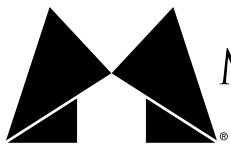


# WETUMPKA

ELMORE COUNTY, AL

128+/- ACRES SINGLE FAMILY DEVELOPMENT OPPORTUNITY



MACALLAN  
REAL ESTATE

**HEATH MILLIGAN**

**PRINCIPAL**

404.647.4999

heath@macallanre.com

1642 Powers Ferry Road SE, Suite 250

Marietta, Georgia 30067

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### INTRODUCTION

Macallan Real Estate is pleased to present for sale this 128-acre development opportunity within the city limits of Wetumpka, Alabama, just north of Montgomery. This area has seen explosive growth in recent years, making Elmore County the third fastest-growing county in the state of Alabama, according to the Central Alabama Regional Planning and Development Commission.

This tract is a future phase of the Cotton Lakes subdivision, which currently consists of 370 homes just East of the property. The site is served by the City of Wetumpka water and sewer and is currently zoned R-3 medium-density residential in the city, allowing for 7,200sf, 50-foot-wide lots.



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### PROPERTY FEATURES

- 128 Acres
- Zoned R-3 Medium Density Residential in the City of Wetumpka
- Minutes from downtown Wetumpka
- 30 minutes North of Montgomery
- Great demographics
- Highly rated Wetumpka High School District (Rated 8/10 by Greatschools.org)
- Less than 1 mile to Wetumpka elementary, middle, and high schools
- New construction homes in the area starting in the high \$200's
- Several large homebuilders active in the area

**ASKING PRICE: \$1,600,000 (\$12,500/ACRE)**



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### ZONING

The property is currently zoned R-3 medium-density residential in the City of Wetumpka:

- **Single-Family**
  - Min Lot Size: 7,200sf
  - Min Lot Width: 50'
  - Setbacks: 20' front, 5' side
  - Max. Height: 35'
  - Allows for 40' product



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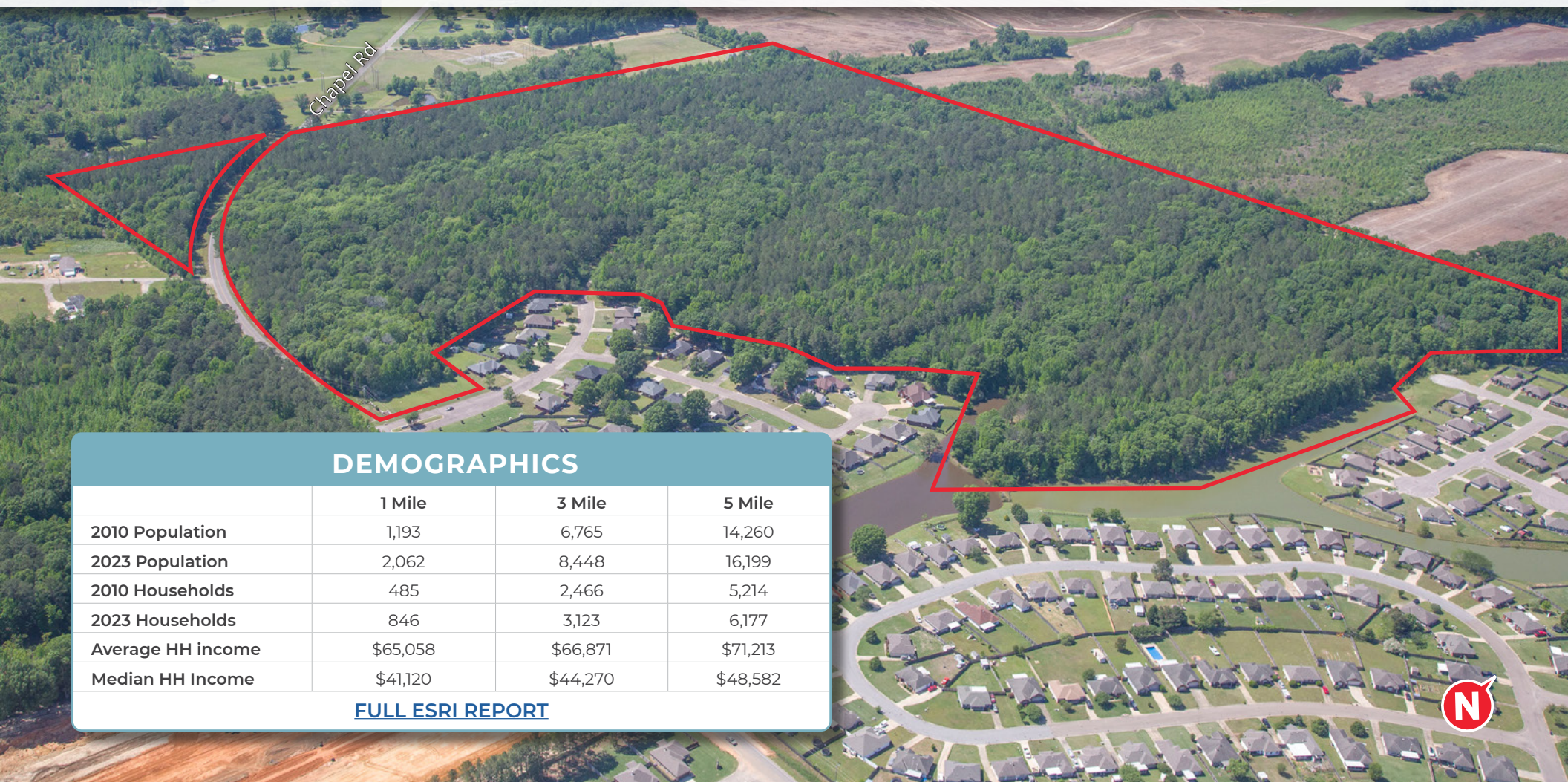
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### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2010 Population	1,193	6,765	14,260
2023 Population	2,062	8,448	16,199
2010 Households	485	2,466	5,214
2023 Households	846	3,123	6,177
Average HH income	\$65,058	\$66,871	\$71,213
Median HH Income	\$41,120	\$44,270	\$48,582

[FULL ESRI REPORT](#)



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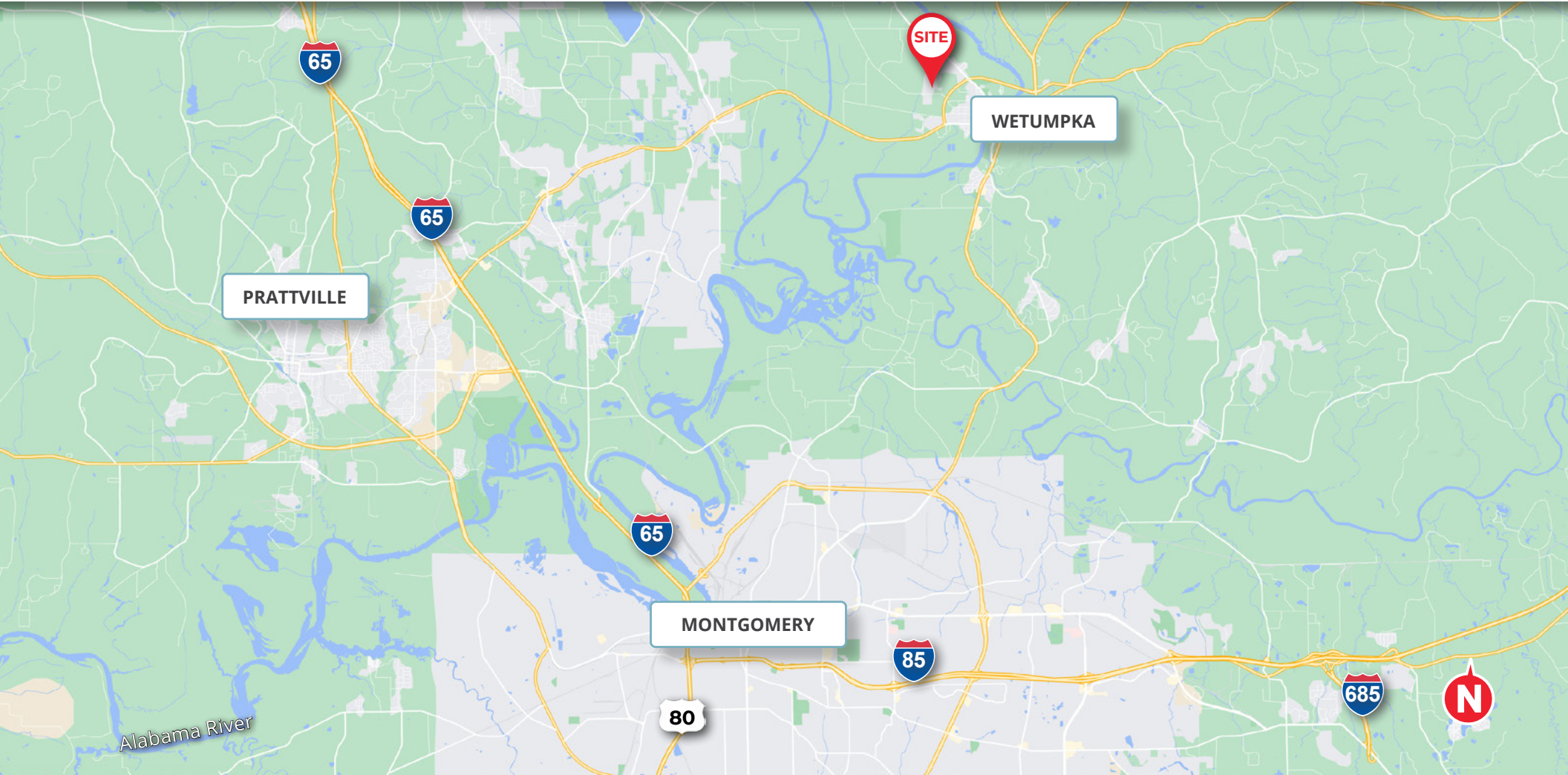
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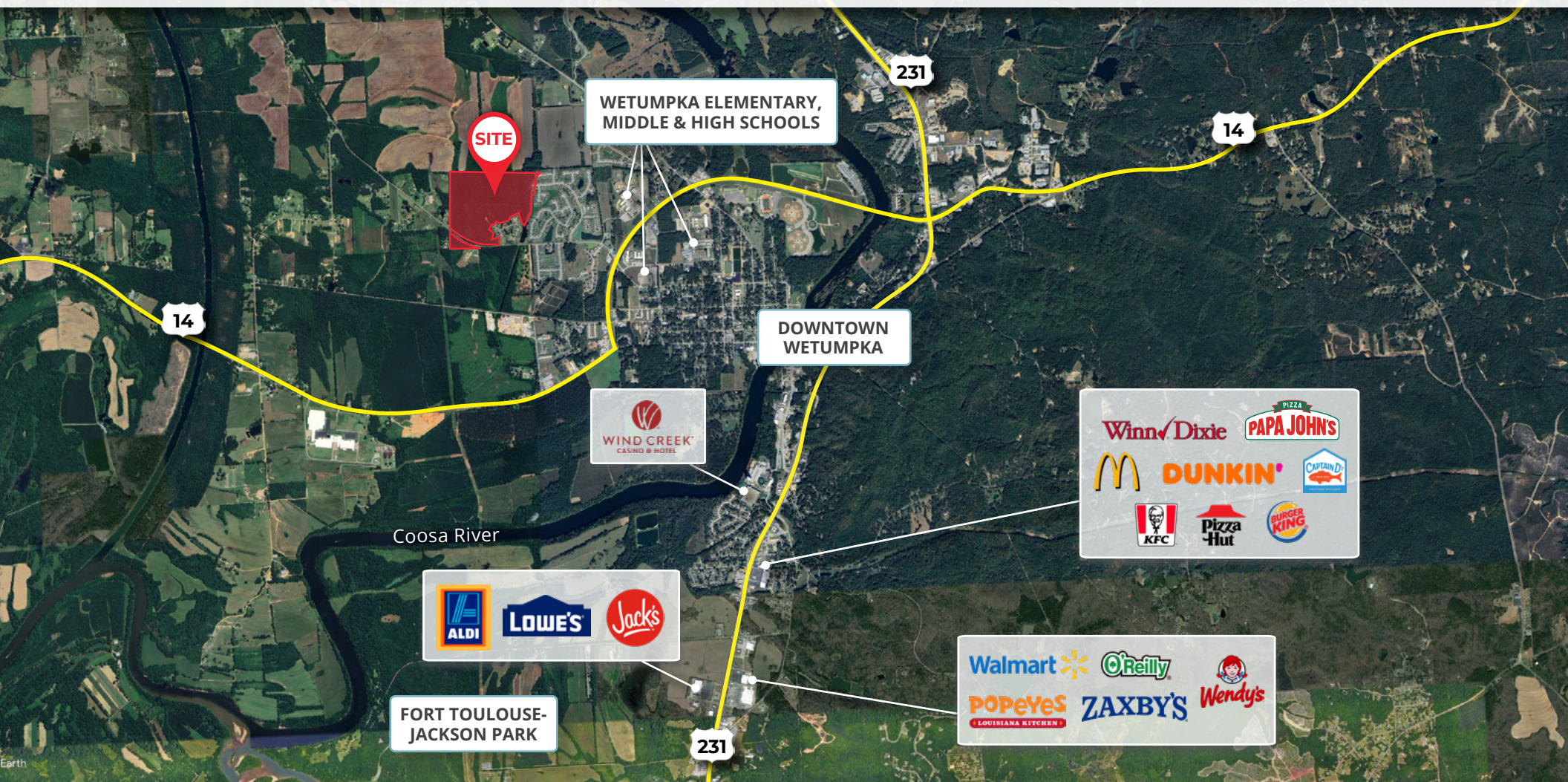
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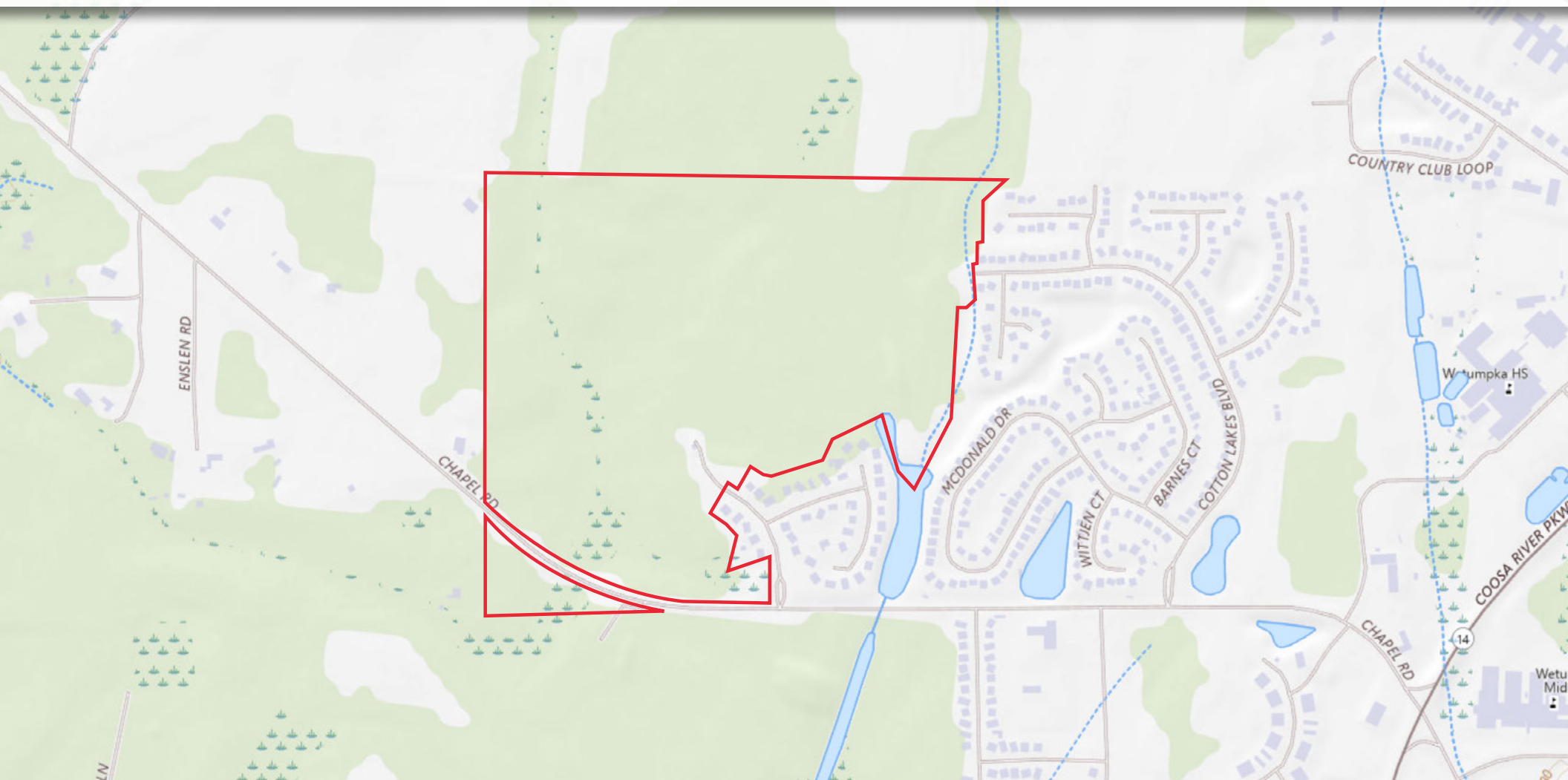
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CLICK HERE  
FOR MORE ON  
WETUMPKA,  
ALABAMA

### AREA OVERVIEW | WETUMPKA

Lying less than 2 miles southeast of the site and fondly referred to as “The City of Natural Beauty,” Wetumpka is nestled along the banks of the Coosa River in the foothills of the Southern Appalachian range. Wetumpka was incorporated in 1834 and has served as the county seat of Elmore County since it was formed in 1866. The area was once home to the Upper Creek Tribe and played a large role in the Creek War in the early 19th century. Many historical artifacts of this time period remain, including the nearby Fort Toulouse-Jackson Park. Wetumpka’s vibrant downtown streets are lined with antebellum homes, shops, and dining.



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### AREA OVERVIEW | JORDAN LAKE

Jordan Lake is situated just under 5 miles North of the site. The lake is a popular recreational destination and attracts sportsmen from all over for its high densities of sport fish, including Alabama spotted bass, largemouth bass, hybrid striped bass, bluegill, and crappie. The 6,800-acre impoundment was originally formed by Alabama Power in 1928 by the commission of the Jordan Hydroelectric Dam. The dam has a 100-megawatt generating capacity and was a key component of Alabama's power contributions during World War II.



[CLICK HERE FOR MORE ON JORDAN LAKE](#)



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