

# HISTORIC SMITH HOUSE

1401 FAIRVIEW AVE, PRATTVILLE, AL 36066

## Executive Summary

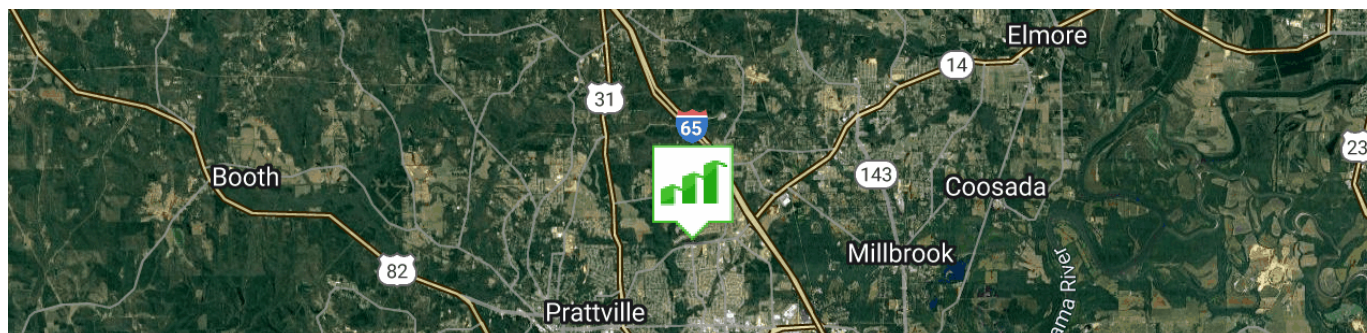


### OFFERING SUMMARY

Sale Price:	\$899,000
Lot Size:	12.0 Acres
Year Built:	1890
Building Size:	3,026
Zoning:	B2: Business District
Price / SF:	\$297.09

### PROPERTY HIGHLIGHTS

- Beautiful Historic property which includes  $\pm 12.0$  acres of land
- Highly Visible- located on a Major Thoroughfare
- Excellent for Service-based Retail or Specialty Business
- High-Density of new homes & businesses within 1 Mile
- Prattville's High Growth Corridor, Prattville is a popular Golf Destination, drawing national attention to the area
- Within minutes from Target, Home Depot, Lowe's, Books-A-Million, Starbucks, Publix, Bass Pro Shop, and much more
- $\pm 0.6$  Miles from I-65, 2nd Prattville Exit
- $\pm 2.0$  Miles From Cobbs Ford Road



JON MASTERS, CCIM

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MOORE COMPANY REALTY

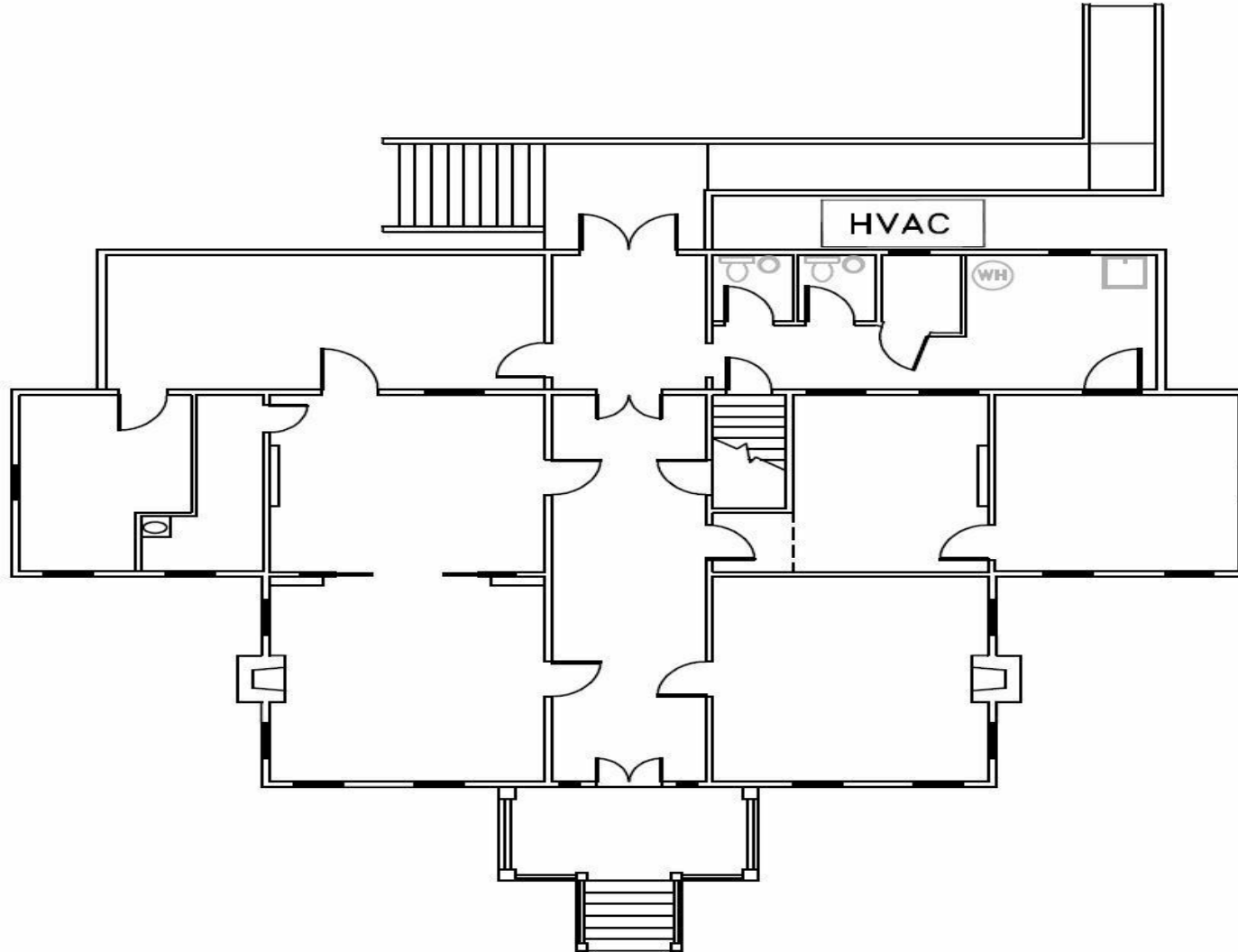
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## Floor Plan



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Prattville, AL

## PRATTVILLE ALABAMA

Welcome to the City of Prattville, Alabama, a charming New England-style village nestled in the heart of the Deep South. As the "birthplace of industry" in Alabama, Prattville's rich history spans the life and accomplishments of its founder Daniel Pratt, the great industrialist. Prattville features the Daniel Pratt Historic District, listed in the National Register of Historic Places, where some of the sites date back to the Civil War era.

**Prattville** is a city located within both Autauga and Elmore counties in the State of Alabama but serves as the county seat of Autauga County. Founded in 1818, thus making it "a county older than the state". As of the 2023 census, the population of the city was 39,076. Also called the "Fountain City" (named for the abundance of artesian wells that once flowed through our town) Prattville boasts a wide variety of natural and recreational attractions, including golfing, canoeing, hiking, fishing and other means of entertainment. Prattville's cultural and retail attractions, numerous antique and specialty stores, and excellent dining establishments are sure to please almost any taste.

The welcome mat is always out in Prattville. Whatever your needs or desires, you'll find it in Prattville—a town rich in history, but with a firm focus on the future.

Come experience Prattville, Alabama for yourself. Whether passing through or making us a destination, after one visit, we're sure you'll find that Prattville will be a memorable place for your family for many years to come.



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## Retail Map



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