


# MORGAN ROAD DEVELOPMENT SITE

## ±4.17 ACRES

**2505 MORGAN ROAD**
**BESSEMER, AL 35022**

## Contact Us


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## LOCATION

Development site located off Morgan Road in the City of Bessemer and approximately 0.5 miles to I-459.

## PROPERTY DETAILS

- Site Size: 181,645 SF/4.17 Acres
- Located in the city of Bessemer
- Generally flat topography
- Over 300' of frontage on Morgan Road
- Easy access to I-459
- Traffic count of 58,130 at I-459 and Morgan Road
- Adjacent to Gamble's Auto Service

## DEMOGRAPHICS

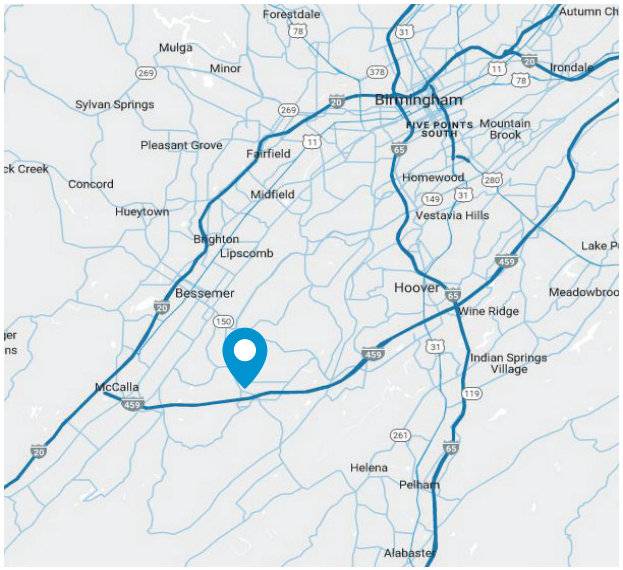
| Category | 1 Mile | 3 Miles |
|---|---|---|
| Population | 3,636 | 13,349 |
| Median HH Income | $91,844 | $95,889 |
| Total Households | 1,312 | 4,826 |

**SALE PRICE: $600,000**

## MAPPING




## MAP




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