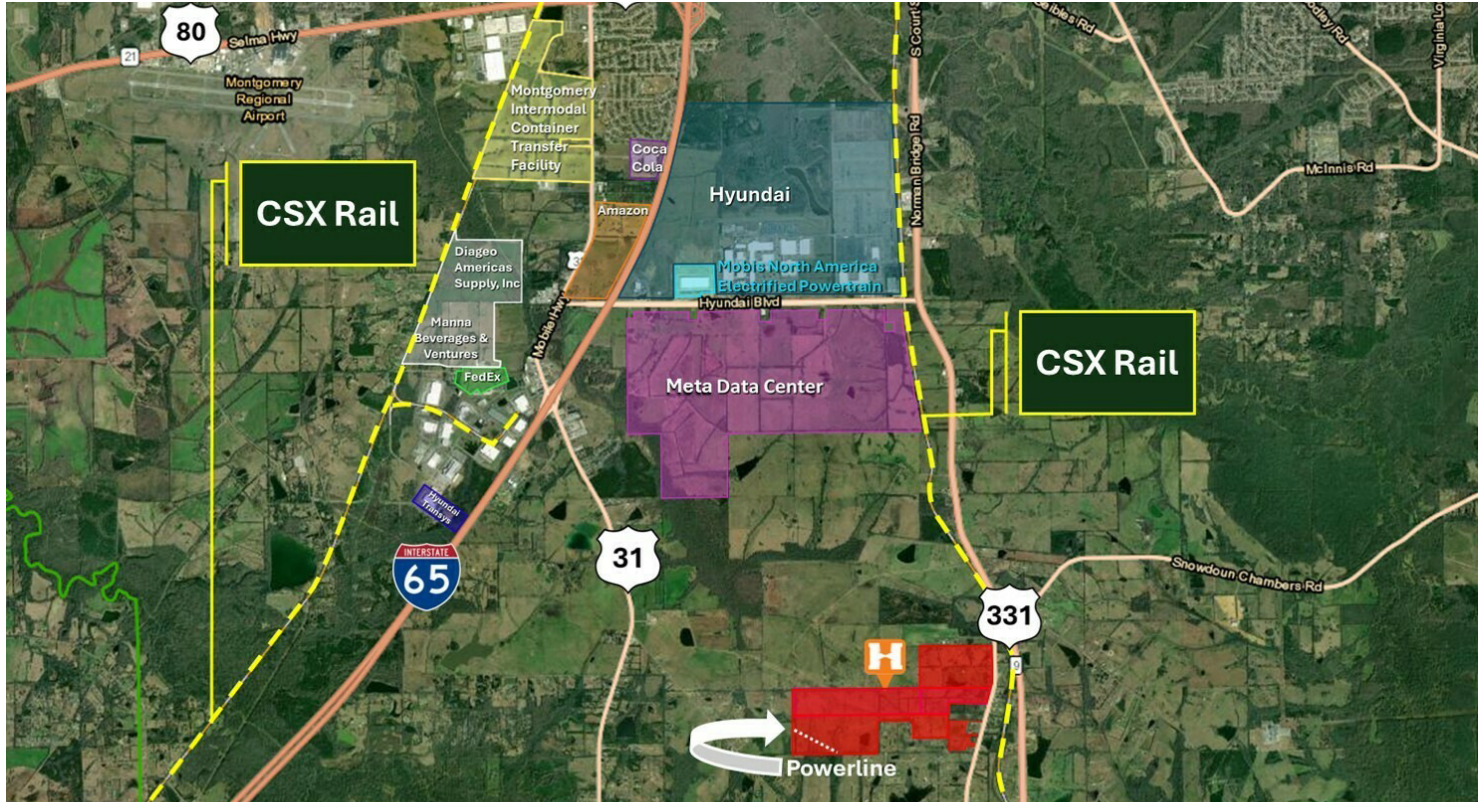


MONTGOMERY, AL



OFFERING SUMMARY

| | |
|-------------|-------------------|
| Sale Price: | Call for Pricing |
| Lot Size: | 190-500 +/- Acres |

PROPERTY OVERVIEW

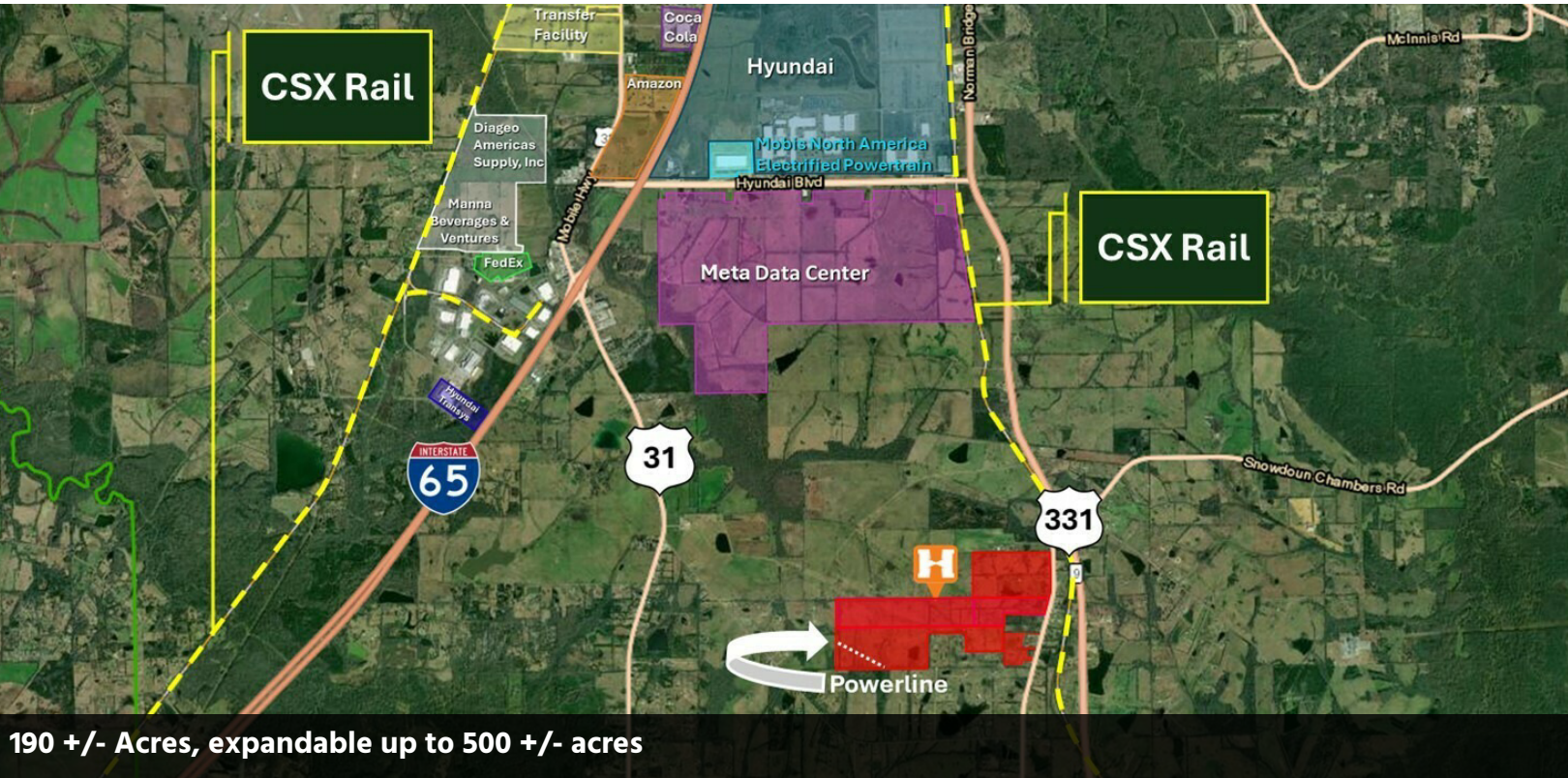
This 190-500 +/- acre property is strategically located along U.S. Highway 331, a key north-south transportation corridor serving Montgomery and connecting to major markets across south Alabama and the Gulf Coast. The site offers excellent accessibility with direct routes to U.S. Highway 80 and I-65, 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

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

ADDITIONAL PHOTOS



PAUL HODGES
 paul.hodges@hodgeswarehouse.com
 334.315.1382

**THE RIGHT PLACE.
 THE RIGHT SPACE.**

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and the 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. Photos digitally cleaned for clarity (debris/weeds removed); no physical features added or altered.

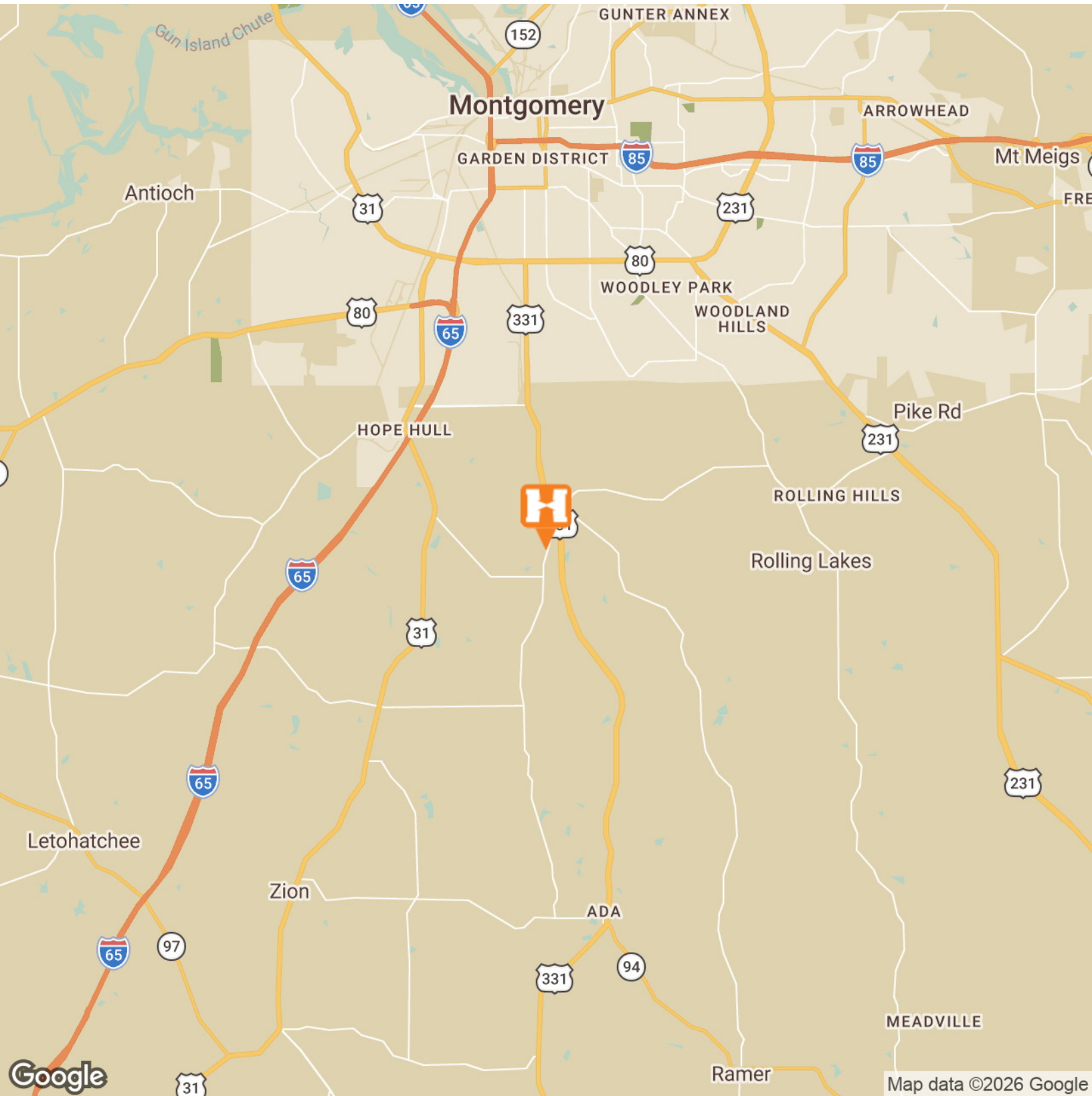
1024 BUTLER MILL RD. - 190-500 +/- ACRE TRACT | LAND FOR SALE

LOCATION MAP



Hodges

Commercial Real Estate



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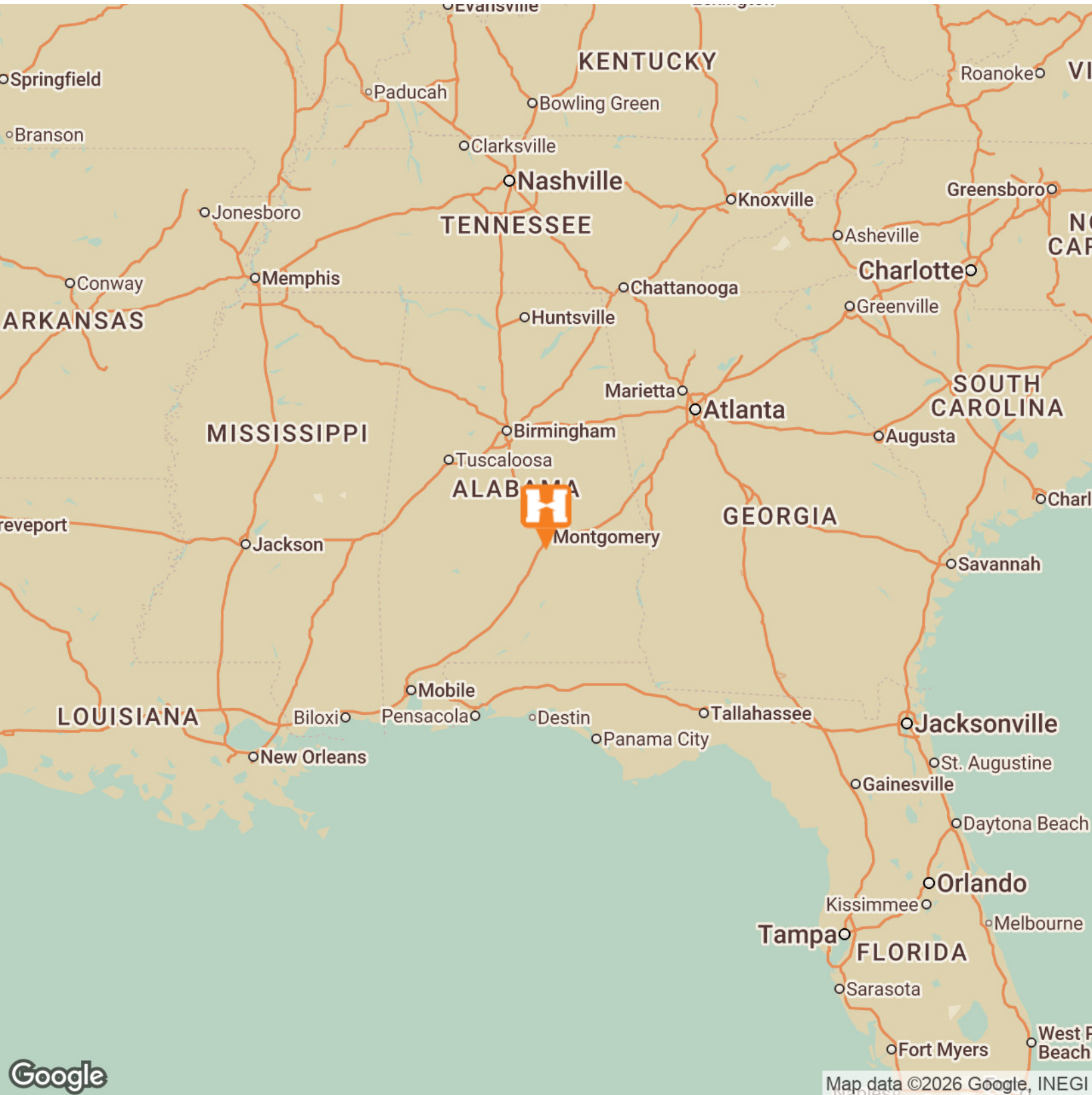
1024 BUTLER MILL RD. - 190-500 +/- ACRE TRACT | LAND FOR SALE

REGIONAL MAP



Hodges

Commercial Real Estate



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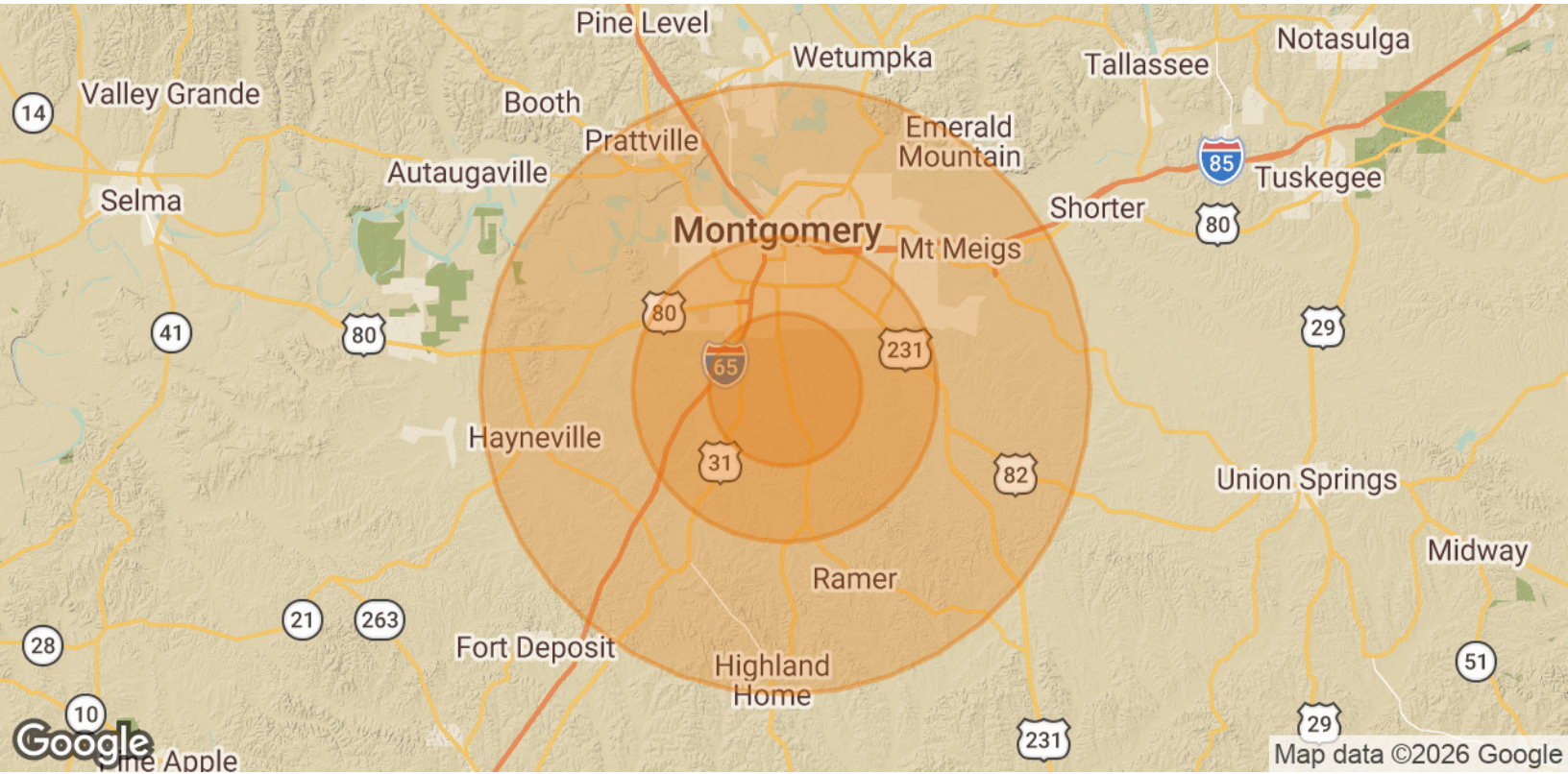
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DEMOGRAPHICS MAP & REPORT



Hodges

Commercial Real Estate



| 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