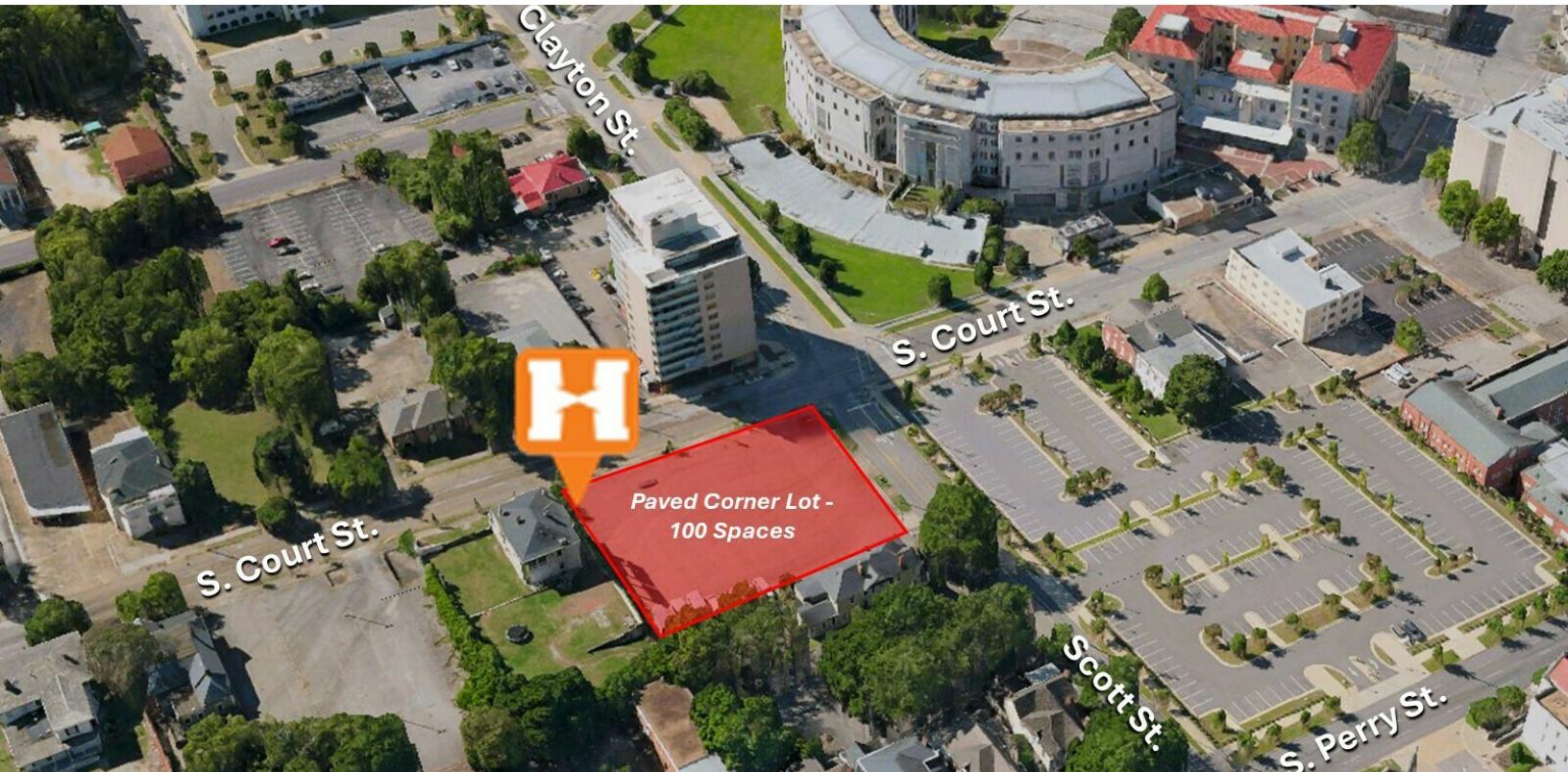


# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$2,500.00 per month (Ground)
Available SF:	33,707 SF
Lot Size:	33,707 SF

## PROPERTY OVERVIEW

This ±33,707 SF paved corner lot offers a prime opportunity for commercial use in the heart of Montgomery. Positioned at the intersection of S. Court Street and Scott Street, the property provides excellent visibility and accessibility, featuring approximately 196 feet of frontage on Scott Street and 200 feet of frontage on S. Court Street. Located near Exit 1 of I-85, the site benefits from daily traffic counts exceeding 127,000 vehicles (ALDOT 2024), offering outstanding exposure to one of Montgomery's busiest corridors. Zoned T4-O (General Urban – Open), the property accommodates a wide range of commercial, mixed-use, and office-oriented uses. Its central location, dual road frontage, and paved surface make it ideal for fleet parking, contractor staging, a used car lot, or other light commercial operations. For more information, contact Paul Hodges at 334-315-1382.

## PROPERTY HIGHLIGHTS

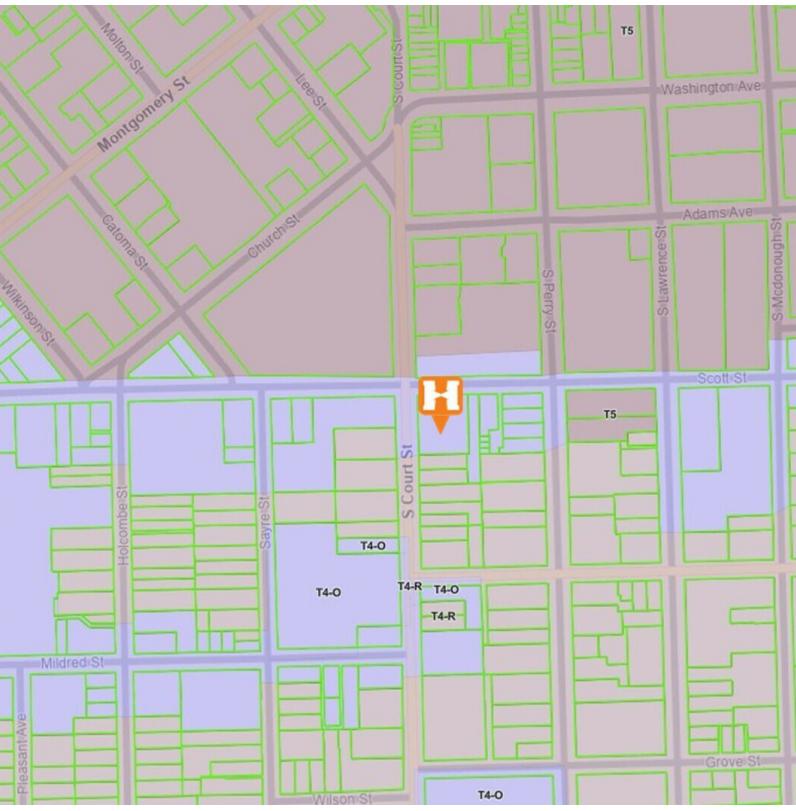
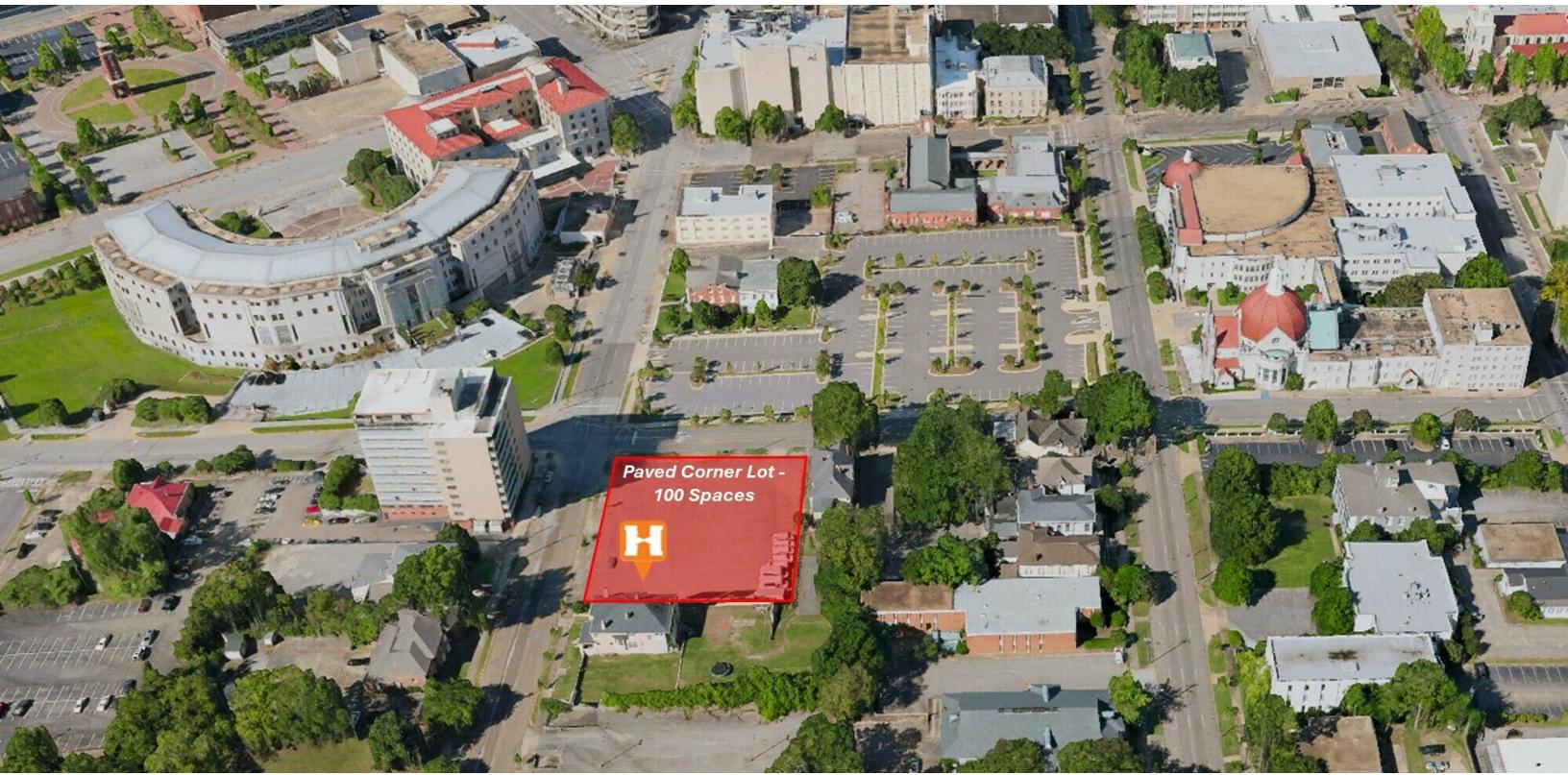
- Excellent visibility with dual frontage on S. Court St. and Scott St.
- 196' of frontage on Scott Street and 200' on S. Court Street
- Zoned T4-O (General Urban – Open), allowing flexible commercial uses
- Convenient access to downtown Montgomery and major corridors
- Ideal for a used car lot, fleet parking, contractor staging, or similar uses
- Near Exit 1 of I-85 — over 127,000 vehicles per day (ALDOT 2024)

## PAUL HODGES

paul.hodges@hodgeswarehouse.com  
334.315.1382

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## ADDITIONAL PHOTOS



**PAUL HODGES**

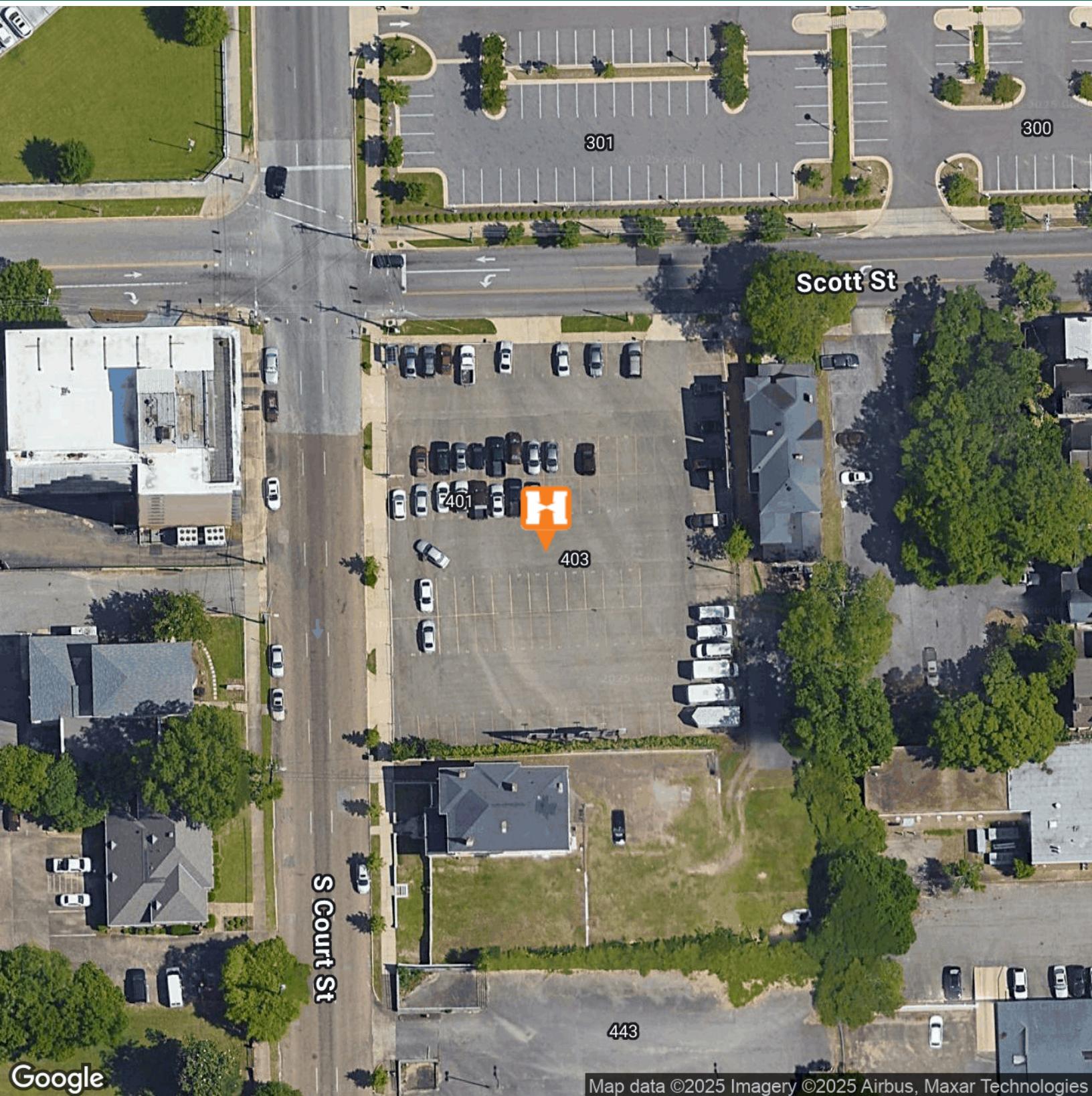
paul.hodges@hodgeswarehouse.com

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## AERIAL MAP



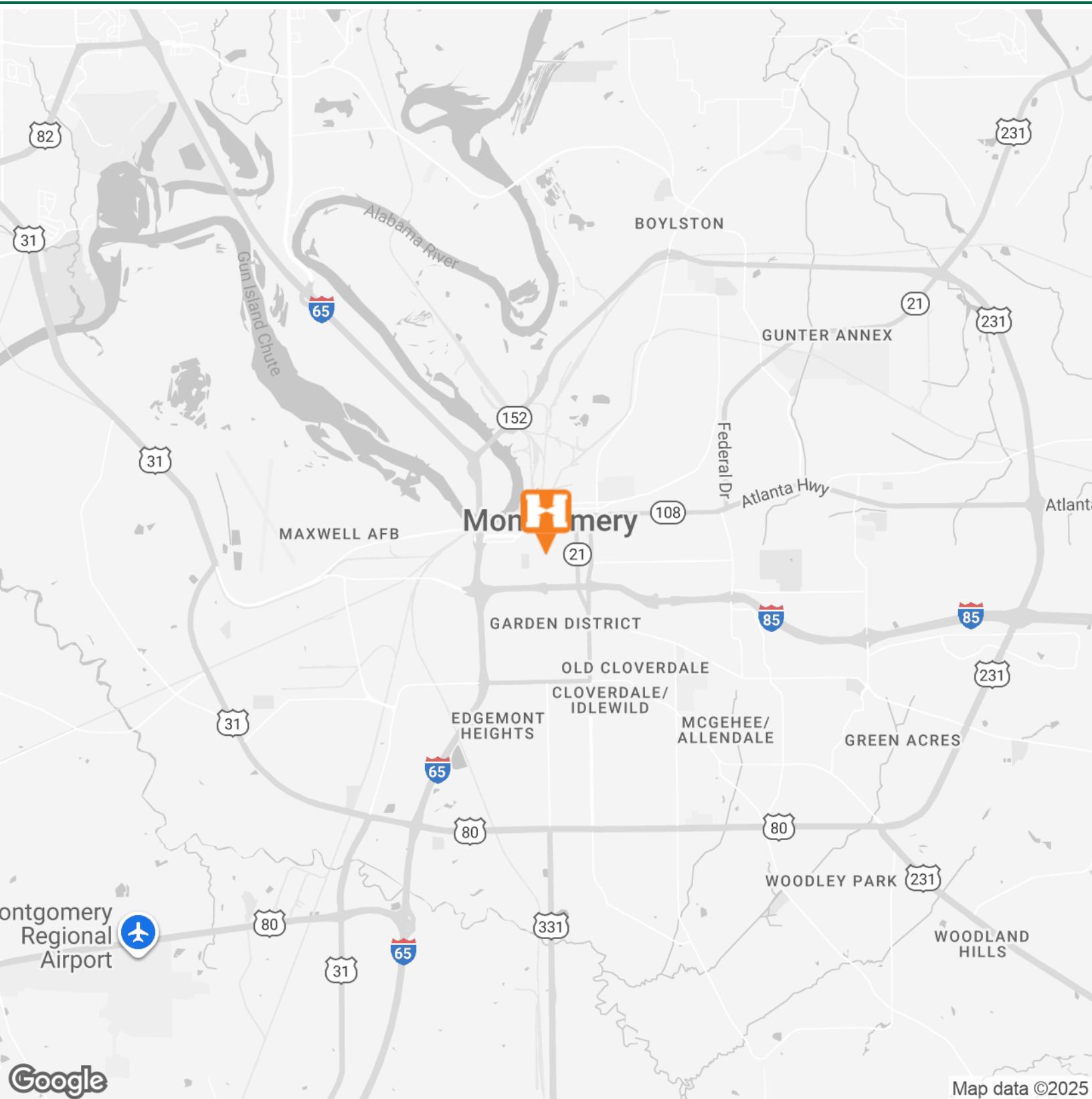
Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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paul.hodges@hodgeswarehouse.com  
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## LOCATION MAP



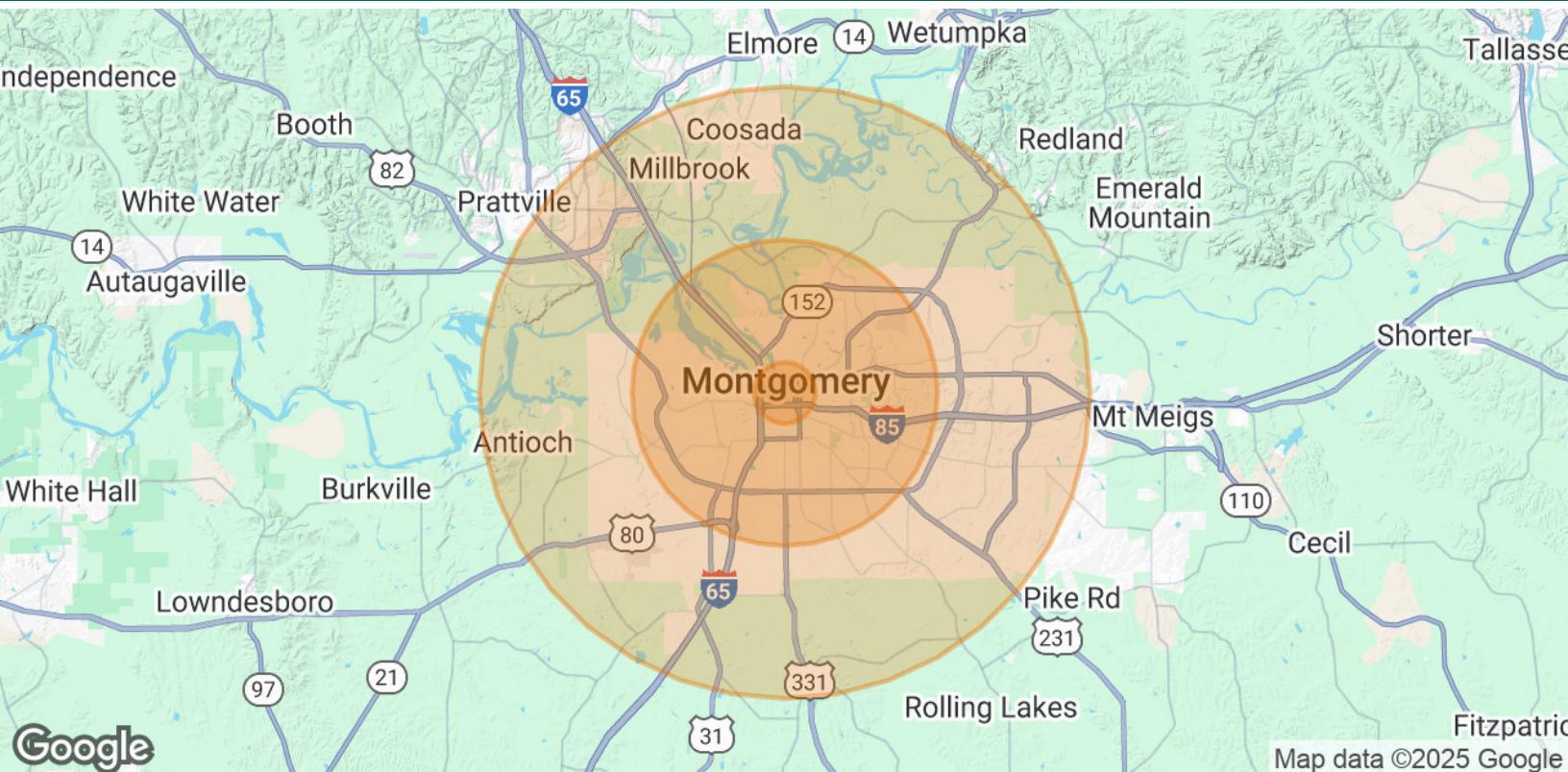
Map data ©2025

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\*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.



Map data ©2025 Google

**POPULATION**

	1 MILE	5 MILES	10 MILES
Total Population	6,230	102,007	220,369
Average Age	38	40	40
Average Age (Male)	37	38	38
Average Age (Female)	40	41	41

**HOUSEHOLDS & INCOME**

	1 MILE	5 MILES	10 MILES
Total Households	2,406	41,477	91,572
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$39,884	\$63,872	\$73,782
Average House Value	\$204,280	\$175,744	\$202,988

Demographics data derived from AlphaMap

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