

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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**THE RIGHT PLACE.
THE RIGHT SPACE.**

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

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EXTERNAL PHOTOS



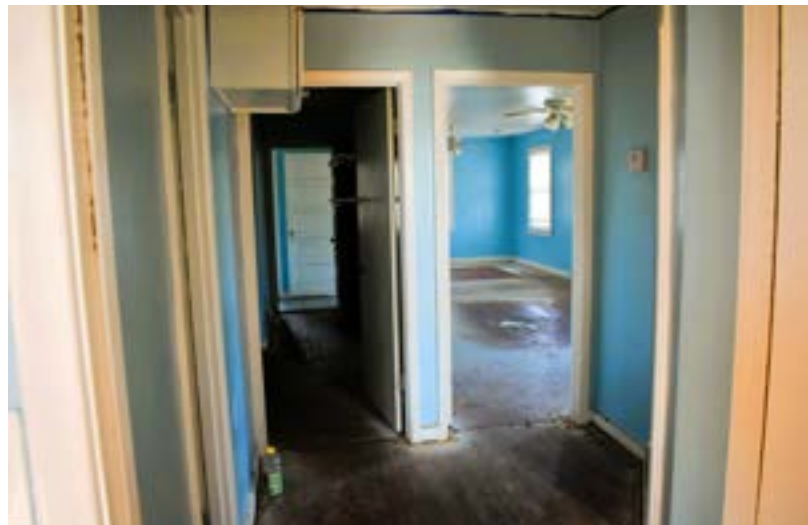
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INTERIOR PHOTOS



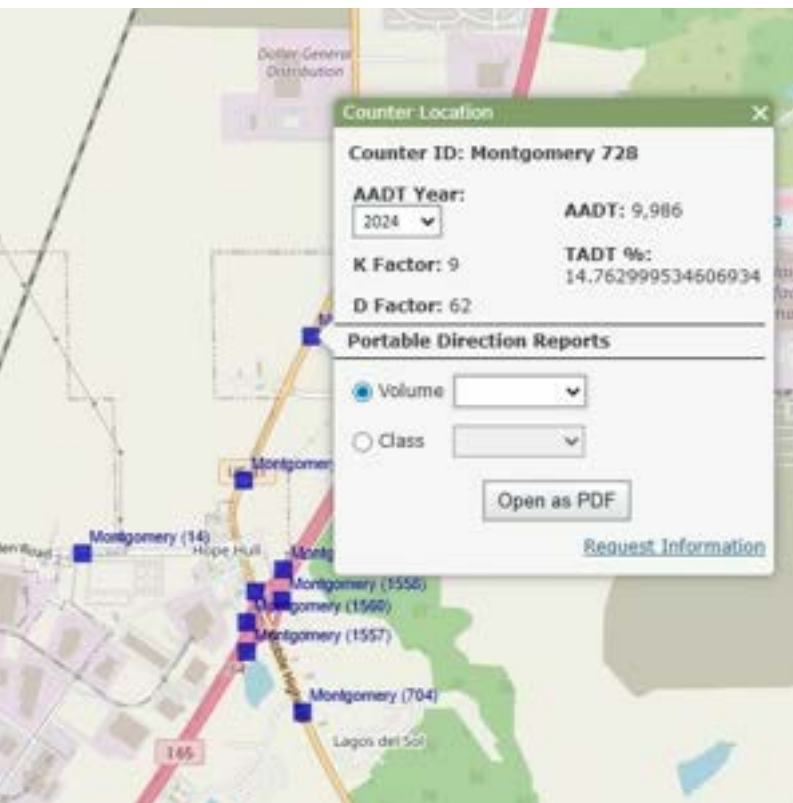
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ADDITIONAL PHOTOS



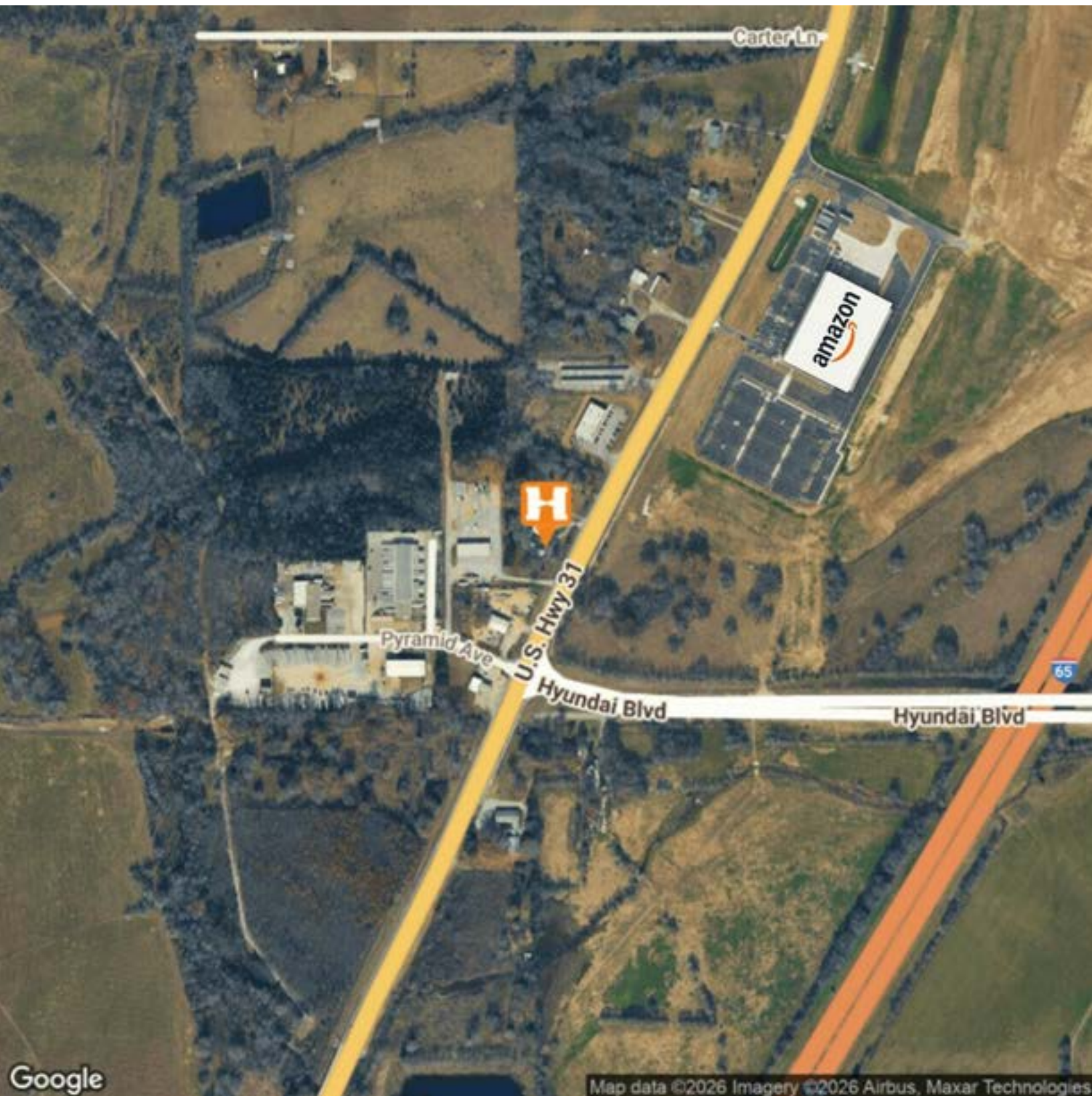
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AERIAL MAP



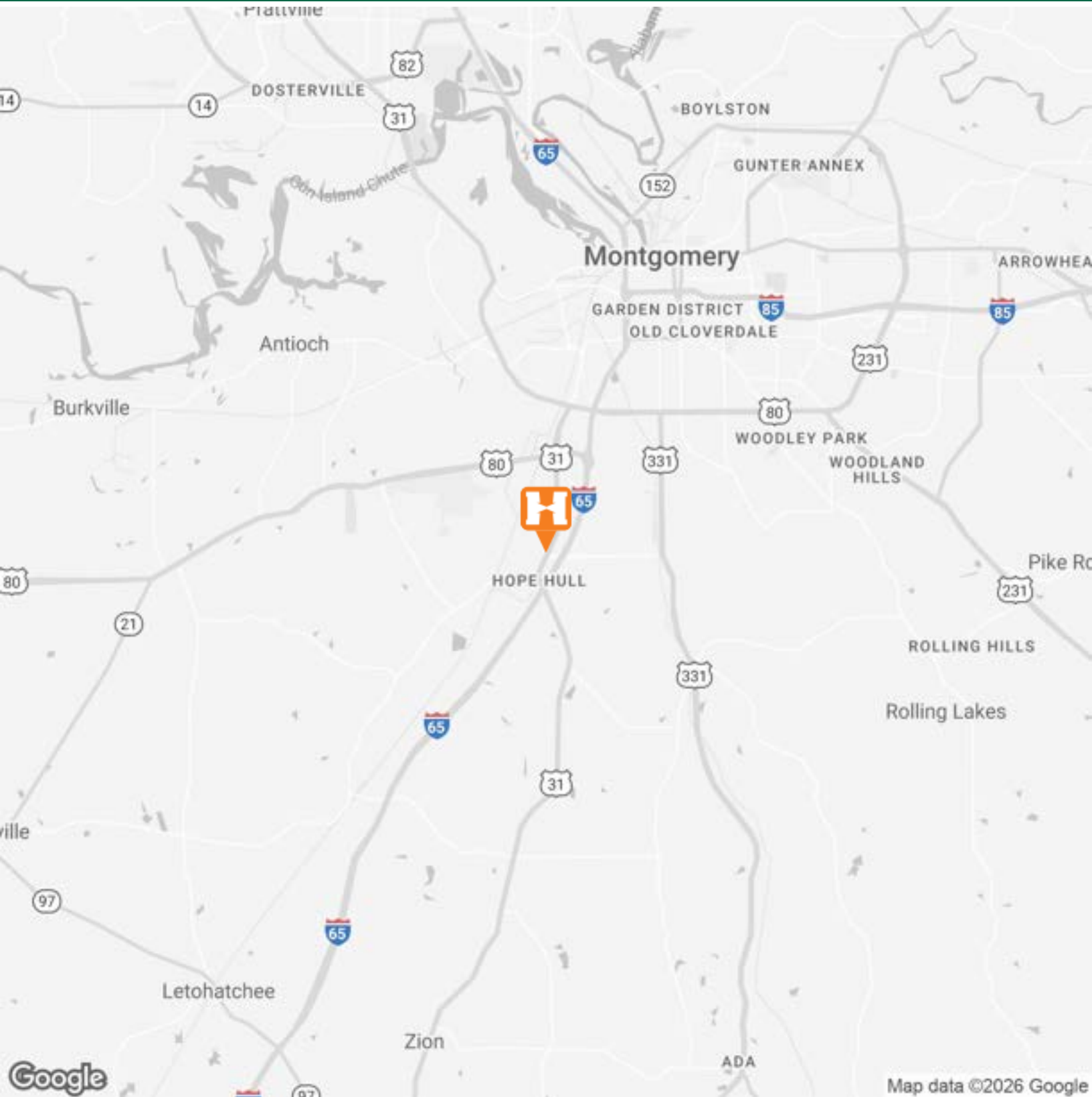
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LOCATION MAP



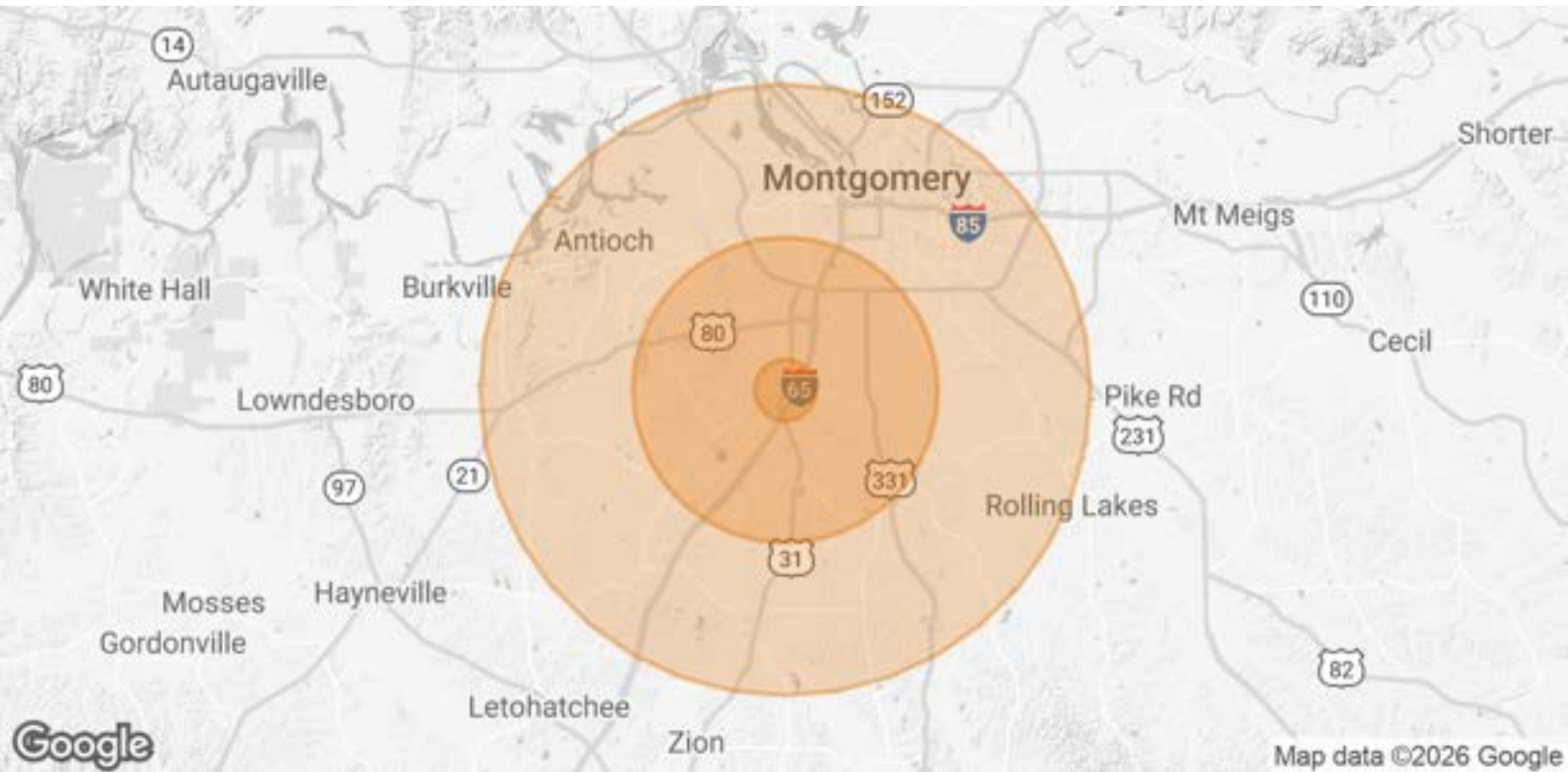
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DEMOGRAPHICS MAP & REPORT



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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