

## ±23 ACRES: LAND AND LAKE IN SHELBY COUNTY

- ±23 acres including ±8 acre lake
- Mid 60's "Frank Lloyd Wright inspired" house plus a guest house
- Located just outside Helena city limits (Shelby County)
- Zoned Helena Schools
- Other home sites possible
- Tours by appointment only
- Call for additional details - Dean Nix 205.901.6140



### DEMOGRAPHICS:

#### POPULATION

3 mile	1,970
5 miles	7,102
10 miles	101,639

#### DAYTIME BUSINESS POPULATION

3 mile	109,827
5 miles	104,484
10 miles	83,296

#### TRAFFIC COUNTS

±1,620 vehicles/day on County Rd 13  
 ±690 vehicles/day on County Rd 1 N



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