

3.6± ACRE LOT
TROY | PIKE COUNTY, AL
\$299,900

COMMERCIAL OPPORTUNITY



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (334) 931-0090 | WWW.SMALLTOWNPROPERTIES.COM

THE PIKE 3.6

PROPERTY PROFILE

LOCATION:

- US HWY 231
- Troy, AL 36081
- Pike County
- $4\pm$ Miles SE of Downtown Troy
- $40\pm$ Miles NW of Enterprise
- $55\pm$ Miles SE of Montgomery

PROPERTY USE:

- Commercial
- Industrial

COORDINATES:

- 31.776, -85.933

PROPERTY INFORMATION:

- $3.6\pm$ Acres
- US HWY 231 Frontage

TAX INFORMATION:

- Tax ID: 390
- \$1,126.71 (2025)



TRACY FLOWERS

LAND SPECIALIST

C: 334-303-2191

O: 334-931-0090

tracy@smalltownproperties.com

2121 5th Street, Ste 206 - Meridian, MS 39301

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE PIKE 3.6

WELCOME TO THE PIKE 3.6, LOCATED IN THE HEART OF ONE OF TROY, ALABAMA'S BUSIEST COMMERCIAL CORRIDORS. With strong traffic counts, outstanding exposure, and neighboring established businesses, this 3.6± acre Pike County property is ideal for retail, office, restaurant, or service-oriented development.

The lot is positioned next to Troy's industrial park, offers convenient access, has great visibility from the highway, and is only about half a mile from the nearest Walmart. Troy is located along a major beach route, making the Pike 3.6 a site that supports both local and regional traffic.

Whether you're looking to expand your business or invest in a high-demand commercial area, this property offers location, visibility, and growth potential.

Contact Tracy Flowers today to schedule a private showing and experience #TheSmallTownWay.



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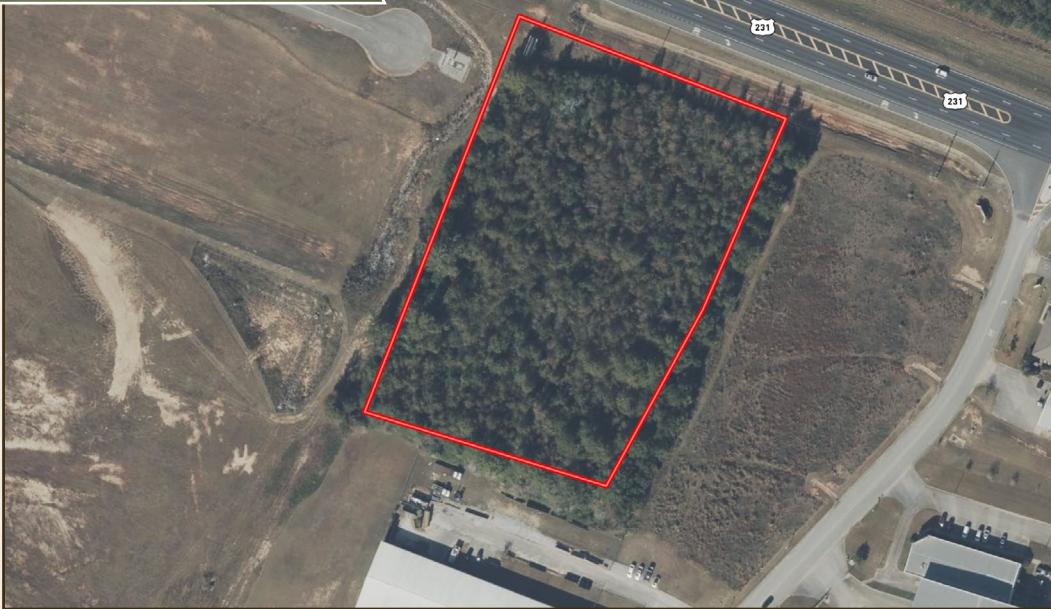
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land **id.** **LINK**

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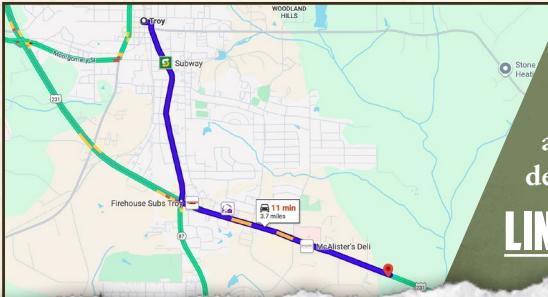
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Directions From Troy, AL: Travel on N Brundidge Street for 1.6 miles. Turn left onto US HWY 231 and continue for 2 miles until the destination on your right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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