

# Legends Park at Home Place

Lots - For Sale/Lease



**ALLSOUTH**  
CORP.  
Commercial Real Estate



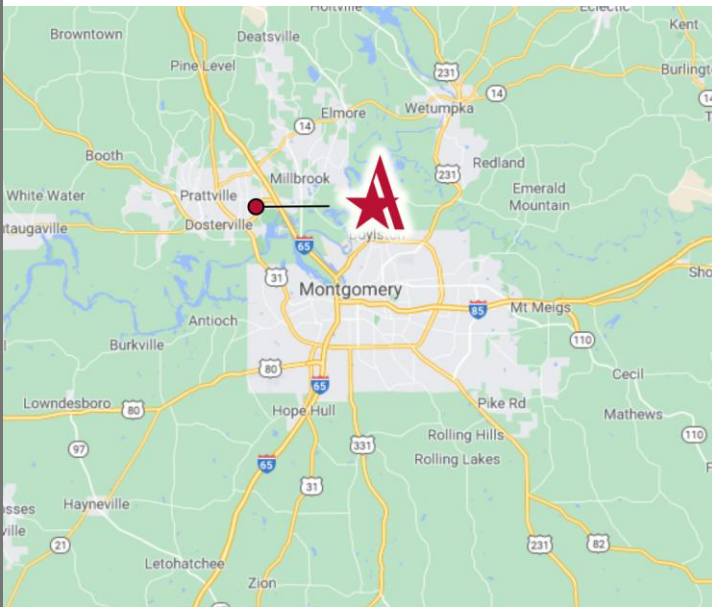
**COBBS FORD RD | US HWY 82**  
Prattville, AL 36066

List Price  
Acreage  
Zoning

Call for pricing  
42 +/- acres available  
B-2 (maximum flexibility)

## HIGHLIGHTS

- + Class A Business Park in Prattville, AL
- + Located in an Opportunity Zone
- + One mile from I-65 Exit 179 Cobbs Ford Road
- + 498 hotel rooms within a 10 minute walk
- + Continuous sidewalks and golf cart paths throughout
- + Rough graded sites have utilities and storm detention



ROBERT TRENT JONES  
GOLF & TRAIL  
gateway to  
**THE TRAIL**

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## LEGENDS PARK / COBBS FORD RD



## LOT 10 | 2.7 ACRES



## LOT 13 | 0.92 ACRES



### HIGHLIGHTS

- + One mile from I-65 Exit 179 Cobbs Ford Road
- + Located at the gateway to Robert Trent Jones Golf Trail at Capitol Hill (80,000 rounds of golf per year)
- + 498 hotel rooms within a 10 minute walk
- + Sites are rough graded and have utilites and detention
- + Legends Pkwy connects to more than 500,000 SF of retail at The Exchange and Prattville Town Center

### DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
Population	5,469	37,373	97,770
Daytime Population	6,694	36,007	112,359
Households	2,262	14,319	36,003
Median HH Income	\$56,635	\$54,681	\$46,775

### TRAFFIC COUNTS

Cobbs Ford Road	26,662 AADT
US HWY 82	13,134 AADT

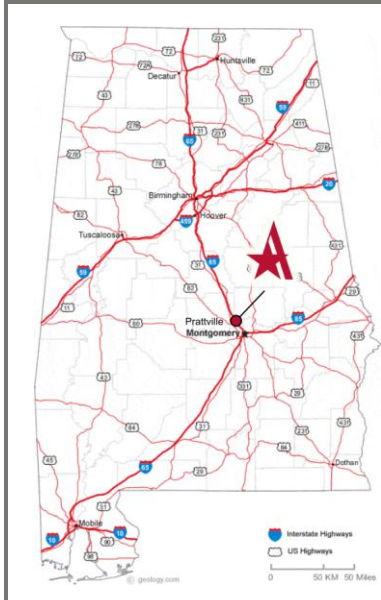
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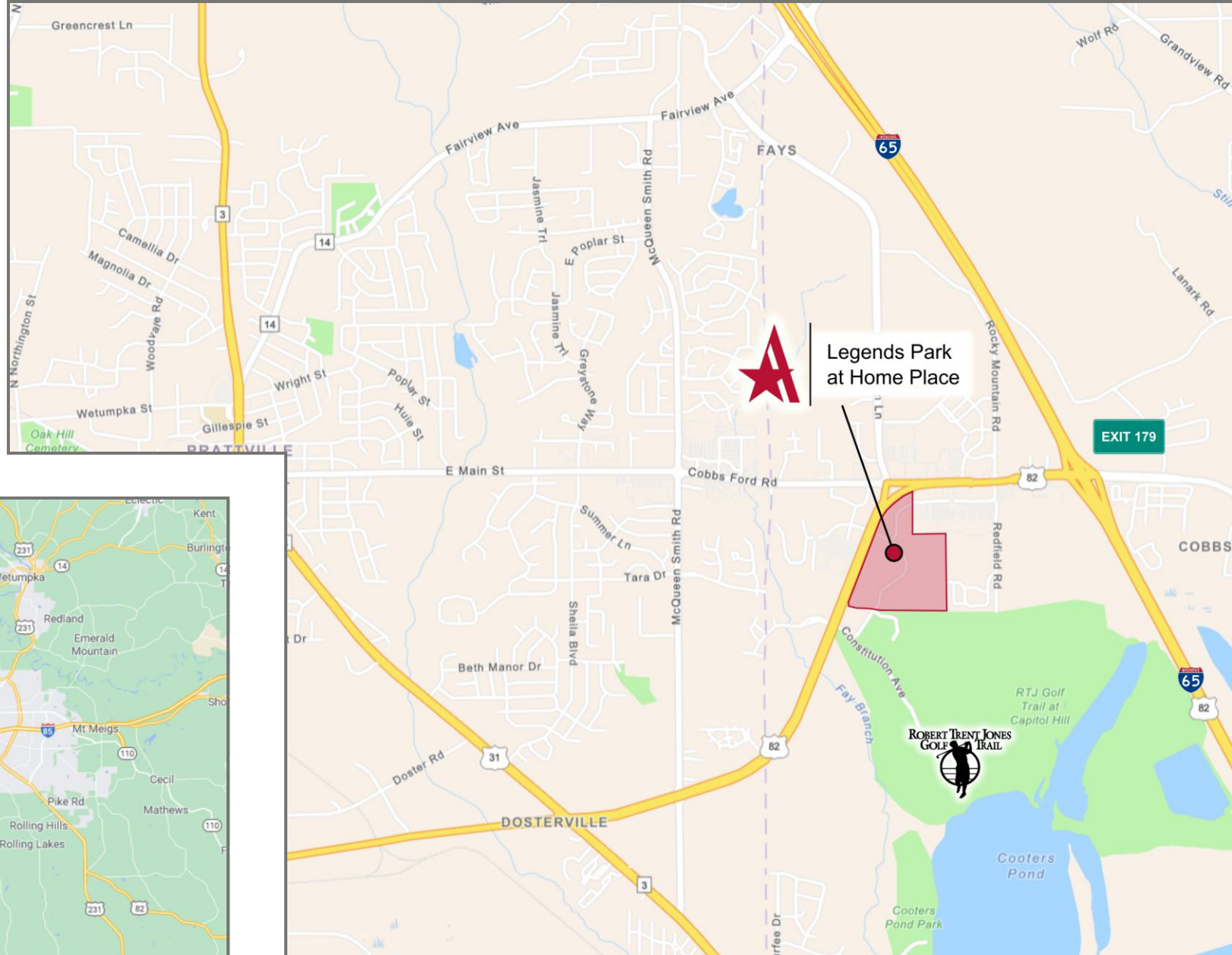


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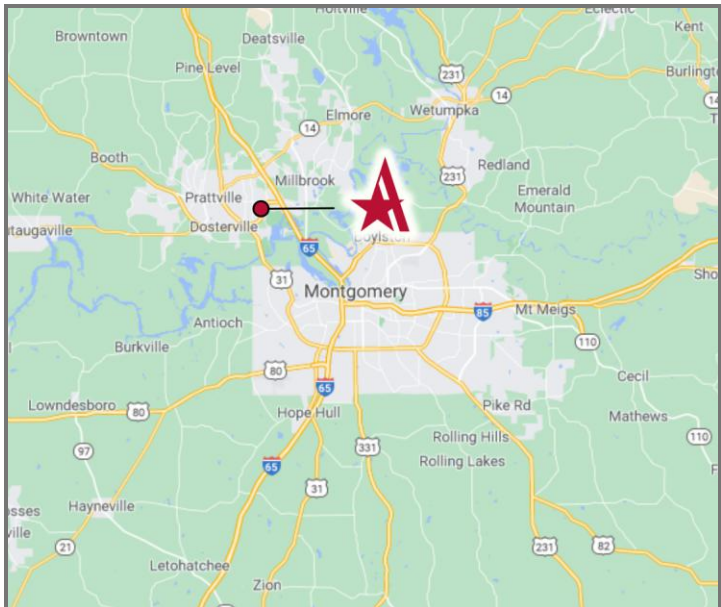
## STATE



## AREA



## REGION



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**Lots 25-30**  
**17.45 acres**  
**(will subdivide)**



**Multiple Lots Available**

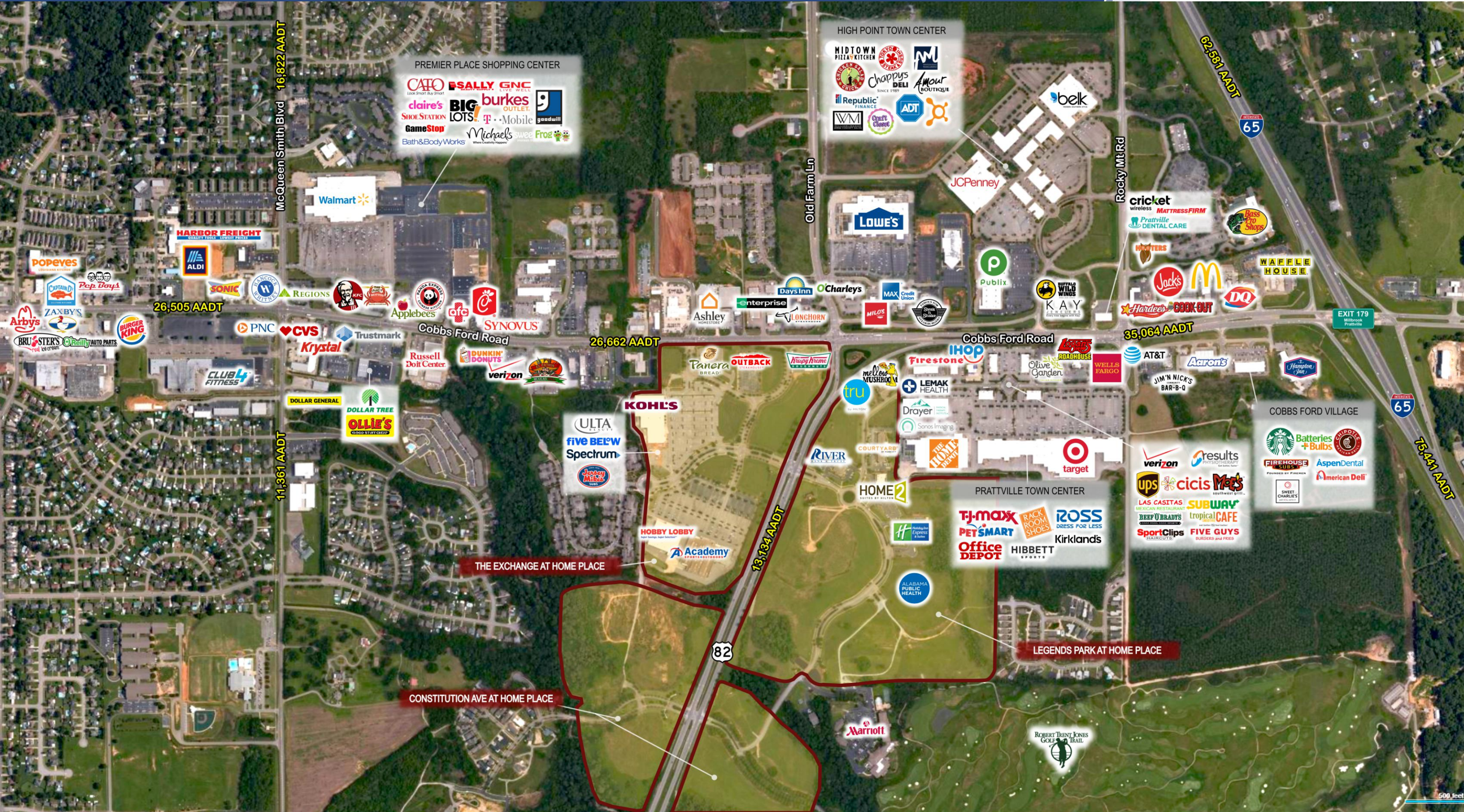
**Lot 13**  
**0.92 acres**

**Lot 10**  
**2.7 acres**



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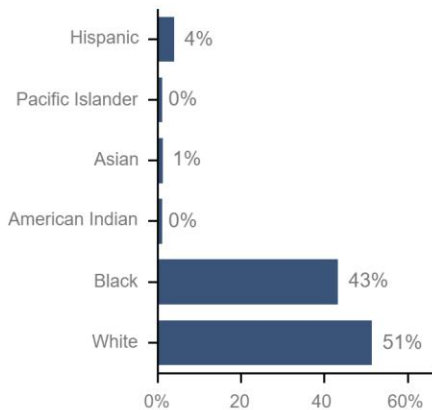


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POPULATION	5 minutes	10 minutes	15 minutes
2000 Population	2,455	24,958	91,397
2010 Population	3,640	31,996	91,574
<b>2020 Population</b>	<b>4,237</b>	<b>36,030</b>	<b>95,635</b>
2025 Population	4,449	37,586	98,006
2000-2010 Population: Annual Growth Rate	4.02%	2.52%	0.02%
2010-2020 Population: Annual Growth Rate	1.49%	1.17%	0.42%
2020-2025 Population: Annual Growth Rate	0.98%	0.85%	0.49%

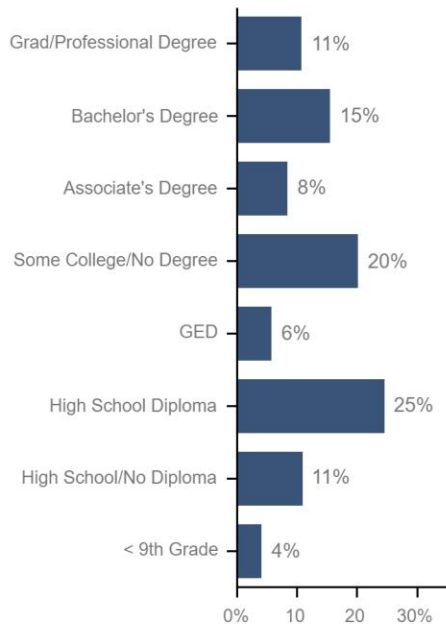
HOUSEHOLDS	5 minutes	10 minutes	15 minutes
2000 Households	947	9,315	31,778
2010 Households	1,547	12,322	33,572
<b>2020 Households</b>	<b>1,784</b>	<b>13,832</b>	<b>35,212</b>
2025 Households	1,871	14,431	36,125
2000-2010 Households: Annual Growth Rate	5.03%	2.84%	0.55%
2010-2020 Households: Annual Growth Rate	1.40%	1.13%	0.47%
2020-2025 Households: Annual Growth Rate	0.96%	0.85%	0.51%

## RACE AND HISPANIC 15 minutes

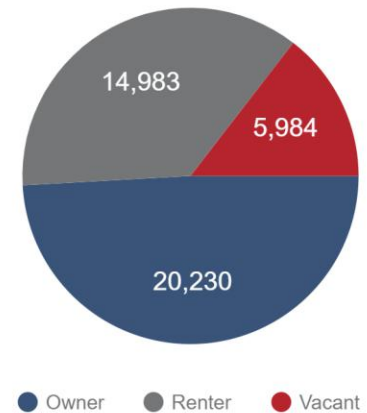


## DEMOGRAPHICS

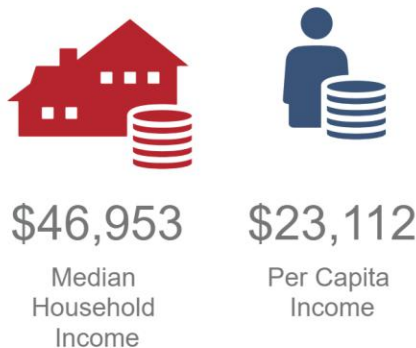
### EDUCATIONAL ATTAINMENT 15 minutes



## HOUSING UNITS (15 minutes)



## INCOME 15 minutes



## DAYTIME POPULATION 15 minutes



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