

The Exchange at Home Place

Lots - For Sale/Lease

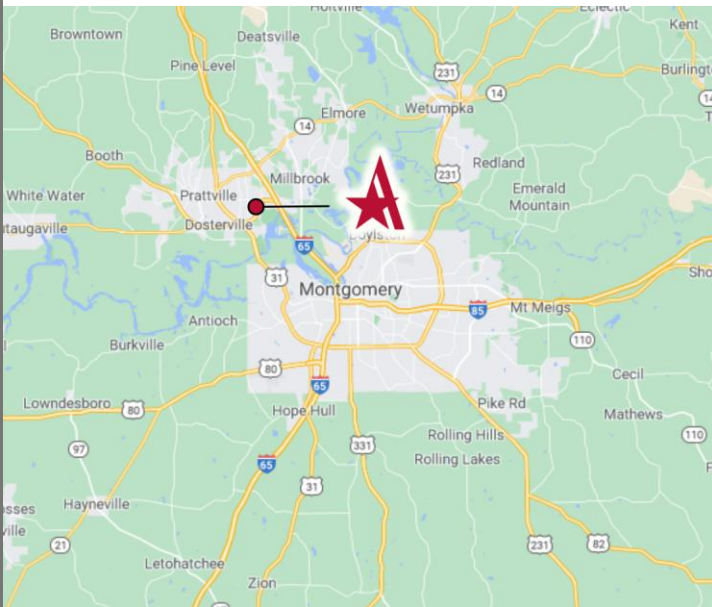


THE EXCHANGE AT HOMEPLACE PRATTVILLE, ALABAMA



COBBS FORD RD | US HWY 82 Prattville, AL 36066

List Price \$15.00 - 20.00 PSF
Lot Sizes 1.0 - 5.2 acres



HIGHLIGHTS

- + Located in an Opportunity Zone
- + 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
- + 23% AADT increase on HWY 82 (2014-2019 ALDOT)

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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ALLSOUTH

CORP.

Commercial Real Estate



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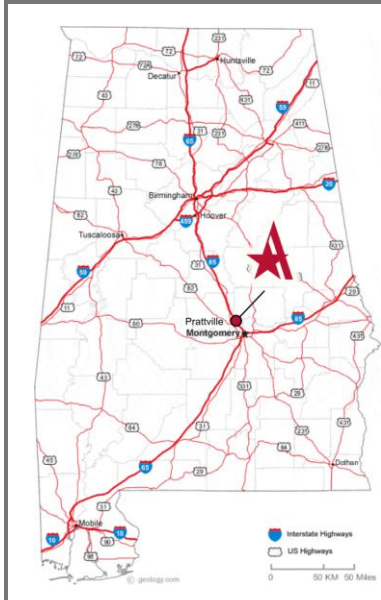
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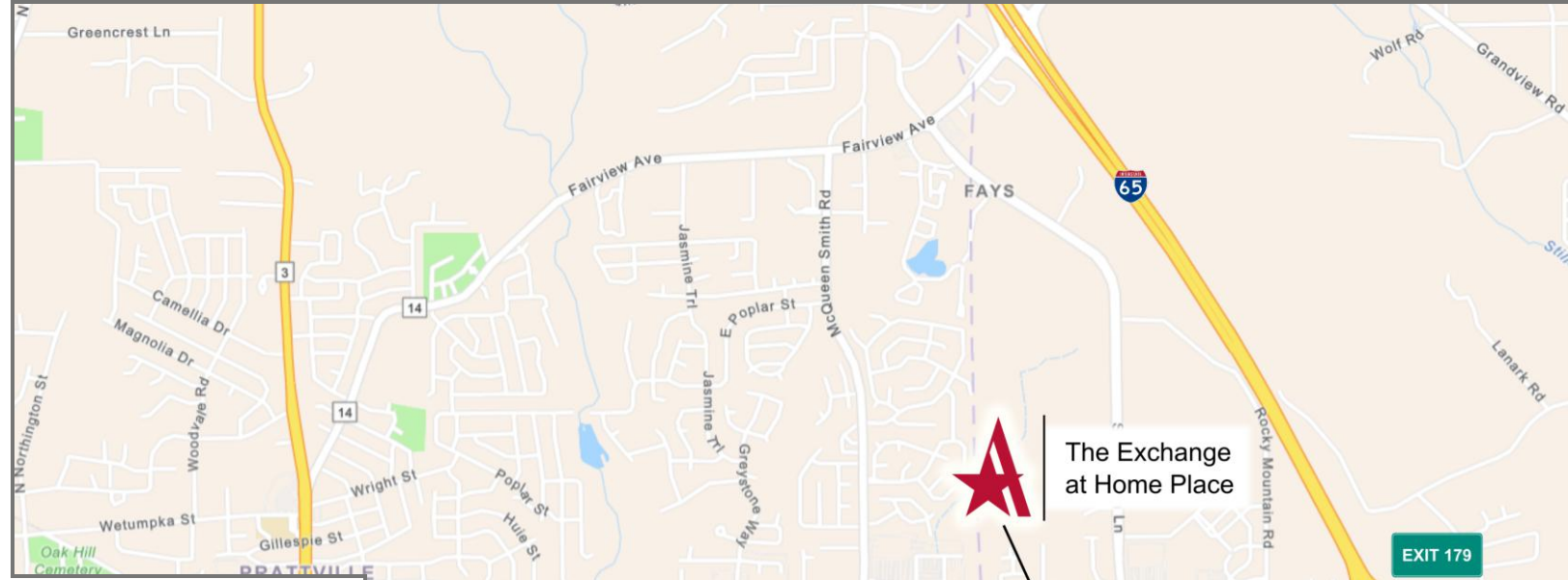


ALLSOUTH
CORP.
Commercial Real Estate

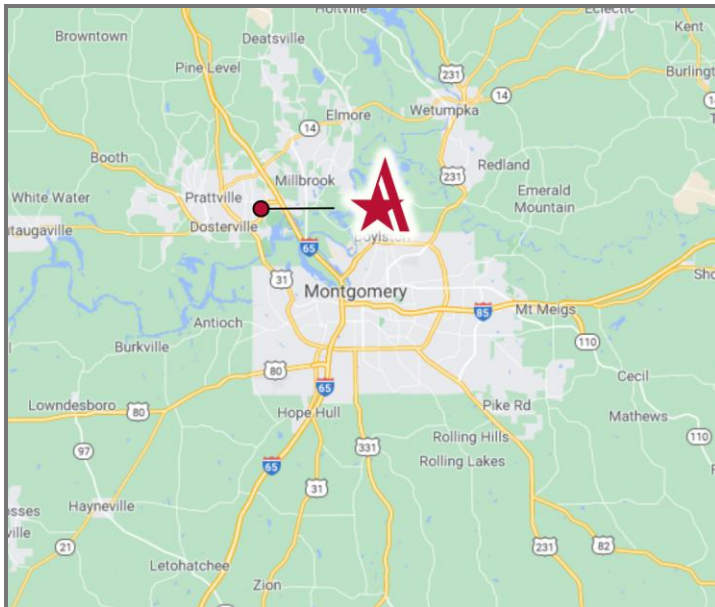
STATE



AREA



REGION



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ALLSOUTH
CORP.
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Legends Park
2.7 acres

82
13,134 AADT

Lots 7-9
5.2 acres
will subdivide

Cobbs Ford Road
26,662 AADT

Lot 10
1.98 acres

Lot 13
1.58 acres

Lot 11
can build
20,000 SF

Lot 1
1.94 acres

Academy SPORTS+OUTDOORS

HOBBY LOBBY
Super Savings, Super Selection!

five BELOW
Spectrum



ULTA BEAUTY

KOHL'S

Panera
BREAD

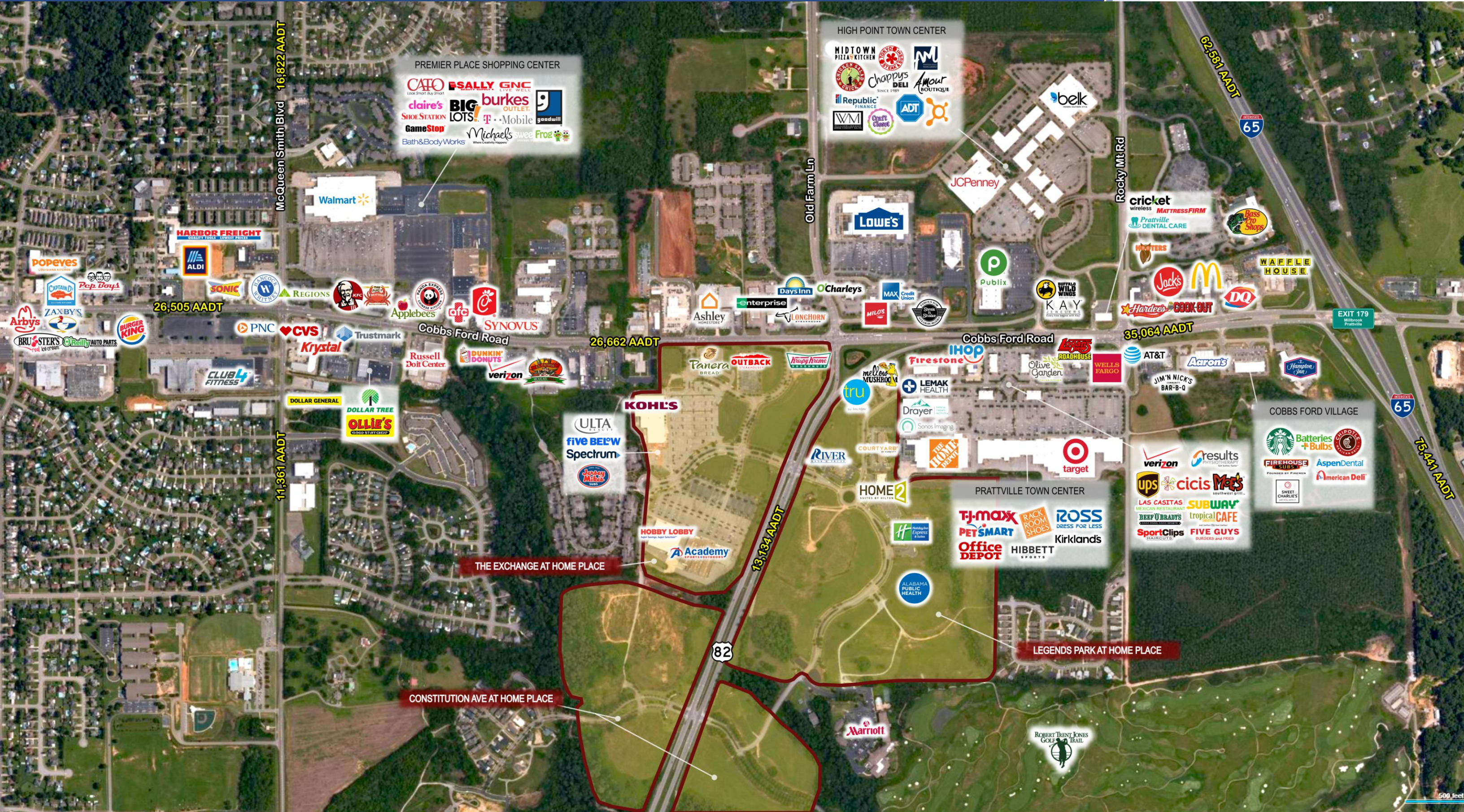
OUTBACK
STEAKHOUSE

Sugar Exchange

Legends Dr

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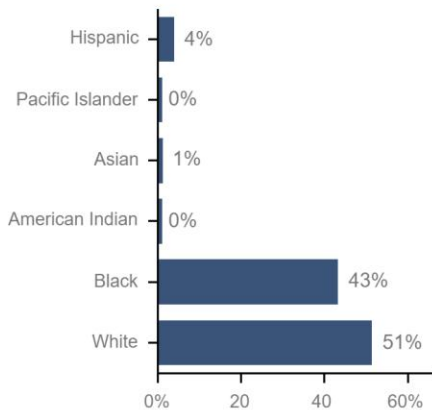


ALLSOUTH
CORP.
Commercial Real Estate

POPULATION	5 minutes	10 minutes	15 minutes
2000 Population	2,455	24,958	91,397
2010 Population	3,640	31,996	91,574
2020 Population	4,237	36,030	95,635
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%

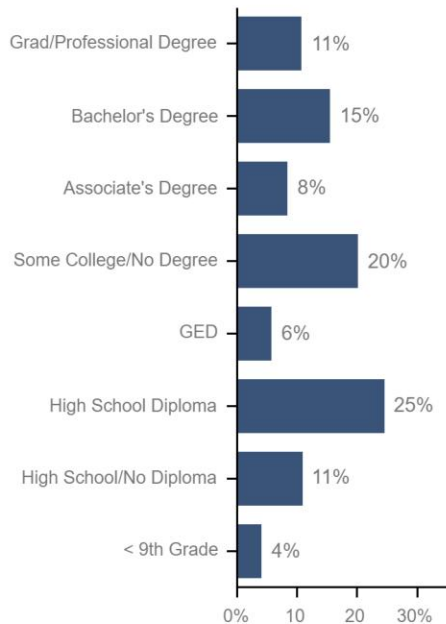
HOUSEHOLDS	5 minutes	10 minutes	15 minutes
2000 Households	947	9,315	31,778
2010 Households	1,547	12,322	33,572
2020 Households	1,784	13,832	35,212
2025 Households	1,871	14,431	36,125
2000-2010 Households: Annual Growth Rate	5.03%	2.84%	0.55%
2010-2020 Households: Annual Growth Rate	1.40%	1.13%	0.47%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

RACE AND HISPANIC 15 minutes

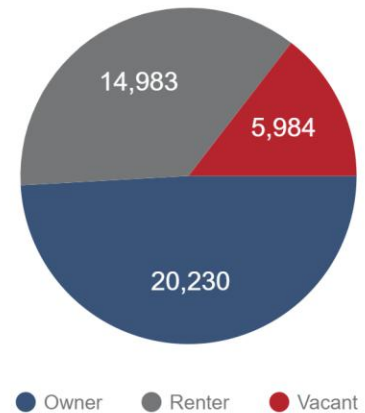


DEMOGRAPHICS

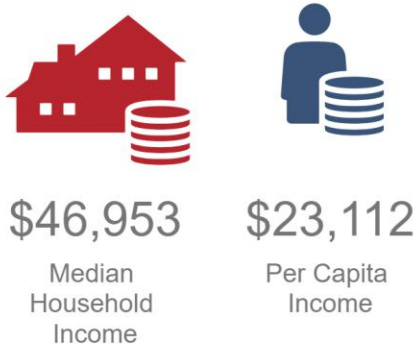
EDUCATIONAL ATTAINMENT 15 minutes



HOUSING UNITS (15 minutes)



INCOME 15 minutes



DAYTIME POPULATION 15 minutes



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