

MORGAN ROAD



# MORGAN ROAD DEVELOPMENT SITE

±3.9 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

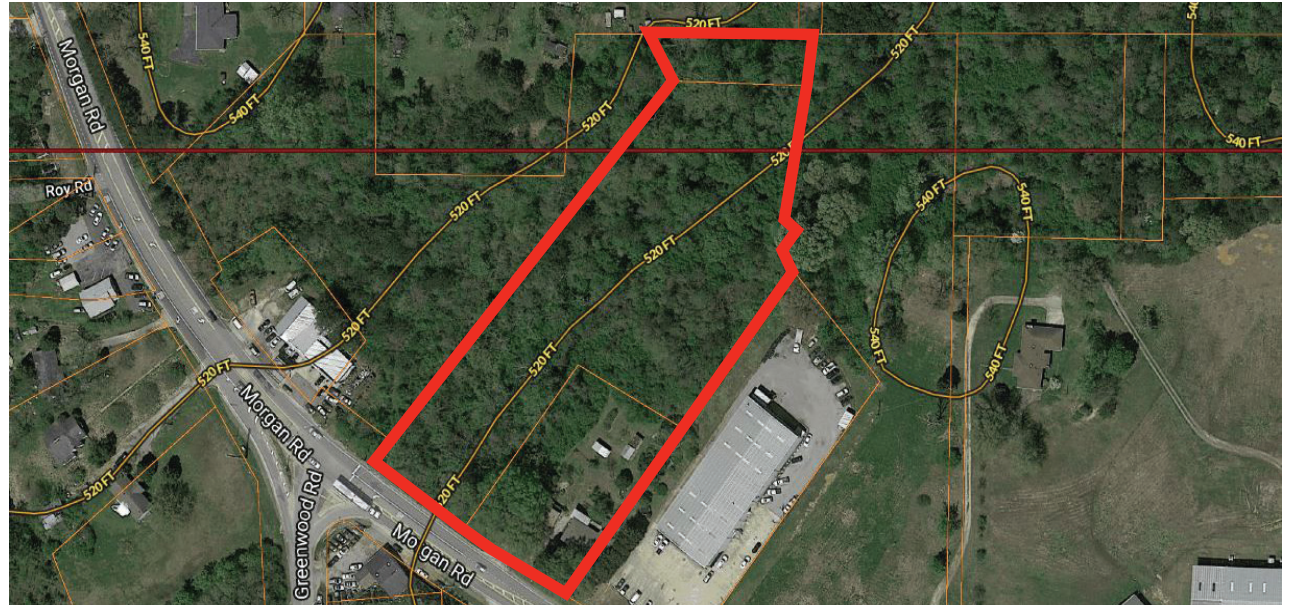
- › Site Size: 169,884 SF/3.9 Acres
- › Located in the city of Bessemer
- › Generally flat topography
- › Over 300' of frontage on Morgan Road
- › Easy access to I-459
- › Traffic count of 58,130 at I-459 and Morgan Road
- › Adjacent to Gamble's Auto Service

## DEMOGRAPHICS

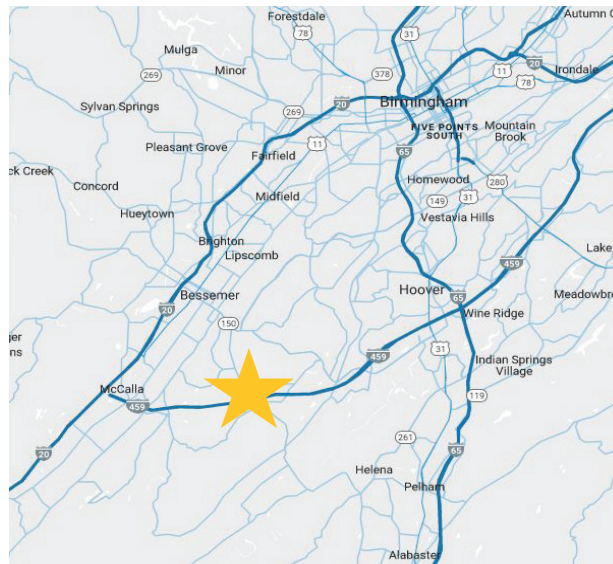
Category	1 Mile	3 Miles
Population	3,636	13,349
Median HH Income	\$91,844	\$95,889
Total Households	1,312	4,826

**SALE PRICE: \$600,000**

## MAPPING



## MAP



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