

PRIME HOTEL SITE ON I-65

Bass Pro Blvd/Rocky Mt Rd at I-65, Prattville, AL 36066



PROPERTY DESCRIPTION

Situated in the highly sought-after Prattville area, this exceptional property offers an unparalleled opportunity for commercial development. Its prime location on Bass Pro Blvd/Rocky Mount Rd provides tremendous visibility from I-65, making it a strategic choice for hotel, retail or office use.

LOCATION DESCRIPTION

Nestled in charming Prattville, AL, this prime location offers incredible commercial potential. Just a short drive from the property is Bass Pro Shop and High Point Shopping Center with a variety of retail, dining, and entertainment to include Belk, JC Penny, Publix and the AMC Movie Theater. The proximity to Robert Trent Jones Golf Trail and 17 Springs Sports Complex provides a draw for outdoor and sports enthusiasts in the area as well. With an inviting blend of outdoor allure and commercial opportunity, this location presents undeniable appeal.

PROPERTY HIGHLIGHTS

- Prime location near Bass Pro Shop and High Point Town Center.
- Tremendous visibility from I-65 and easy access via Rocky Mountain Road.
- Versatile acreage for retail establishments or hotel development.
- Close proximity to key amenities and extensive retail area.

OFFERING SUMMARY

Sale Price:	\$11.00 / SF
Available Acreage:	2.14-4.33 +/- Acres
Dimensions:	360' X 525'
Frontage:	373' on I-65 360' on Rocky Mt Rd

PRESENTED BY:

Scott Harris

Senior Vice President & Qualifying Broker
334.462.2608
scott.harris@aronov.com

David Potts

Specializing in Commercial Sales & Leasing Transactions
334.354.2627
david.potts@aronov.com

aronovcommercial.com

3500 Eastern Boulevard
Montgomery, AL 36116

PRIME HOTEL SITE ON I-65

Bass Pro Blvd/Rocky Mt Rd at I-65, Prattville, AL 36066



PRESENTED BY:

Scott Harris

Senior Vice President & Qualifying Broker
334.462.2608
scott.harris@aronov.com

David Potts

Specializing in Commercial Sales & Leasing Transactions
334.354.2627
david.potts@aronov.com

aronovcommercial.com

3500 Eastern Boulevard
Montgomery, AL 36116

PRIME HOTEL SITE ON I-65

Bass Pro Blvd/Rocky Mt Rd at I-65, Prattville, AL 36066



OF LOTS 2 | TOTAL LOT SIZE 4.33 ACRES | TOTAL LOT PRICE \$11.00 / SF | BEST USE: RETAIL, HOTEL, OFFICE

STATUS	LOT #	APN	SIZE	DESCRIPTION
Available	1	2603080001030003	2.19 Acres	188' of frontage on I-65 160' of frontage on Rocky Mount Rd
Available	2	2603080001030009	2.14 Acres	184' of frontage on I-65 200' of frontage on Rocky Mount Rd
Sold	3	2603080001030008	2.1 Acres	264' of frontage on I-65 228' of frontage on Rocky Mount Rd

PRESENTED BY:

Scott Harris

Senior Vice President & Qualifying Broker
334.462.2608
scott.harris@aronov.com

David Potts

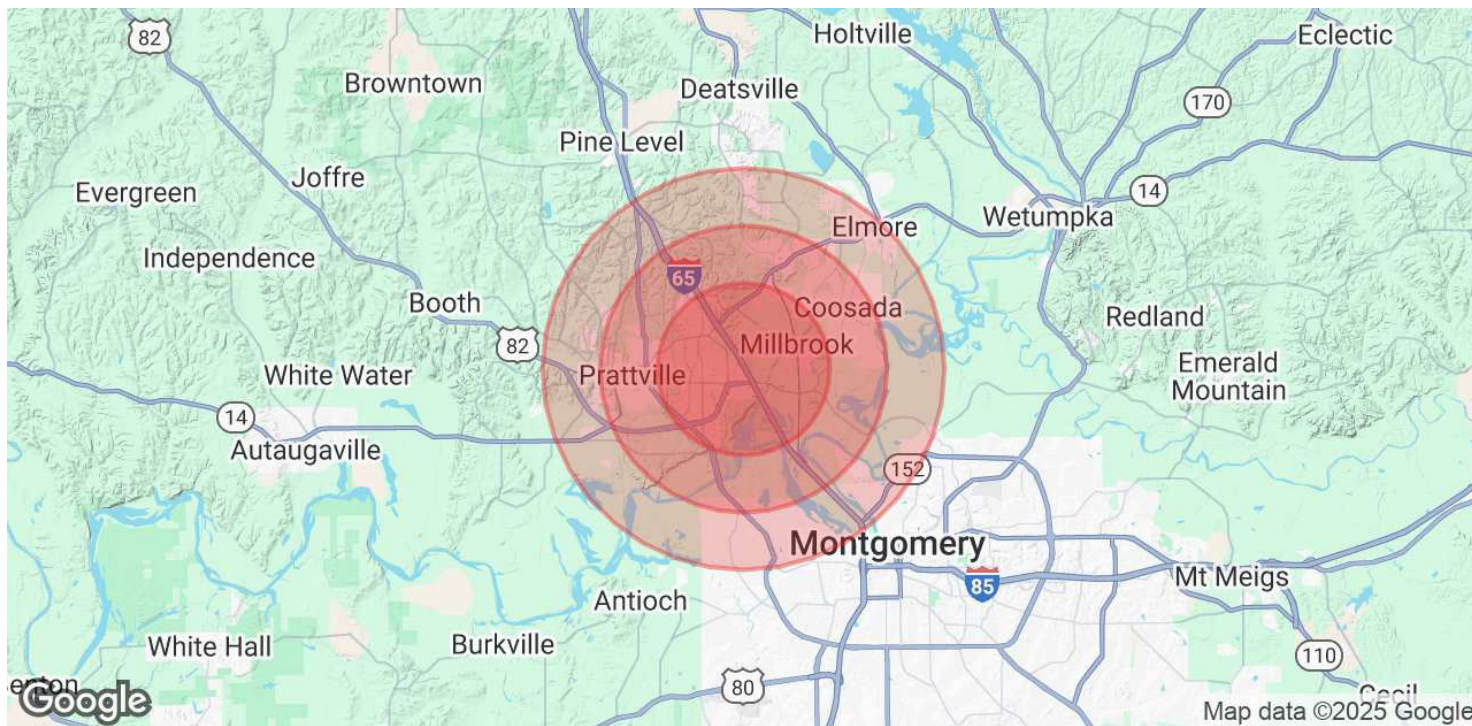
Specializing in Commercial Sales & Leasing Transactions
334.354.2627
david.potts@aronov.com

aronovcommercial.com

3500 Eastern Boulevard
Montgomery, AL 36116

PRIME HOTEL SITE ON I-65

Bass Pro Blvd/Rocky Mt Rd at I-65, Prattville, AL 36066



POPULATION	3 MILES	5 MILES	7 MILES
Total Population	27,966	50,857	72,779
Average Age	39	39	40
Average Age (Male)	38	38	38
Average Age (Female)	40	41	41
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	11,184	20,111	27,875
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$91,716	\$87,067	\$87,014
Average House Value	\$229,650	\$216,995	\$217,893

Demographics data derived from AlphaMap

PRESENTED BY:

Scott Harris

Senior Vice President & Qualifying Broker
334.462.2608
scott.harris@aronov.com

David Potts

Specializing in Commercial Sales & Leasing Transactions
334.354.2627
david.potts@aronov.com

aronovcommercial.com

3500 Eastern Boulevard
Montgomery, AL 36116

PRIME HOTEL SITE ON I-65

Bass Pro Blvd/Rocky Mt Rd at I-65, Prattville, AL 36066

POPULATION	30 MINUTES	60 MINUTES	90 MINUTES
Total Population	308,329	491,884	1,619,800
Average Age	40	40	40
Average Age (Male)	38	39	39
Average Age (Female)	41	42	41

HOUSEHOLD & INCOME	30 MINUTES	60 MINUTES	90 MINUTES
Total Households	122,957	196,239	650,638
Persons per HH	2.5	2.5	2.5
Average HH Income	\$77,992	\$79,435	\$90,327
Average House Value	\$211,163	\$218,861	\$278,486
Per Capita Income	\$31,196	\$31,774	\$36,130

Map and demographics data derived from AlphaMap

PRESENTED BY:

Scott Harris

Senior Vice President & Qualifying Broker
334.462.2608
scott.harris@aronov.com

David Potts

Specializing in Commercial Sales & Leasing Transactions
334.354.2627
david.potts@aronov.com

aronovcommercial.com

3500 Eastern Boulevard
Montgomery, AL 36116