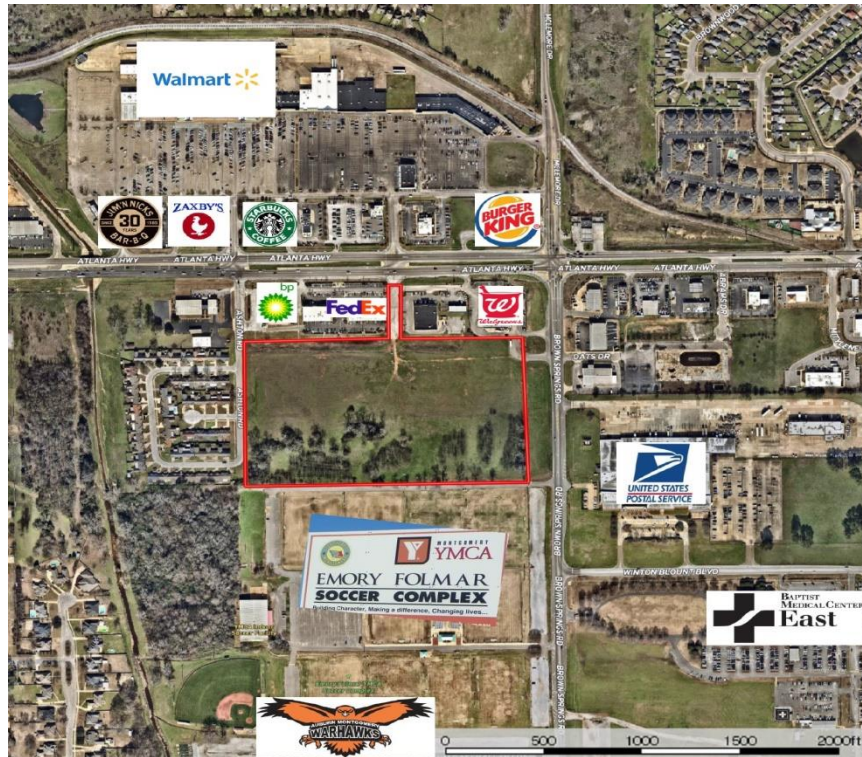




John Hall & Company
Commercial / Investment Property / Land
www.JohnHallCo.com

FOR SALE

Prime Development Property Montgomery, AL



ADDRESS: 6570 Atlanta Highway, Montgomery AL 36117

SALE PRICE: \$1,480,000 or \$67,273 per acre *PRICE REDUCED*

LOT SIZE: 22.03 acres

ZONING: B-2 (General Business)

This company, or any of its agents, will not be held responsible for any false or misleading information. Information is collected by agents from sources that agent deems reliable. Agent has used his best efforts and good faith to obtain reliable information.

4163 CARMICHAEL ROAD | MONTGOMERY, ALABAMA 36106 | (334) 270-8400 | www.JohnHallCo.com

CHARACTERISTICS:

This prime development property has street access on all four sides of the property. It is located on Atlanta Highway across from Walmart and numerous national retailers and restaurants. It is within walking distance to Emory Folmar Soccer Complex, YMCA, Dixie Youth baseball fields and the Winton Blount United States Post Office. It is 0.6 miles from Baptist East Medical Center and Auburn University at Montgomery. AUM offers more than 90 programs of study leading to bachelor's, master's, specialist, and doctoral degrees. Total enrollment is 5188 +/- and total academic staff is 318 +/-.

This property is ideal for a mixed use development which would include retail and multi-family. It is especially suited for a senior living community.

Daily traffic count on Atlanta Highway is 54,920 and on Brown Springs Road is 11,230.



Neighborhood Demographics

Radius (Miles)	1 Mile	3 Mile	5 Mile
Population Summary			
2010 Population	6,327	45,415	99,277
2020 Population Estimate	6,407	46,154	101,613
2025 Population Projection	6,441	46,487	102,437
Annual % Change (2020 - 2025)	0.1%	0.1%	0.2%
Housing Unit Summary			
2010 Housing Units	3,033	21,143	44,965
% Owner Occupied	46.3%	58.5%	58.2%
% Renter Occupied	43.5%	34.2%	33.8%
2020 Housing Units	3,083	21,813	46,368
% Owner Occupied	44.5%	55.2%	55.5%
% Renter Occupied	45.7%	37.0%	36.3%
2025 Housing Units	3,114	22,157	47,099
% Owner Occupied	44.3%	54.6%	55.1%
% Renter Occupied	45.6%	37.0%	36.2%
Annual % Change (2020 - 2025)	0.2%	0.3%	0.3%
Income Summary			
2020 Median Household Income Estimate	\$51,478	\$63,240	\$62,653
2025 Median Household Income Projection	\$54,499	\$67,224	\$67,402
Annual % Change	1.2%	1.2%	1.5%
2020 Per Capita Income Estimate	\$32,963	\$38,612	\$36,613
2025 Per Capita Income Projection	\$36,051	\$42,639	\$40,693
Annual % Change	1.8%	2.0%	2.1%

Source: ESRI (ArcGIS)

(Lat: 32.380351, Lon: -86.182262)

Within a three-mile radius, the reported population is 46,154 with a projected growth rate of approximately 0.1% annually. There are 21,813 housing units within that three-mile radius. The growth rate is expected to be 0.3% annually. Most of the housing is owner-occupied. Our research indicates that property values in the area are stable to increasing.

Within a three-mile radius, the median household income is \$63,240. Looking ahead, annual household income growth is projected at **1.2%** per year. The average income figures suggest that the inhabitants are within the middle income brackets.

Nuisances & External Obsolescence

Neighborhood properties have adequate levels of maintenance. No adverse or unfavorable factors were observed.

Neighborhood Life Cycle

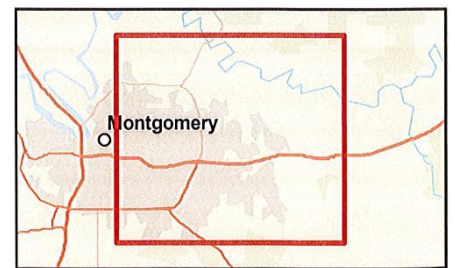
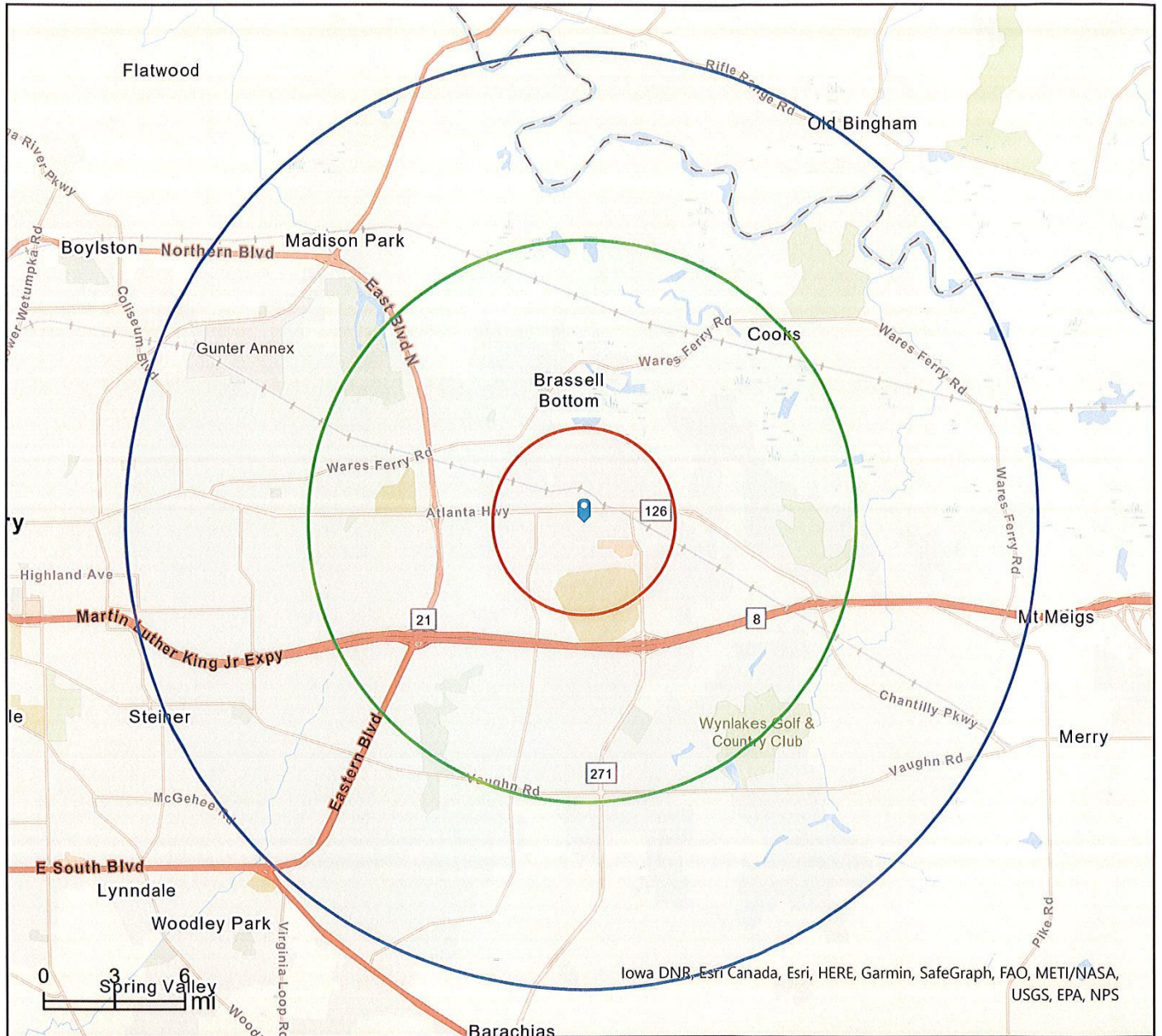
Most neighborhoods are classified as being in four stages: **growth, stability, decline, and renewal**. Overall, the subject neighborhood is in the stability stage of its life cycle.



Site Map

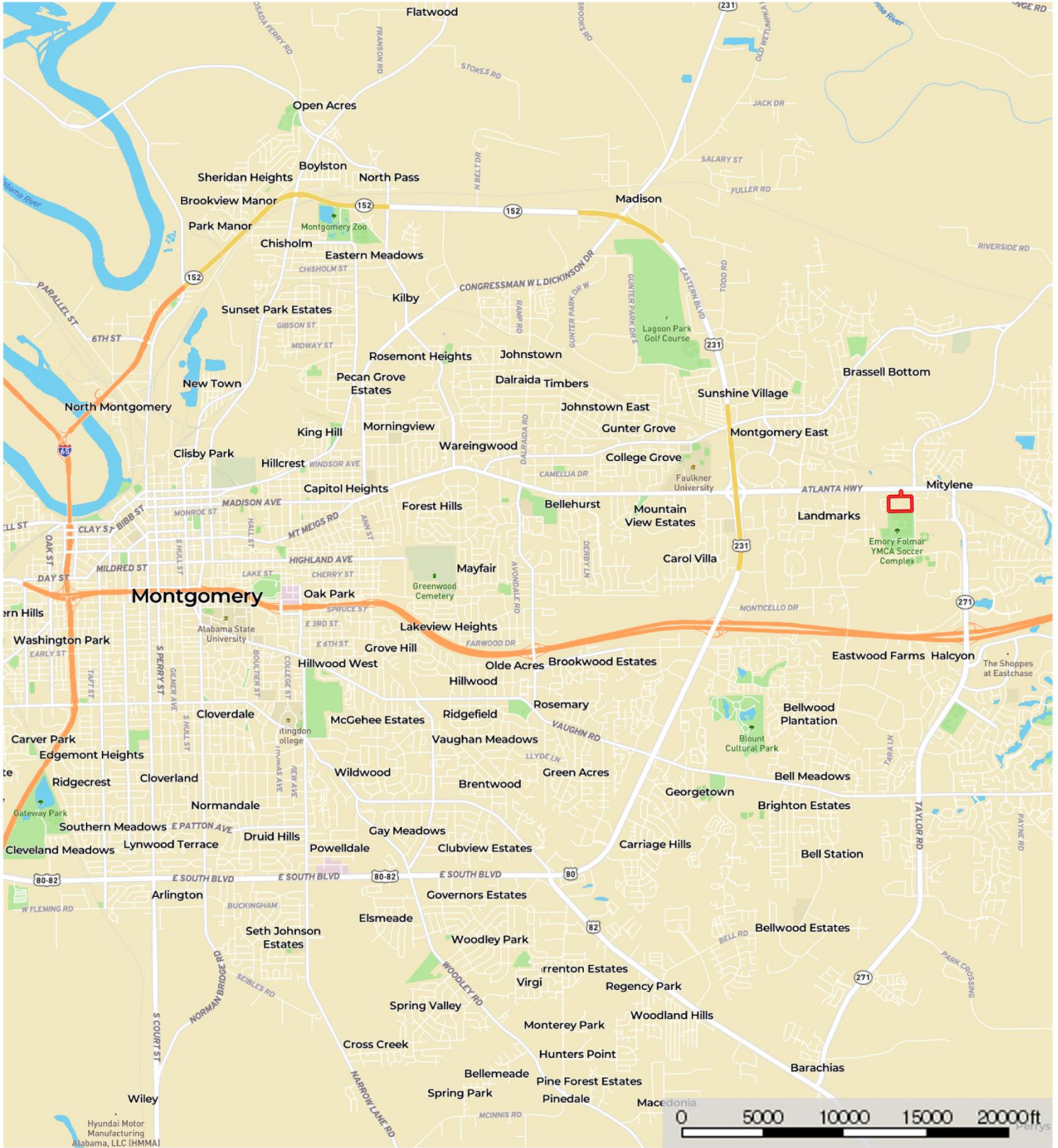
6570 Atlanta Hwy, Montgomery, Alabama, 36117
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.38065
Longitude: -86.18238



May 19, 2021

6570 Atlanta Hwy Auburn University Alabama, AC +/-



Boundary

Walton Hall

PROPERTY ADVISORS

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Neighborhood Demographics

Radius (Miles)

1 Mile

3 Mile

5 Mile



High and dry. Excellent soil.



100% useable land



Walmart across from site



Dozens of national retailers and restaurants



FedEx adjacent to site



Walgreens in walking (or golf cart) distance



Emory Folmar Soccer Complex



Winton Blount U.S. Post Office



Emory Folmar YMCA



Ashton Place Garden Homes