

# 32 AC ON HWY 331

US HIGHWAY 331, MONTGOMERY, AL 36105

## Executive Summary



### OFFERING SUMMARY

Available SF:	± 32 AC
Lease Rate:	\$2,000.00 AC/month (Gross)
Lot Size:	32.5 Acres
Zoning:	M-1
Market:	Montgomery

### PROPERTY HIGHLIGHTS

- ± 32.5 AC of land available for 18-wheeler truck parking in a prime location adjacent to the Hyundai Motor Manufacturing facility, which boasted a peak revenue of \$1.5 billion in 2023. This site is strategically situated near the Inland Port Facility of Montgomery and is an ideal spot for a Hyundai supplier due to its close proximity. Additionally, it is approximately 3.5 miles from I-65, offering easy access to Birmingham within a 90-minute drive and Mobile within a 2.5-hour drive via I-65. Moreover, this location is just about 5.8 miles from Downtown Montgomery, home to Alabama's State Capital, The EJI (Equal Justice Initiative), Montgomery Riverfront, MPAC (Montgomery Performing Arts Center), numerous hotels, restaurants, retail establishments, and higher education facilities. Furthermore, it is only about 8.3 miles from Montgomery Regional Airport, which serves around 350,000 passengers annually and contributes over \$1.2 billion to the local economy each year.

#### GENE CODY, CCIM

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#### MOORE COMPANY REALTY

312 Catoma St #200, Montgomery, AL 36104  
334.262.1958 | moorecompanyrealty.com



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# Recent Projects



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## Lease Spaces



### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
32 Acres Highway 31	Available	32 Acres	NNN	\$2,000.00 Acre/month

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## Retail Map



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