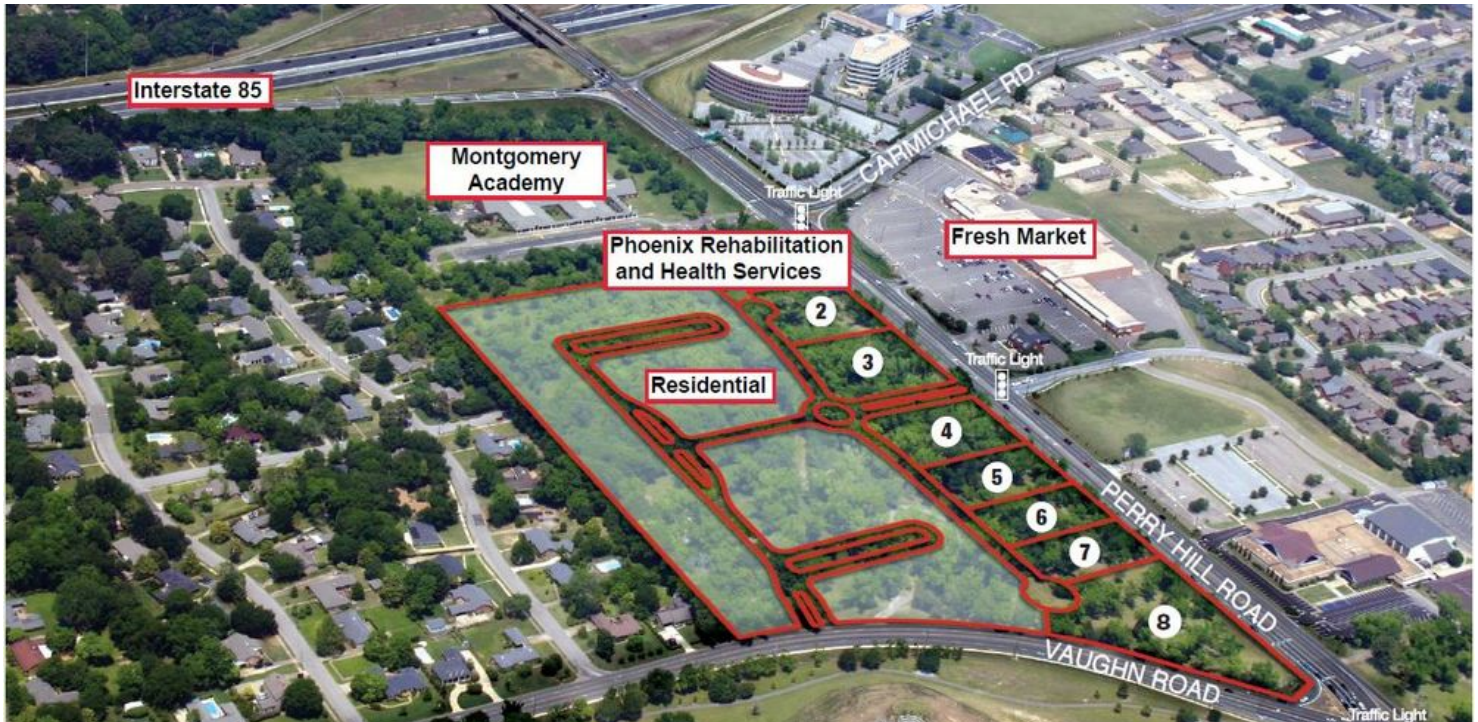


WINDSOR HILL PARK

Perry Hill and Vaughn Road, Montgomery, AL 36106



OFFERING SUMMARY

Sale Price: Subject To Offer

Total Acreage Available: 6.9 +/- Acres

Zoning: PUD

Possible Uses: Professional Office
Financial Institution
Fine Dining Restaurant

PROPERTY OVERVIEW

Windsor Hill Park, the new master-planned office community and first-class business address in Montgomery, Alabama, currently offers office lots for sale. It's the perfect, prestigious location for company headquarters, medical offices, multi-tenant office space, or build-to-suit opportunities.

PROPERTY HIGHLIGHTS

- Unbeatable mid-town location.
- Easy access with traffic signal at Windsor Hill Park entrance.
- 1 block from I-85.
- Within minutes of shopping, banks, restaurants, hotels, fitness centers.
- Contiguous to Montgomery Academy.
- Quick access to Baptist East Medical Center, Baptist South Medical Center and Jackson Hospital.

PRESENTED BY:

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STATUS	LOT #	SUB-TYPE	SIZE	ZONING	DESCRIPTION
Available	3	Retail	1.49 Acres	PUD	Office / Bank / Restaurant
Available	4	Retail	1.1 Acres	PUD	Office / Bank / Restaurant
Available	5	Office	0.87 Acres	PUD	Office
Available	6	Office	0.74 Acres	PUD	Office
Available	7	Office	0.73 Acres	PUD	Office
Available	8	Retail	1.97 Acres	PUD	Office / Restaurant

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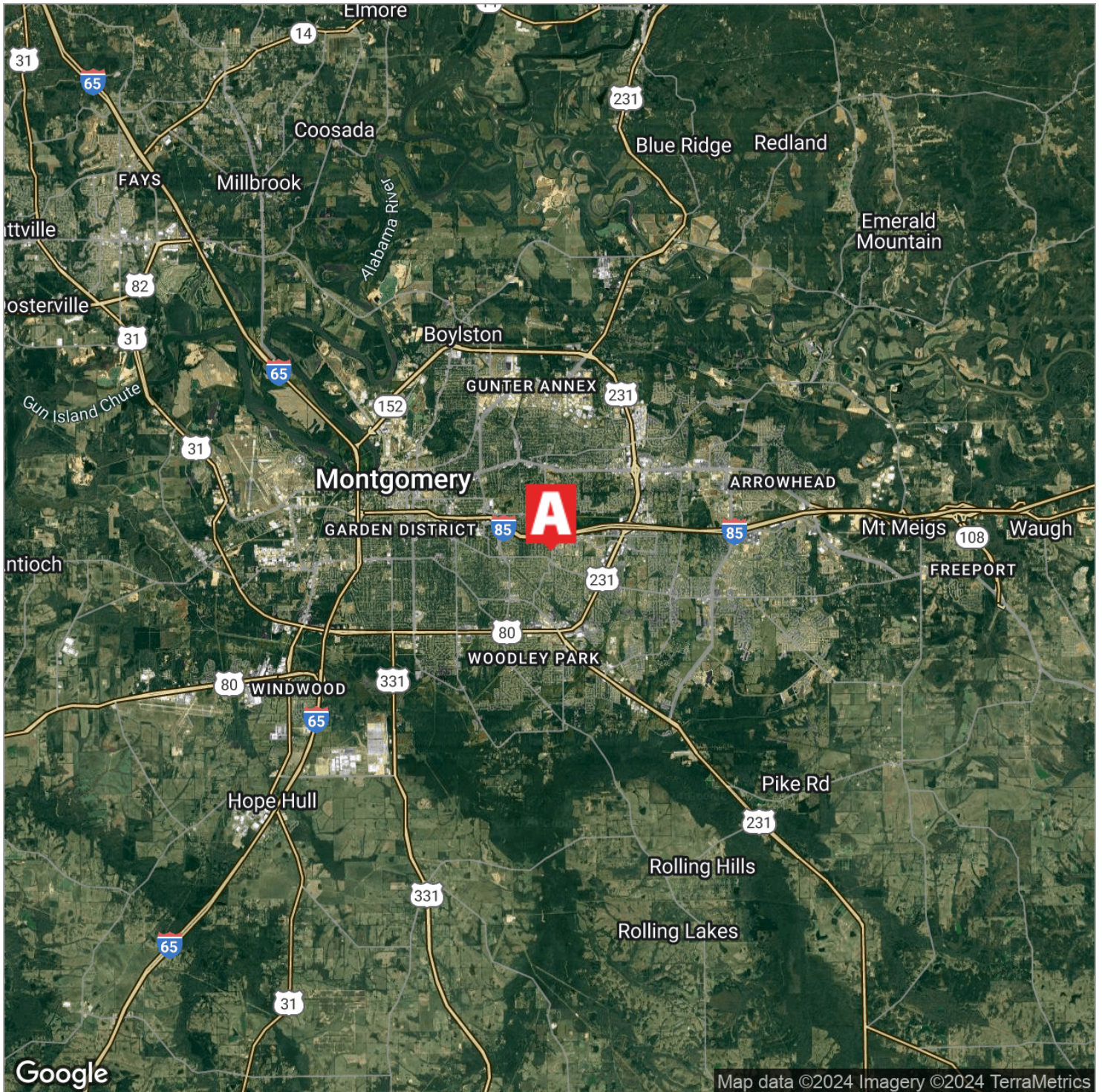
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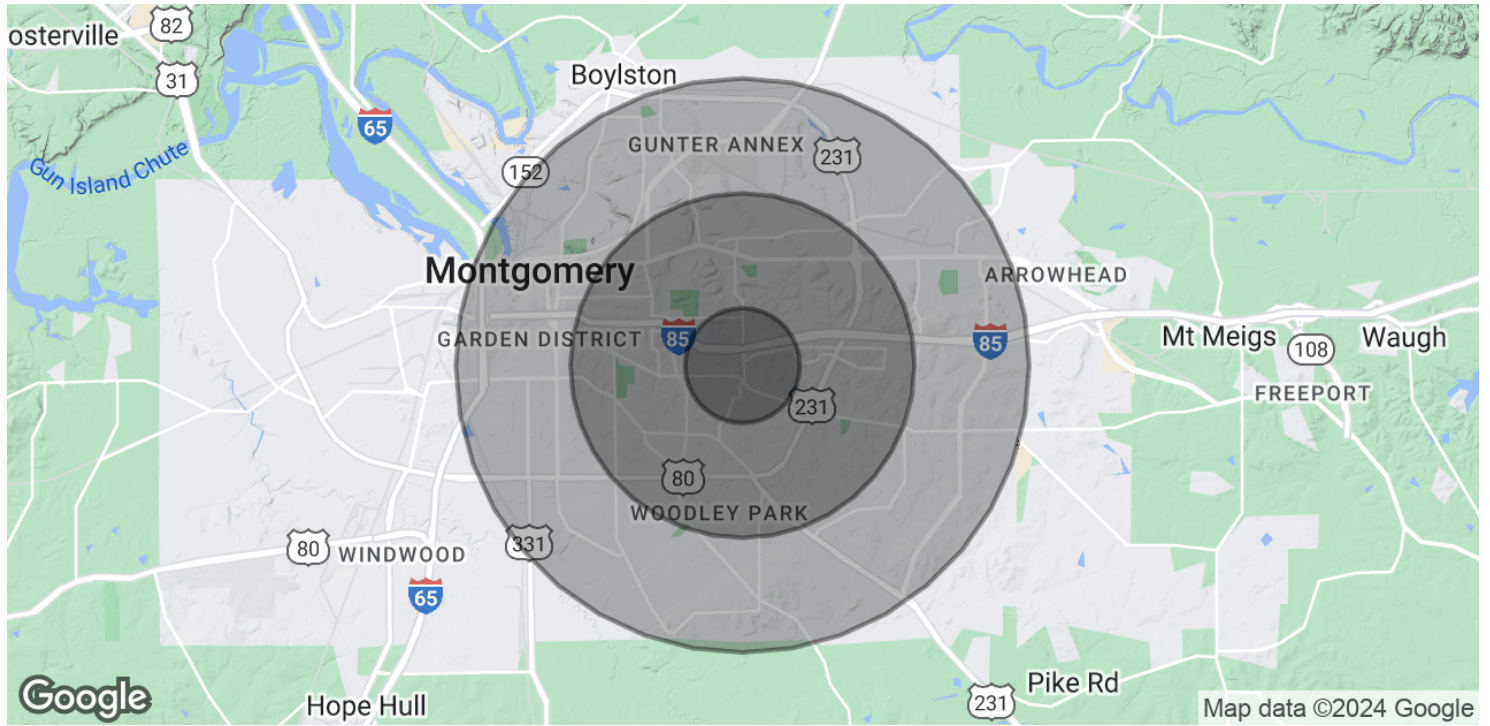
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,292	77,757	151,534
Average Age	41	39	39
Average Age (Male)	39	37	37
Average Age (Female)	43	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,058	33,702	64,191
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$92,079	\$68,489	\$67,622
Average House Value	\$233,114	\$198,235	\$192,115

Demographics data derived from AlphaMap

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