

FOR SALE

PROPERTY SUMMARY

±10 acres (all or part) available for sale on Alabama Avenue in Monroeville, AL, across from Walmart Supercenter. The site shares cross access with the only Walmart store in a 25 mile radius. Owner will subdivide land.

Monroeville is the county seat of Monroe County, Alabama, and has recently experienced significant economic development. Some of the recent developments include Sterling Packaging moving their Canadian operations to a 60,000 SF facility in Monroeville Industrial Park, Monroe County Hospital completing an addition to their Physicians' Clinic and a \$4.2 million renovation to their Emergency Room and Oncology Department, and Rose's opening in a 12,000 SF building on the Highway 21 bypass. Monroeville is also home to Gate Precast, a precast concrete production company that is one of the city's major employers, and to Coastal Alabama Community College's beautiful 100-acre campus, and to Monroeville Downtown Historic District, which has been listed on the National Register of Historic Places since 2009.

TOTAL AVAILABLE

- 10 ± AC

TOTAL PRICE

- \$650,000

POTENTIAL LOT BREAKDOWN

Lot	Size	SF	Price	Use
Lot 1	1.9 ± AC	Up to 15,600 SF	\$200,000	Retail
Lot 2	0.8 ± AC	Up to 3,700 SF	\$150,000	Medical
Lot 3	1.5 ± AC	Up to 3,000 SF	\$250,000	Fast Food
Lot 4	1.0 ± AC	Up to 8,000 SF	\$100,000	Office
Lot 5	3.6 ± AC	Up to 33,000 SF	\$150,000	Self Storage

2023 DEMOGRAPHICS

	5 MI	10 MI	25 MI
Population	10,554	14,955	35,525
Avg. HH Income	\$60,872	\$60,141	\$59,731

AREA BUSINESSES

Walmart Supercenter, Dollar Tree, Popeyes, Alabama River Credit Union, Monroe County High School, Monroe Academy, Coastal Alabama Community College



