

OFFERING SUMMARY

Sale Price:	\$30,000 / Acre
Lot Size:	190-500 +/- Acres
Price / Acre:	\$30,000

PROPERTY OVERVIEW

This 190-500 +/- acre property is strategically located along U.S. Highway 331, a key north-south transportation corridor serving Montgomery and connecting to major markets across south Alabama and the Gulf Coast. The site offers excellent accessibility with direct routes to U.S. Highway 80 and I-65, providing seamless connectivity for regional distribution and travel. The surrounding area features significant industrial and commercial activity, supported by nearby infrastructure, including the Montgomery Regional Airport, Hyundai Motor Manufacturing Alabama, and CSX rail access. With its expansive acreage, visibility along a major highway, and proximity to established logistics and industrial centers, this property presents an exceptional opportunity for large-scale industrial, logistics, or commercial development. For more information, contact Paul Hodges at 334-315-1382.

PROPERTY HIGHLIGHTS

- 190 - 500 ±/- acres of prime development land along U.S. Highway 331
- Strategic north-south corridor connecting Montgomery to Gulf Coast markets
- Excellent access to U.S. Highway 80 and I-65 for regional distribution
- Proximity to major infrastructure, including Montgomery Regional Airport and CSX rail
- Near Hyundai Motor Manufacturing Alabama, and established industrial activity
- Ideal for industrial, logistics, or commercial development
- Strong regional growth supported by ongoing infrastructure investment
- High visibility and accessibility along a major transportation route

PAUL HODGES

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 334.315.1382

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1024 BUTLER MILL RD. - 190-500 +/- ACRE TRACT | LAND FOR SALE

ADDITIONAL PHOTOS



190 +/- Acres, expandable up to 500 +/- acres



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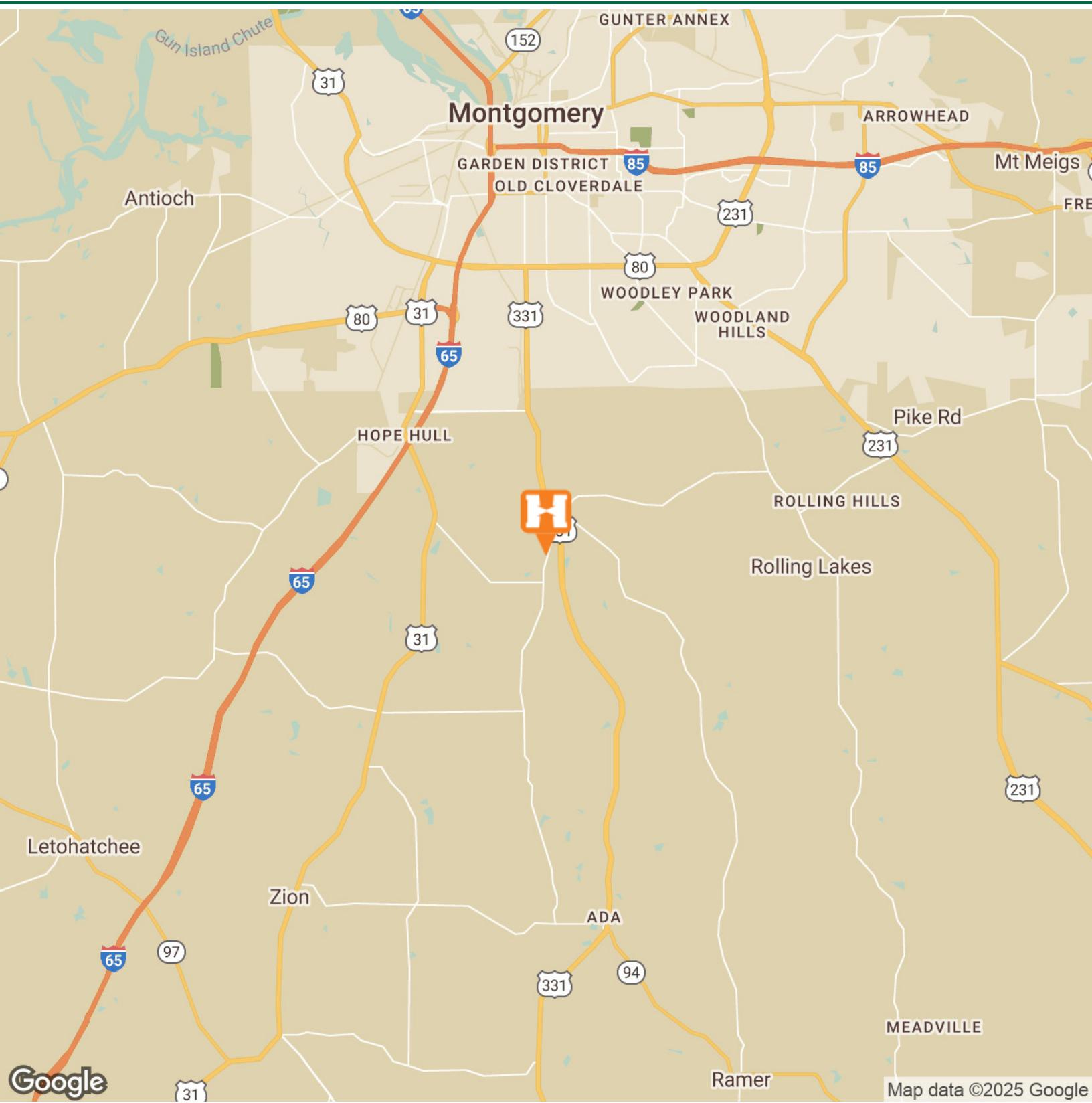
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*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges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

LOCATION MAP



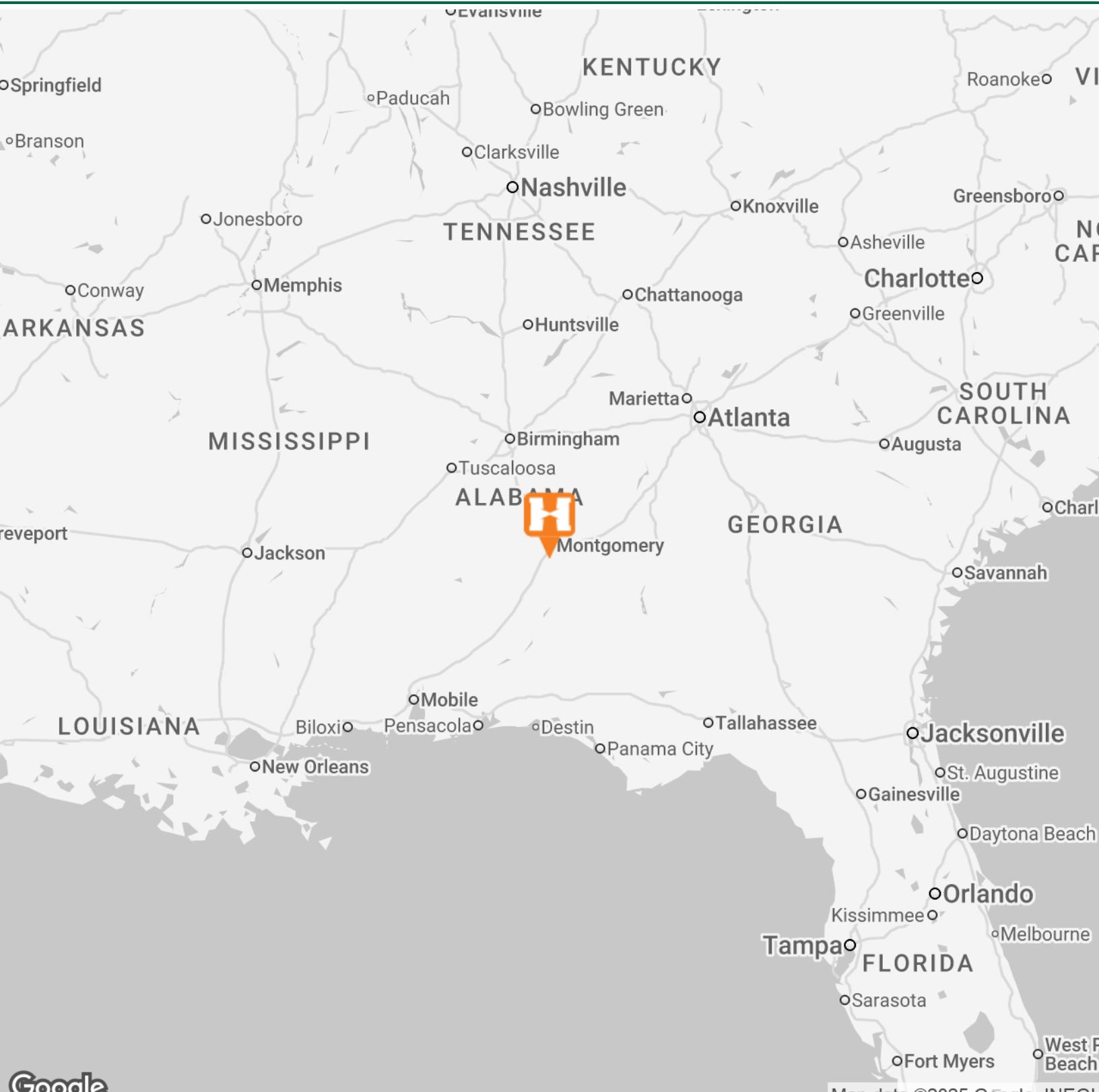
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REGIONAL MAP



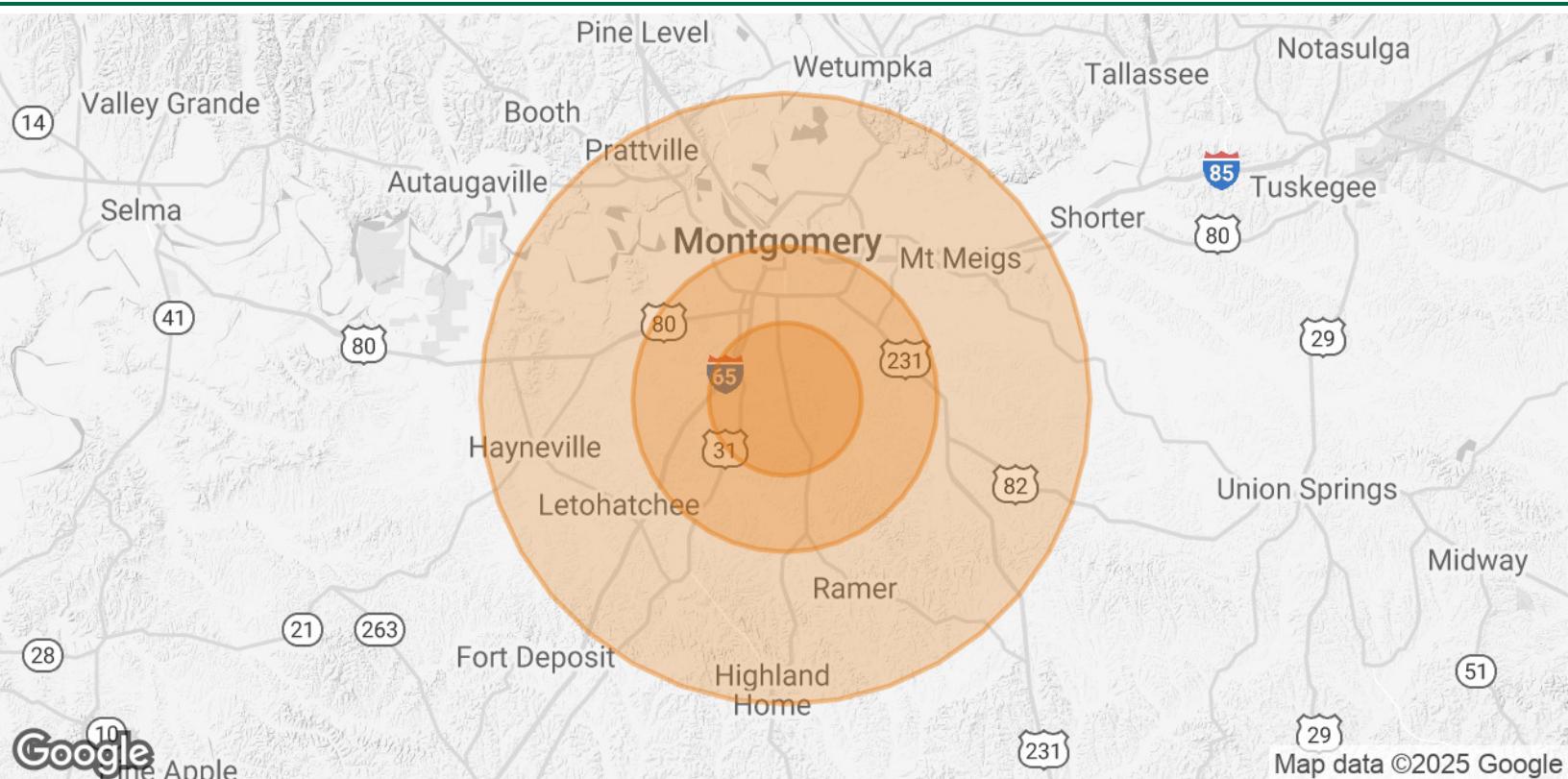
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POPULATION

	5 MILES	10 MILES	20 MILES
Total Population	3,301	109,415	288,726
Average Age	43	39	40
Average Age (Male)	41	38	38
Average Age (Female)	45	41	41

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	20 MILES
Total Households	1,347	45,539	117,751
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$71,128	\$62,980	\$79,093
Average House Value	\$229,109	\$183,270	\$220,541

Demographics data derived from AlphaMap

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