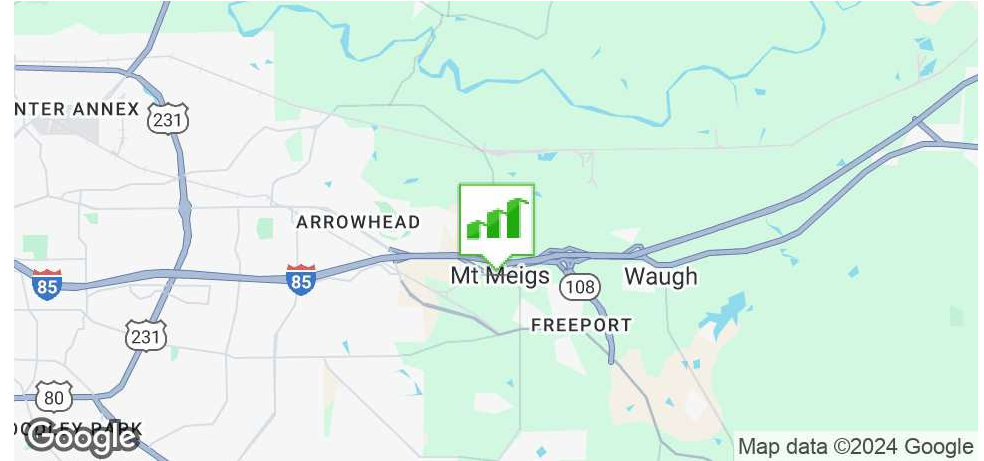


# 13926 WARES FERRY ROAD

MONTGOMERY, AL 36117

## Executive Summary



### OFFERING SUMMARY

**Sale Price:** \$553,212

**Lot Size:** ± 1.27 Acres

**Zoning:** AGR-1

**Price / SF:** \$10.00

### PROPERTY HIGHLIGHTS

- Desirable location in the rapidly growing Town of Pike Road (the 4th fastest growing town in Alabama)
- Highly visible- situated at the corner of Wares Ferry Rd & Highway 80
- Water & Sewer available on site
- ± 3.0 miles from I-85 access
- ± 4.7 miles from The Shoppes at Eastchase
- As of 2024, the population of Pike Road is 11,628. This figure represents a significant increase from the previous census in 2020, which recorded a population of 9,582. The town has been experiencing growth at an annual rate of 4.6%
- Established Neighborhoods nearby include The Waters, Stone Park, Knollwood & several new developments
- One of the most notable new residential developments is the Kinsley neighborhood, a 577-acre project that began construction recently. This community is designed to offer modern amenities such as pickleball courts, dog parks, a splash pad, a pool, and a fitness center. The development is centered around a 16-acre lake with walking trails and green spaces, promoting an active lifestyle for its residents.

**GENE CODY, CCIM, SIOR**

334.386.2441  
gcody@mcrrmpm.com

**MOORE COMPANY REALTY**

312 Catoma St #200, Montgomery, AL 36104  
334.262.1958 | moorecompanyrealty.com



# 13926 WARES FERRY ROAD

MONTGOMERY, AL 36117

## Demographics

### DEMOGRAPHIC SUMMARY

13926 Wares Ferry Rd, Montgomery, Alabama, 36117

Ring of 3 miles

#### KEY FACTS

18,249

Population



6,458

Households

40.5

Median Age

\$84,381

Median Disposable Income

#### EDUCATION

7.2%

No High School Diploma



18.4%

High School Graduate



21.8%

Some College/  
Associate's Degree



52.7%

Bachelor's/Grad/ Prof Degree

#### INCOME



\$105,059

Median Household Income



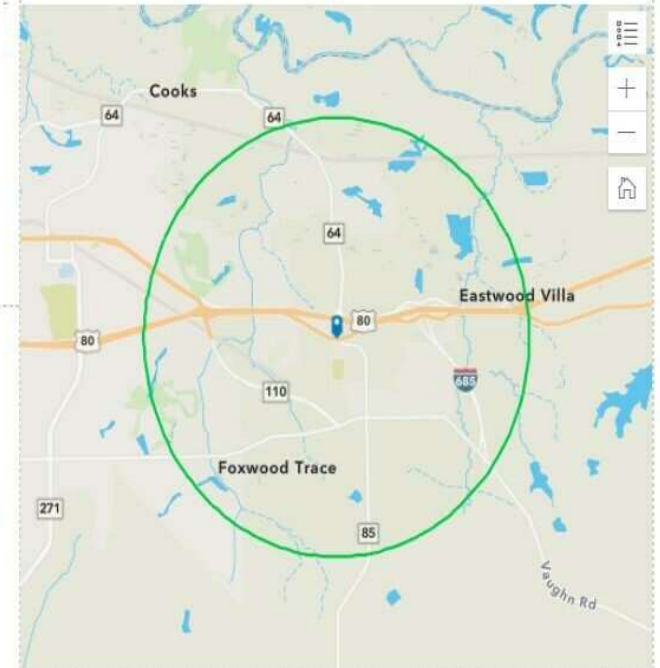
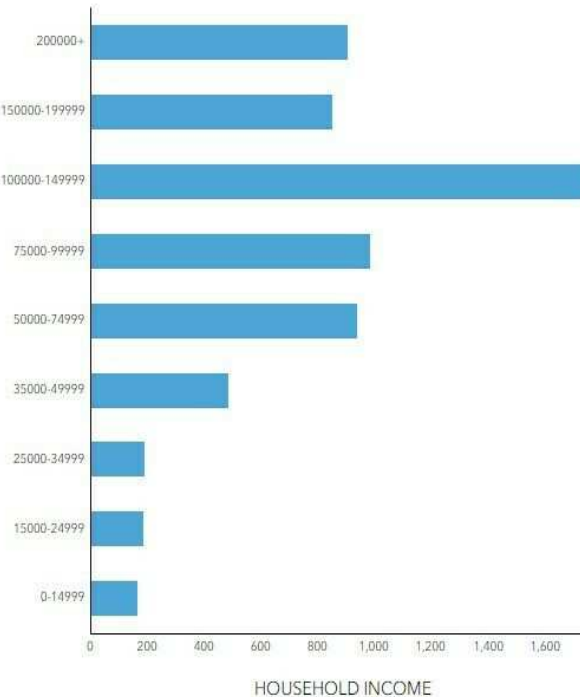
\$47,388

Per Capita Income



\$510,887

Median Net Worth



#### EMPLOYMENT



White Collar

74.7%



Blue Collar

14.3%



Services

11.9%

2.2%

Unemployment Rate

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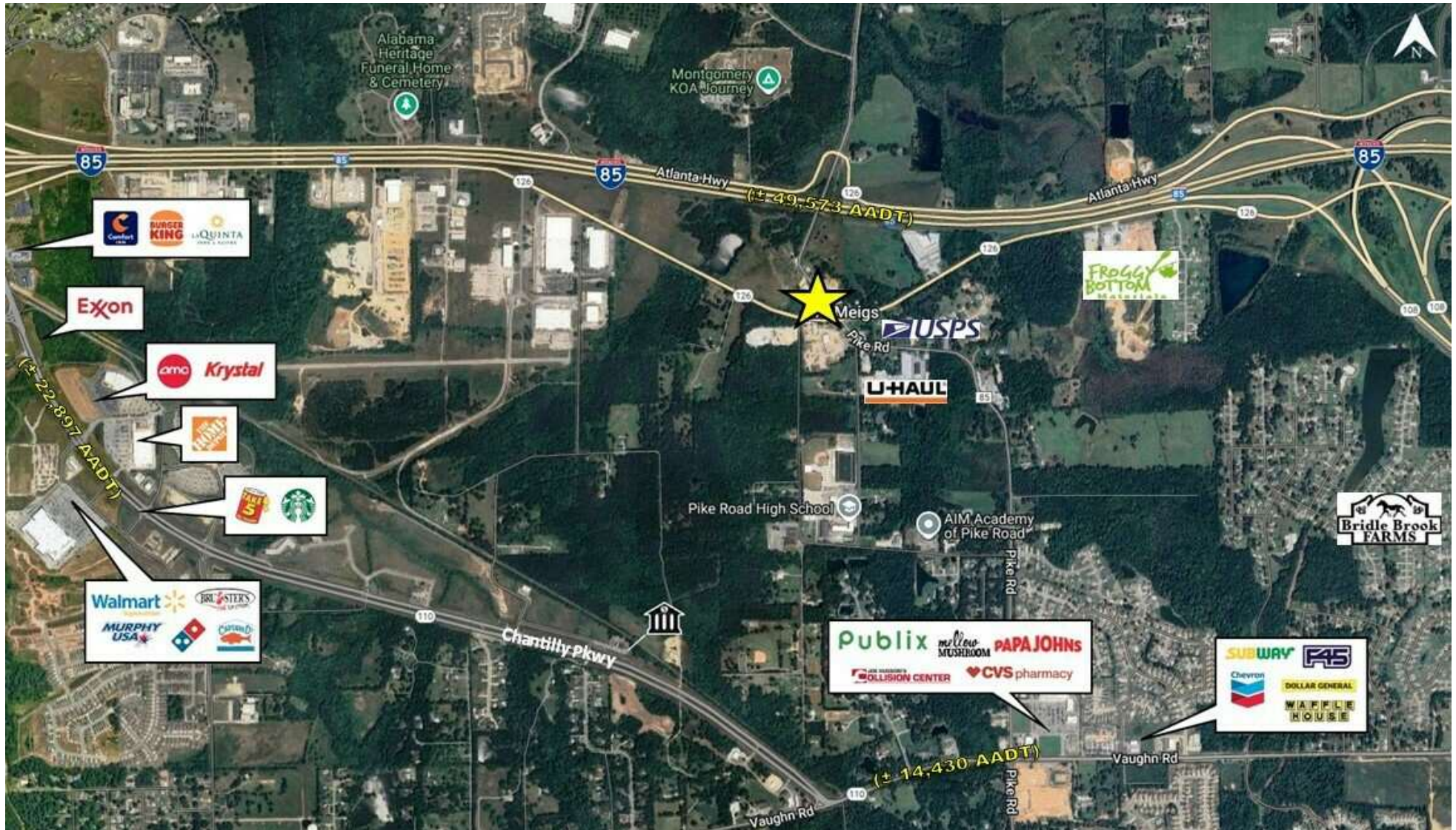




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## Retail Map



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