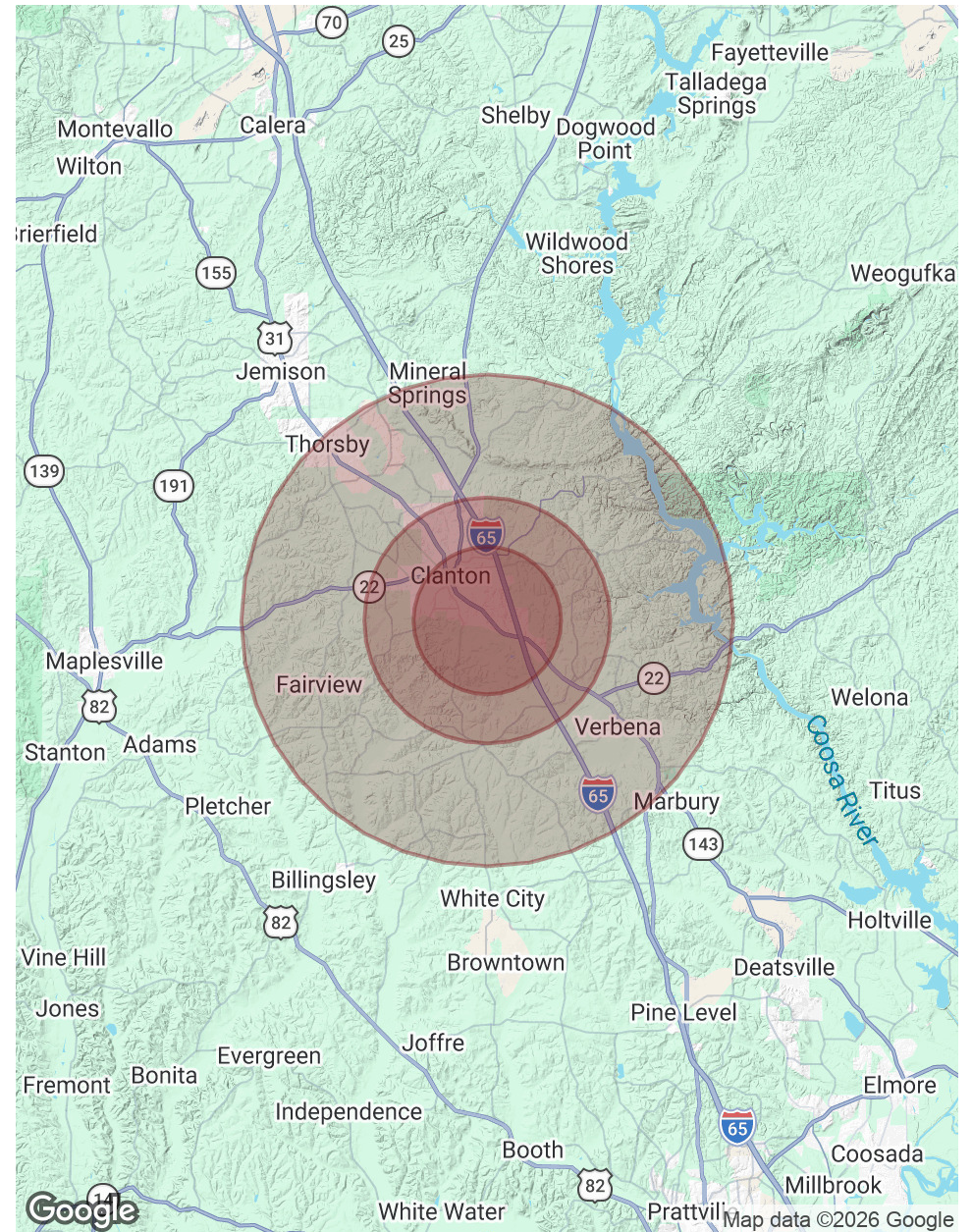
POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	5,375	12,120	25,551
Average Age	41.3	39.3	40.3
Average Age (Male)	37.4	37.9	40.3
Average Age (Female)	47.8	41.5	41.0

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	2,366	4,983	10,226
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$75,469	\$75,792	\$77,641
Average House Value	\$116,913	\$143,155	\$163,545

2023 American Community Survey (ACS)



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