

1.54-ACRE INDUSTRIAL SITE NEAR AMAZON & HYUNDAI BLVD | FOR SALE

7050 MOBILE HWY. MONTGOMERY, AL  
36105



## OFFERING SUMMARY

|                |                |
|----------------|----------------|
| Sale Price:    | \$225,000      |
| Building Size: | 1,400 +/- SF   |
| Shop Size:     | 1,620 +/- SF   |
| Lot Size:      | 1.54 +/- Acres |
| Zoning:        | AGR-1 & M-1    |

## PROPERTY OVERVIEW

Located along Mobile Highway in Montgomery's west industrial corridor, 7050 Mobile Hwy offers a rare opportunity to acquire ±1.54 acres in close proximity to the Amazon fulfillment center and Hyundai Boulevard. The site benefits from strong industrial adjacency, with most surrounding properties zoned M-1 and M-3, supporting a wide range of light to heavy industrial uses. Approximately half of the property is zoned M-1, offering immediate industrial functionality with potential for future expansion through zoning alignment. The property includes an existing 1,400 +/- SF residence, suitable for office conversion or on-site management, along with a 1,620 +/- SF shop, ideal for service, storage, or light manufacturing operations. This well-positioned asset is ideal for owner-users, investors, or contractors seeking a flexible industrial site with existing improvements in a high-demand logistics and manufacturing corridor. For more information, contact Paul Hodges at 334-315-1382.

## PROPERTY HIGHLIGHTS

- **1.54-acre site in Montgomery's West Industrial Corridor**
- **Proximity to the Amazon Fulfillment Center & Hyundai Boulevard**
- **Partial M-1 zoning with surrounding M-1 and M-3 industrial uses**
- **Existing 1,400 +/- SF residence suitable for office or on-site use**
- **1,620 +/- SF shop ideal for service, storage, or light industrial use**
- **Located along Mobile Highway with strong commercial exposure**
- **Well-suited for owner-user, contractor, or investor acquisition**

**PAUL HODGES**

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## EXTERNAL PHOTOS



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## INTERIOR PHOTOS



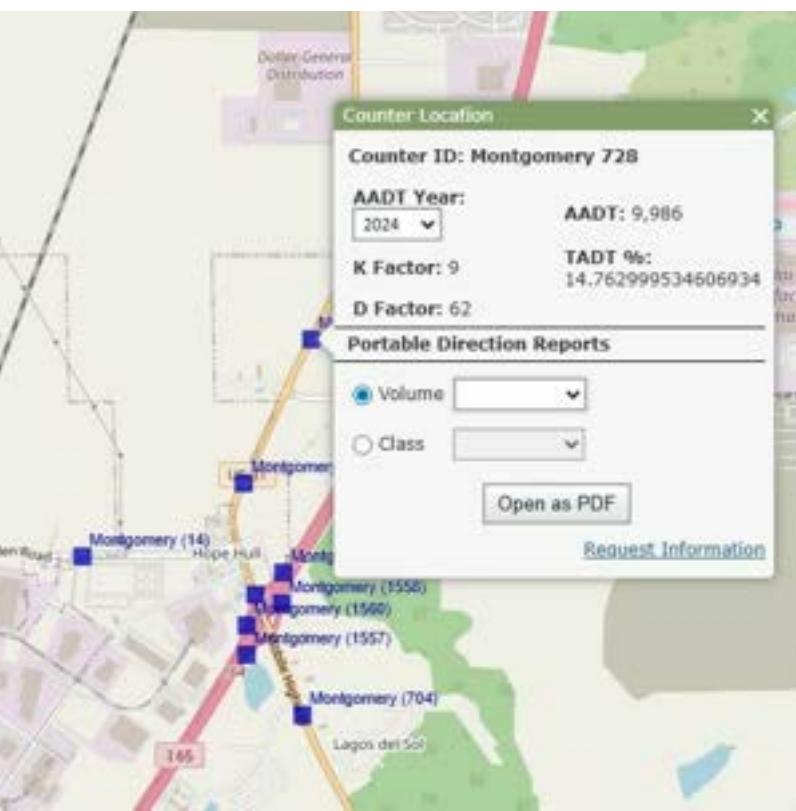
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## ADDITIONAL PHOTOS



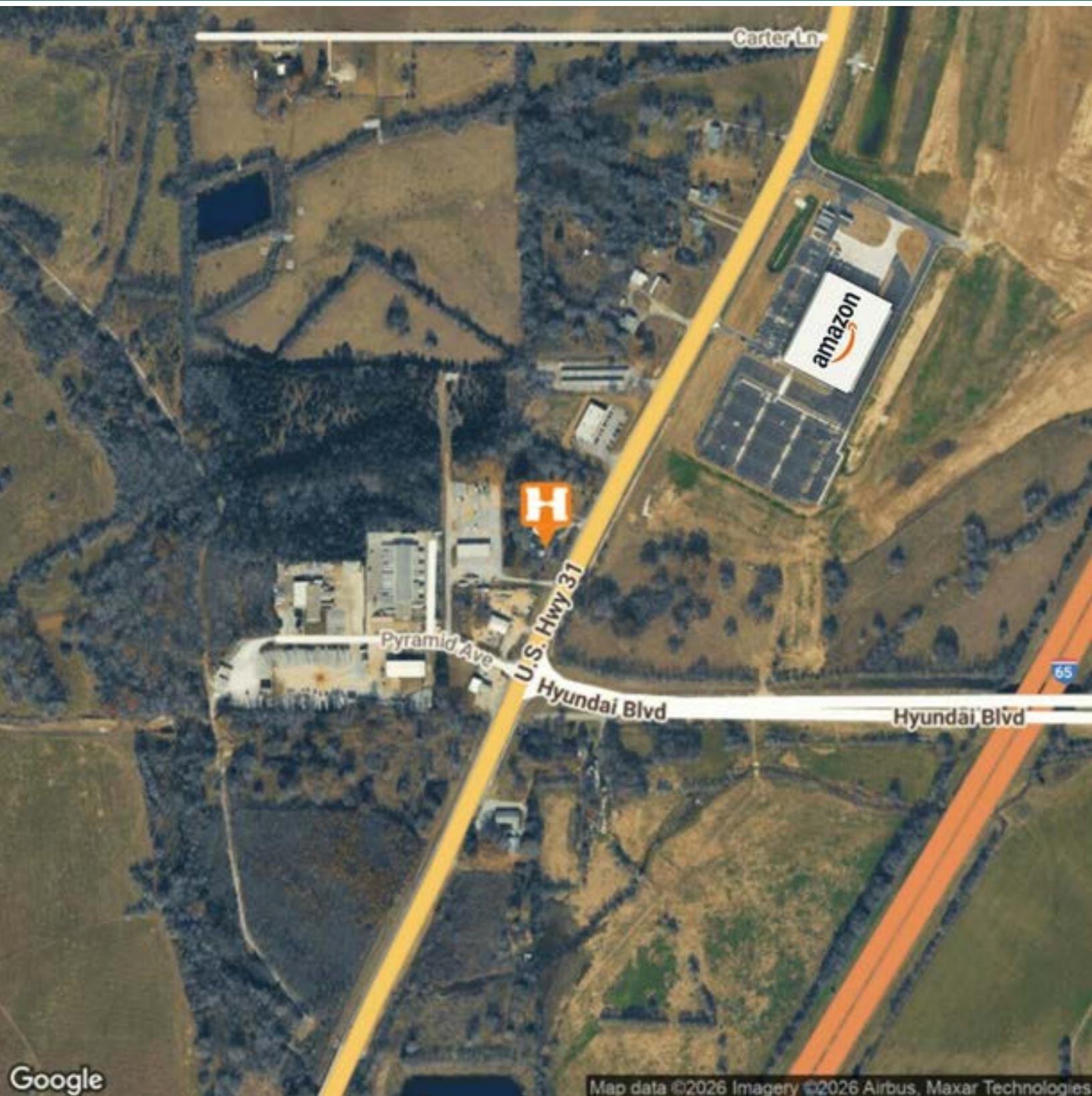
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## AERIAL MAP



Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

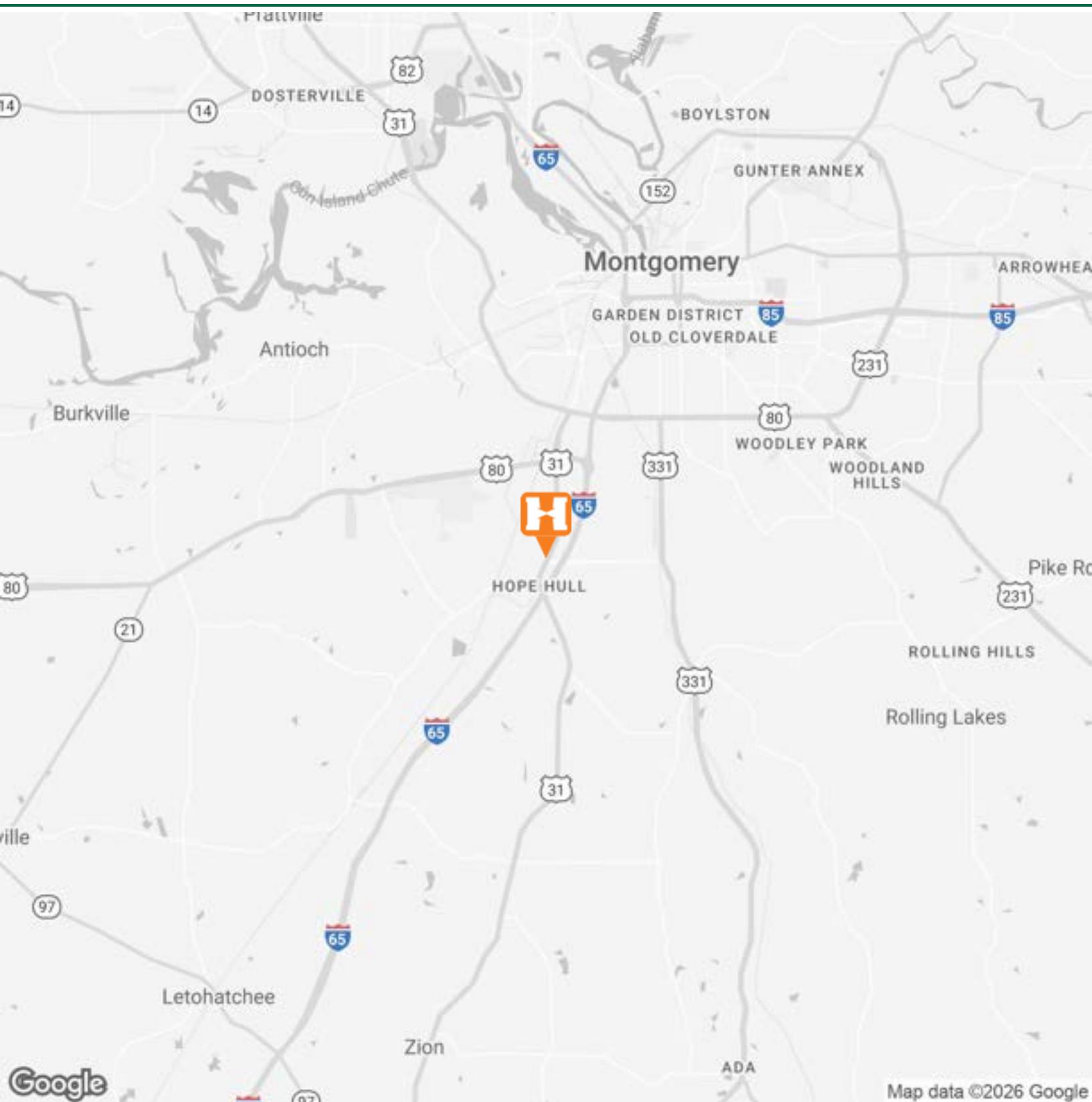
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## LOCATION MAP



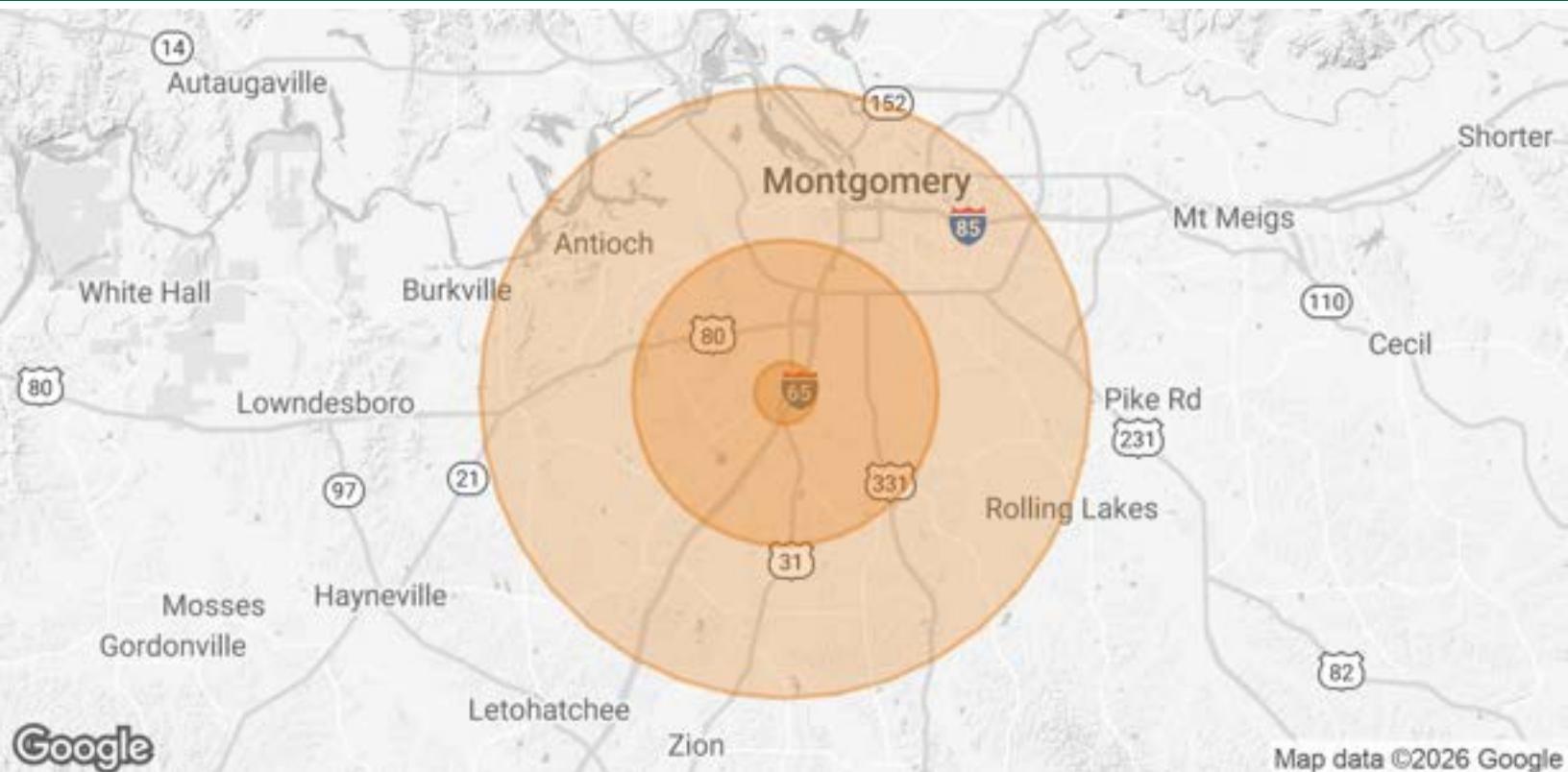
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**POPULATION**

|                      | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 267    | 21,723  | 146,837  |
| Average Age          | 47     | 43      | 40       |
| Average Age (Male)   | 45     | 41      | 38       |
| Average Age (Female) | 48     | 44      | 41       |

**HOUSEHOLDS & INCOME**

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 115       | 8,930     | 60,872    |
| # of Persons per HH | 2.3       | 2.4       | 2.4       |
| Average HH Income   | \$62,326  | \$50,394  | \$63,543  |
| Average House Value | \$228,359 | \$136,023 | \$177,182 |

Demographics data derived from AlphaMap

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