

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$600,000
Price / Acre:	\$171,429
Lot Size:	3.5 Acres
Zoning:	M-1
US 80 Daily Traffic:	25,341 (ALDOT 2022)
Road Frontage:	293' on US-80

## PROPERTY OVERVIEW

Introducing a prime opportunity for Industrial Land investors in the thriving Montgomery area. This exceptional property offers a strategic location with easy access to major transportation routes, fostering seamless logistics and distribution operations. Spanning a generous footprint, the site presents ample space for industrial development, warehousing, and more. Boasting proximity to key amenities and services, this property is positioned to accommodate a range of industrial ventures. With its advantageous location and expansive potential, this offering is a standout choice for investors seeking to capitalize on the dynamic growth of the Montgomery area. For more information contact Kimberly Johnson at 334-439-8564.

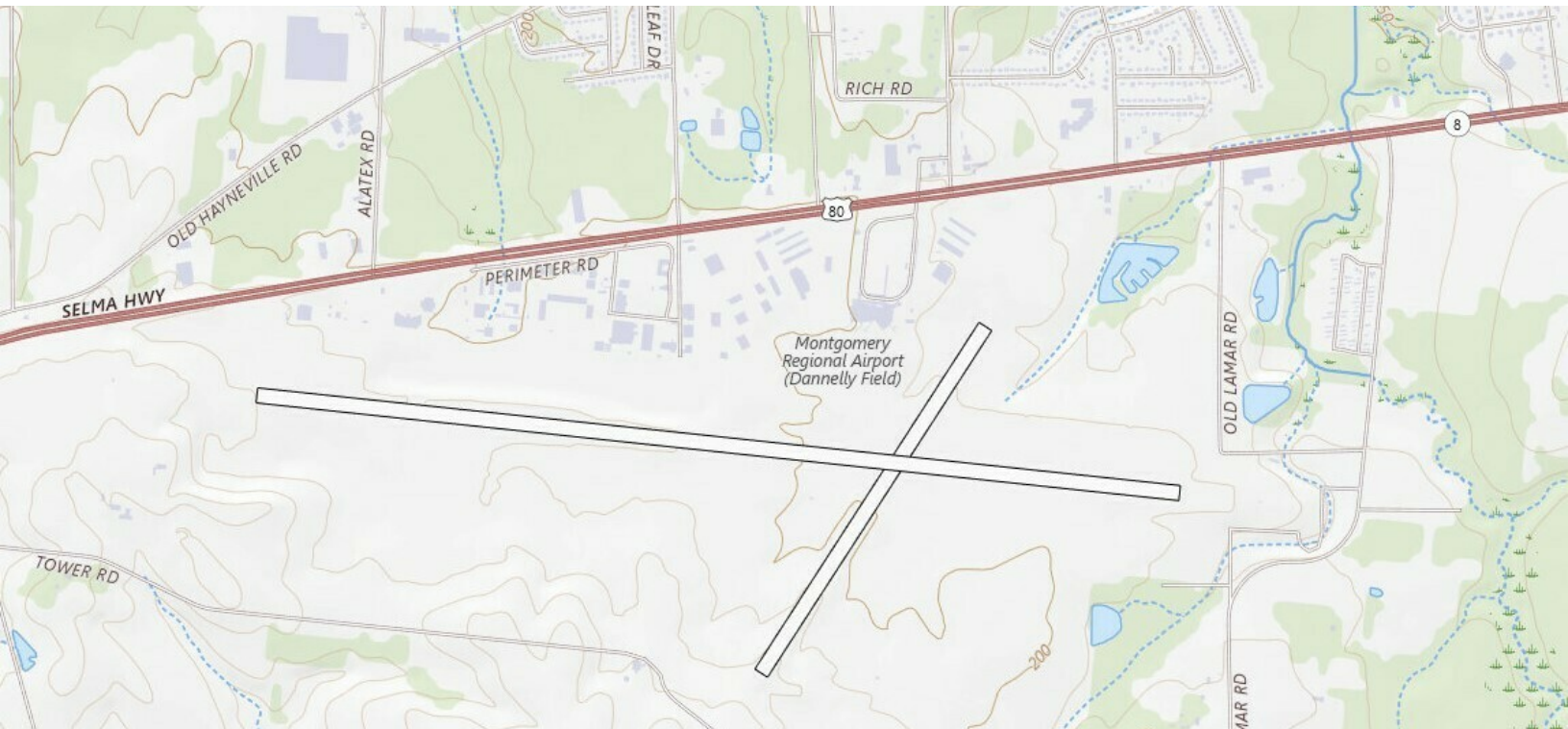
## PROPERTY HIGHLIGHTS

- 293' of road frontage on US 80
- Strategic location with easy access to major transportation routes
- Ample space for industrial development, warehousing, and more
- Proximity to key amenities and services
- Positioned to accommodate a range of industrial ventures
- Expansive potential for development
- Prime opportunity for industrial investors
- Ideal for logistics and distribution operations
- Generous 3.5-acre footprint for industrial use
- Convenient access to essential resources for industrial activities



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# ADDITIONAL PHOTOS



Topography Map



Flood Map

<b>SPECIAL FLOOD HAZARD AREAS</b>	<ul style="list-style-type: none"> <li>Without Base Flood Elevation (BFE) Zone A, V, A99</li> <li>With BFE or Depth Zone AE, AO, AH, VE, AR</li> <li>Regulatory Floodway</li> </ul>
<b>OTHER AREAS OF FLOOD HAZARD</b>	<ul style="list-style-type: none"> <li>0.2% Annual chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X</li> <li>Future conditions 1% Annual Chance Flood Hazard Zone X</li> <li>Area with Reduced Flood Risk due to Levee. See Notes. Zone X</li> <li>Area with Flood Risk due to Levee Zone D</li> </ul>
<b>OTHER AREAS</b>	<ul style="list-style-type: none"> <li>NO SCREEN Area of Minimal Flood Hazard Zone X</li> <li>Effective LOMRs</li> <li>Area of Undetermined Flood Hazard Zone D</li> </ul>
<b>GENERAL STRUCTURES</b>	<ul style="list-style-type: none"> <li>Channel, Culvert, or Storm Sewer</li> <li>Levee, Dike, or Floodwall</li> </ul>
<b>OTHER FEATURES</b>	<ul style="list-style-type: none"> <li>Cross Sections with 1% Annual chance Water Surface Elevation</li> <li>Coastal Transect</li> <li>Base Flood Elevation Line (BFE)</li> <li>Limit of Study</li> <li>Jurisdiction Boundary</li> <li>Coastal Transect Baseline</li> <li>Profile Baseline</li> <li>Hydrographic Feature</li> </ul>
<b>MAP PANELS</b>	<ul style="list-style-type: none"> <li>Digital Data Available</li> <li>No Digital Data Available</li> <li>Unmapped</li> </ul>

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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**THE RIGHT PLACE.  
 THE RIGHT SPACE.**

\*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

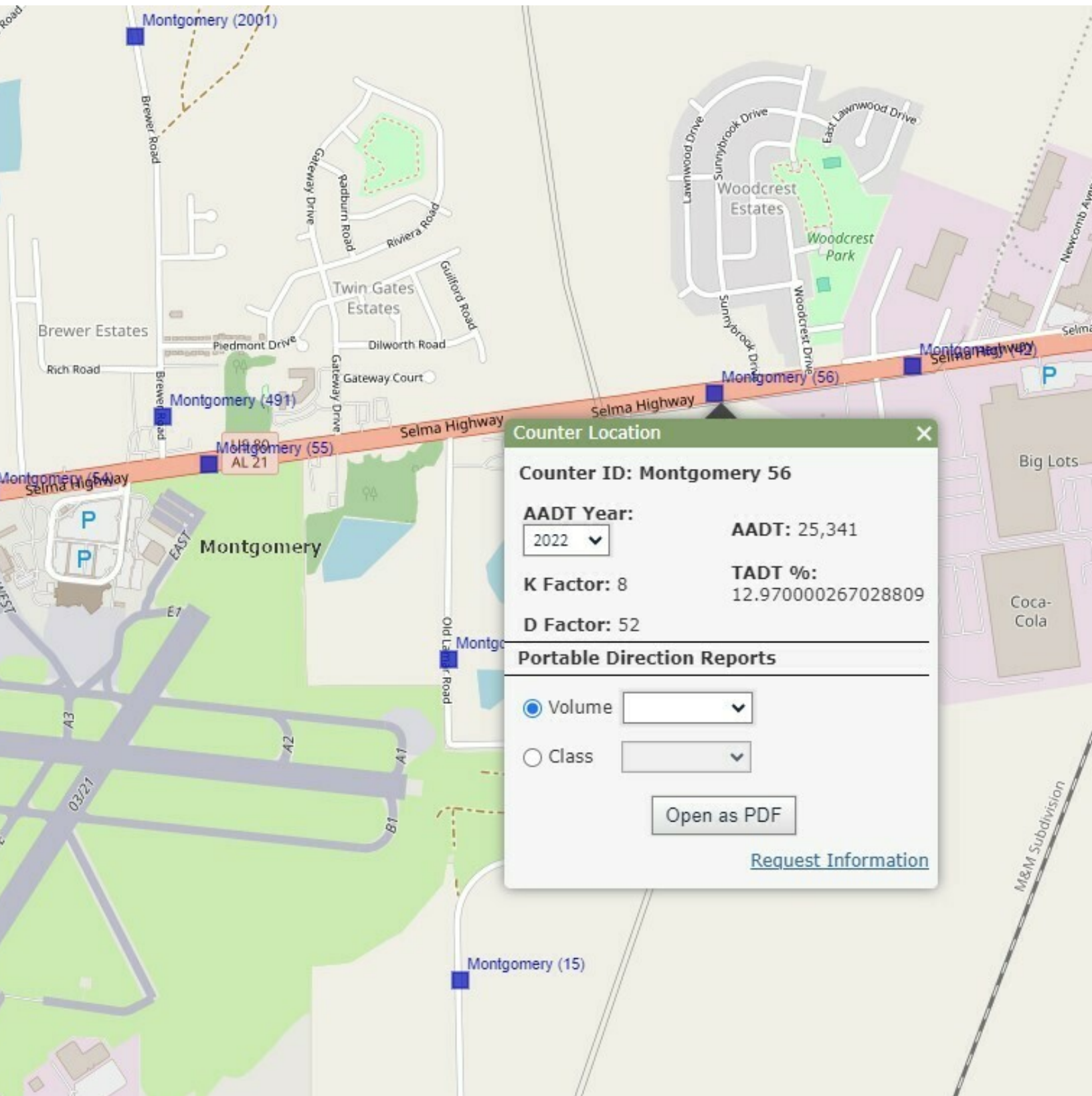


# TRAFFIC DATA



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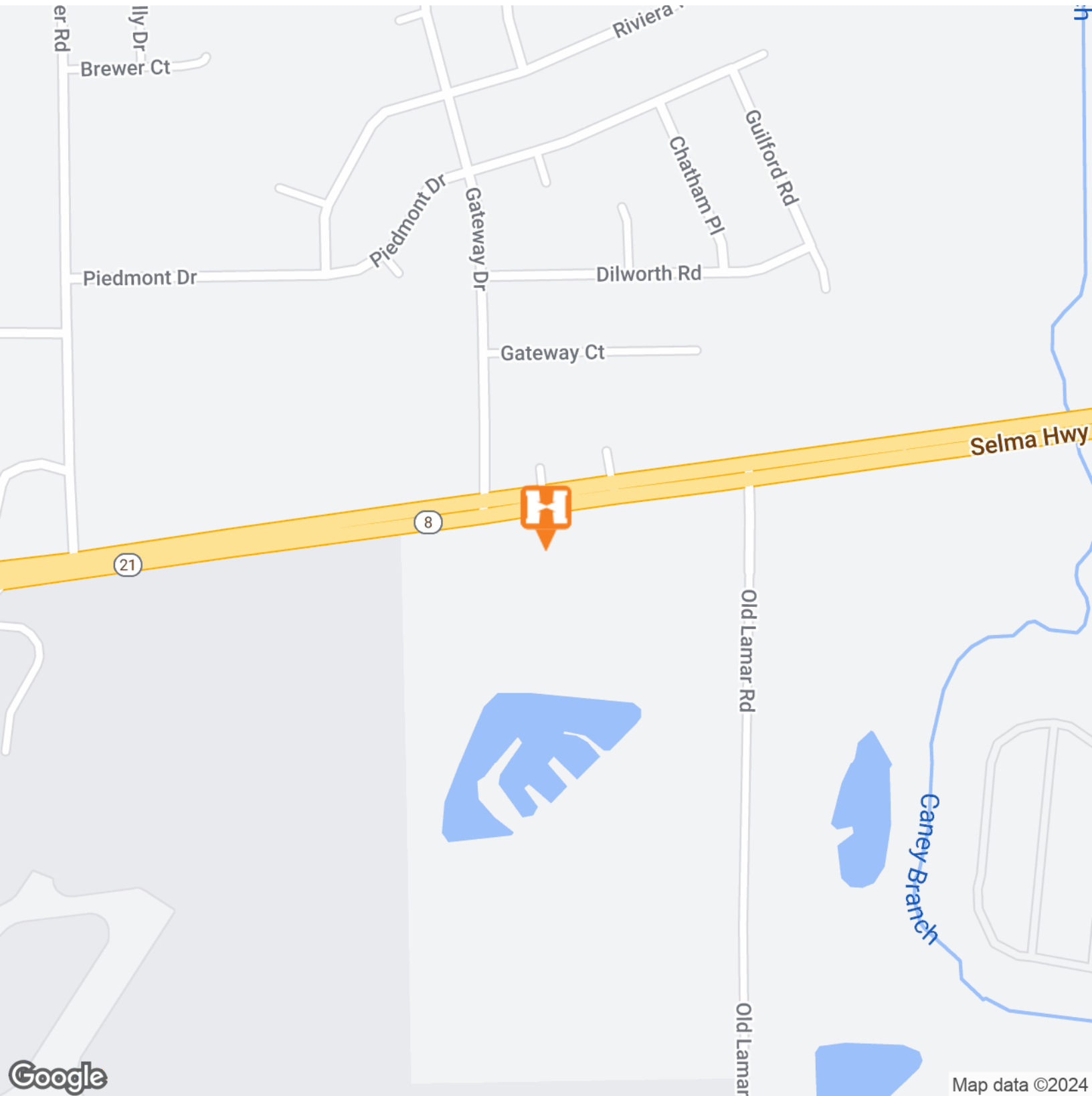
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# LOCATION MAP



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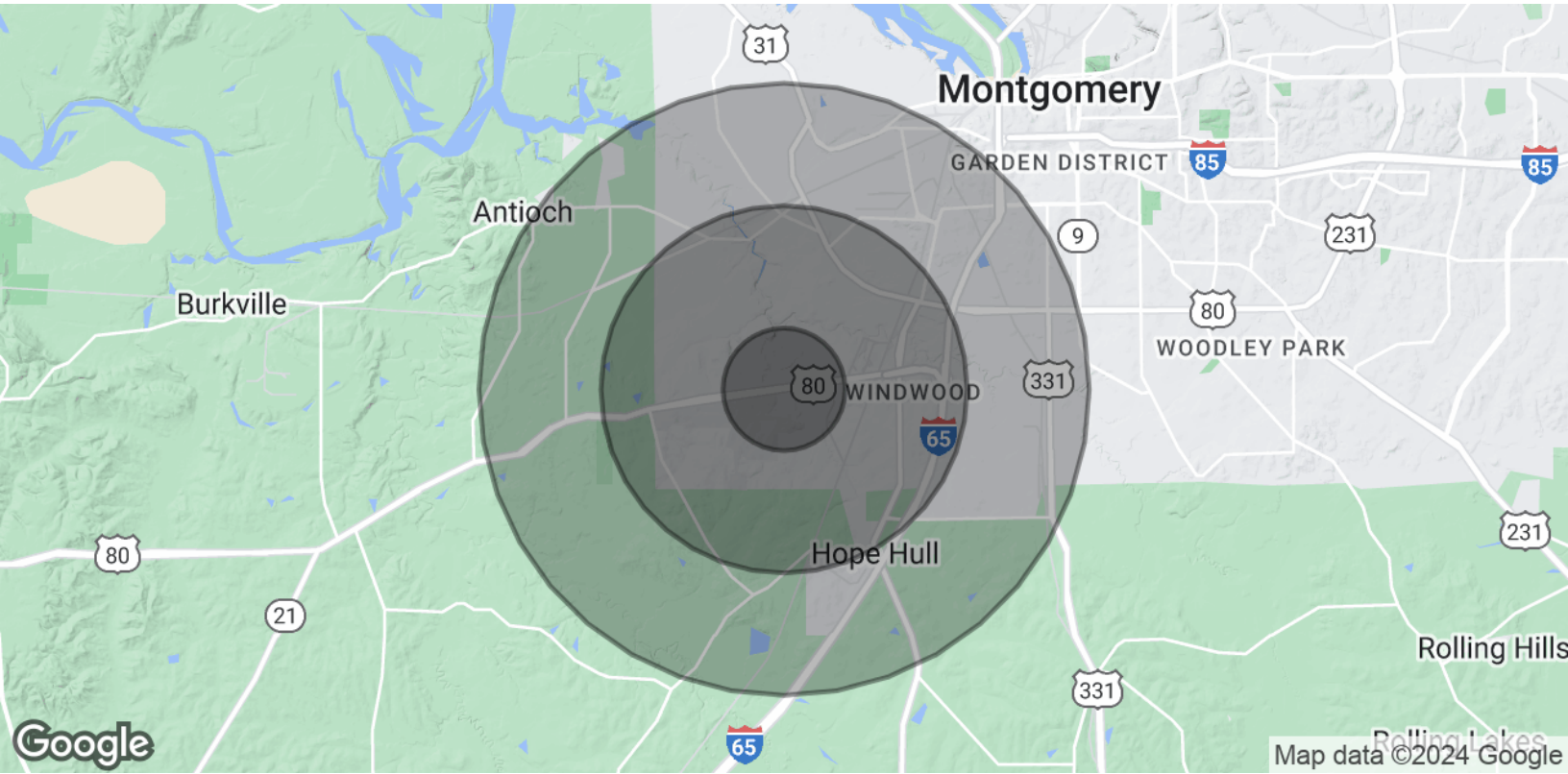
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# DEMOGRAPHICS MAP & REPORT



# Hodges

Commercial Real Estate



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,651	6,763	21,656
Average Age	45	44	43
Average Age (Male)	42	41	41
Average Age (Female)	47	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	662	2,723	9,052
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$45,007	\$46,666	\$43,795
Average House Value	\$125,848	\$144,152	\$128,593

Demographics data derived from AlphaMap