

# HISTORIC CHAPPELL HOUSE

1020 MAXWELL BLVD, MONTGOMERY, AL 36104

## Executive Summary



### OFFERING SUMMARY

Available SF:	5,500 SF
Lease Rate:	Contact Agent
Lot Size:	± 2.0 Acres
Building Size:	± 5,500
Zoning:	T4-0

### PROPERTY HIGHLIGHTS

- ± 5,500 SF Building
- Listed on the National Register of Historic Places
- Owner to deliver a “Warm Shell”
- Exterior to be fully restored
- Adjacent to Whitewater Park featuring special events and concerts
- One block from Maxwell Air Force Base (12,500 employees)
- New hotel planned next door, expected to break ground in 2026
- Maxwell Blvd Traffic Counts: ± 13,871 AADT
- Maxwell Air Force Base employees 12,500 and injects approximately \$2.6 billion into the local economy each year.
- Montgomery Whitewater is projected to generate over \$36 Million annually. It hosts major events including U.S. Olympic Team Trail for Canoe Slalom and Kayak Cross. It is a favorite tourist attraction.
- Known for its historical heritage, Montgomery also hosts numerous national athletic events. It is home to 5 colleges /universities and brings over 2.2 million visitors to Montgomery for business and pleasure.

GENE CODY, CCIM, SIOR

334.386.2441  
gcody@mcrmpm.com

WATKINS JOHNSTON IV

334.322.5369  
Wjohnston@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma Street, Suite 200, Montgomery, AL 36104  
334.262.1958 | moorecompanyrealty.com



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Photos

## HISTORIC CHAPPELL HOUSE



Historic Chappell House



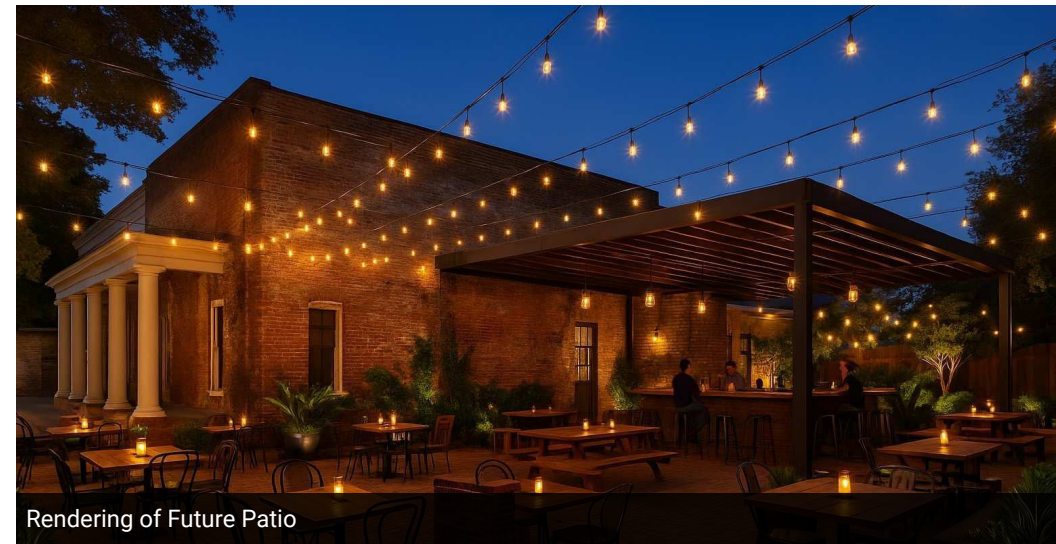
Current Exterior



Rendering of Future Exterior



Current Patio



Rendering of Future Patio

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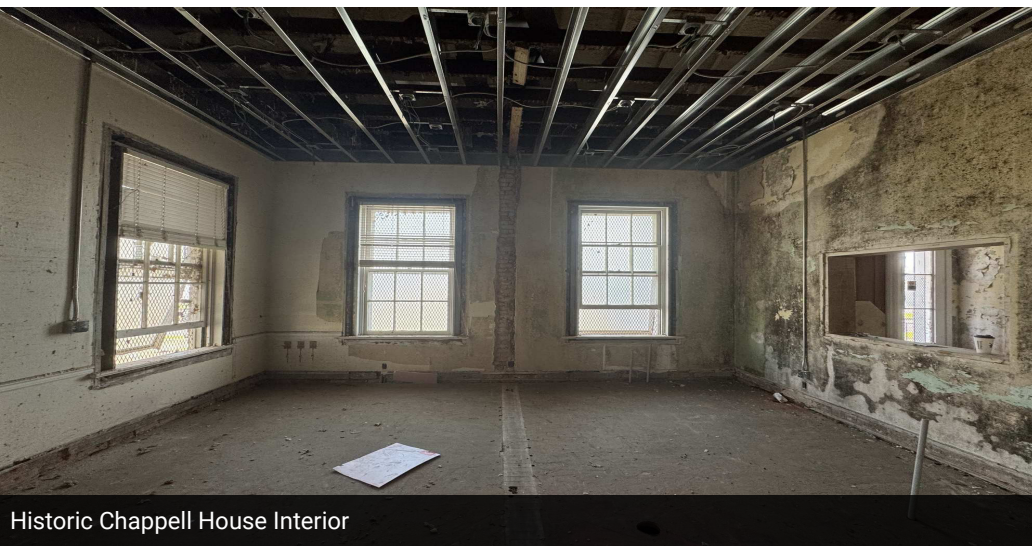
Photos



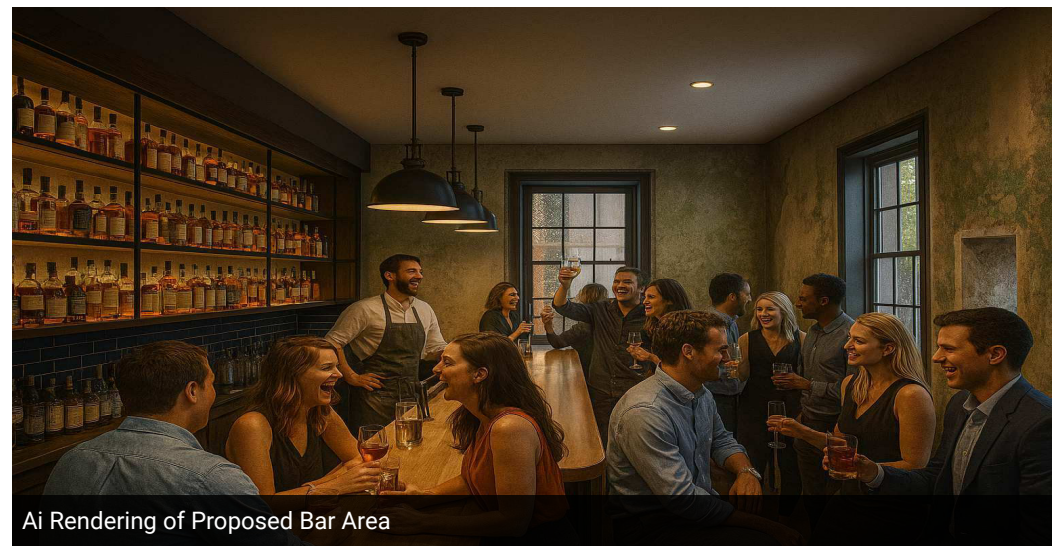
Historic Chappell House Interior



Ai Rendering of Proposed Interior



Historic Chappell House Interior



Ai Rendering of Proposed Bar Area

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Montgomery Alabama



Montgomery Biscuits Stadium



Montgomery Whitewater Park Rendering



Alabama State Capitol in Montgomery

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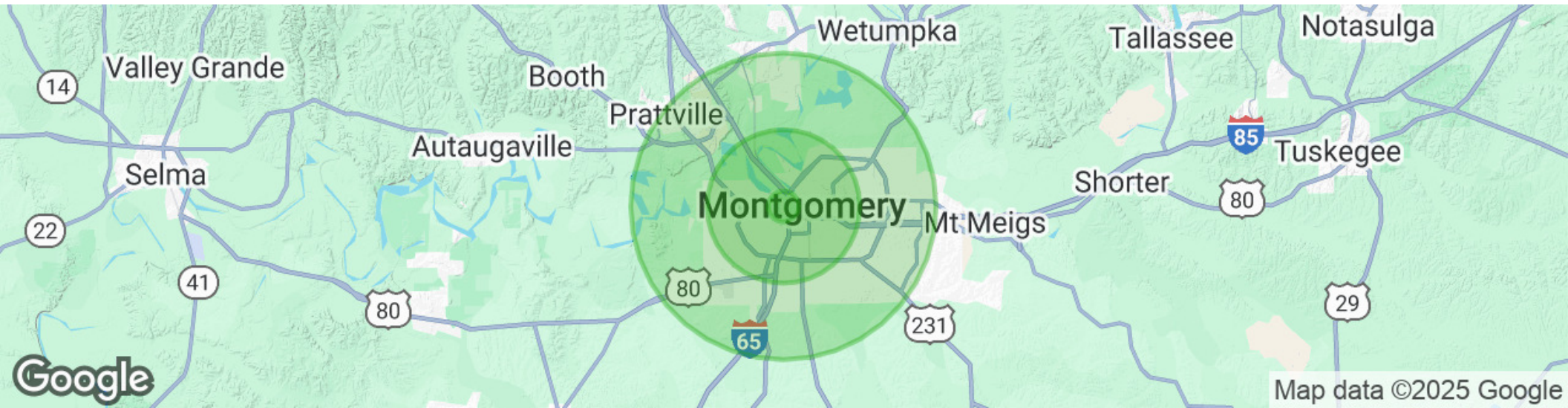
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## Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,171	79,987	207,553
Average Age	41	40	39
Average Age (Male)	41	38	38
Average Age (Female)	40	41	41
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	913	32,238	86,027
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$64,577	\$60,428	\$67,687
Average House Value	\$192,170	\$171,807	\$185,237

Demographics data derived from AlphaMap

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## Retail Map



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