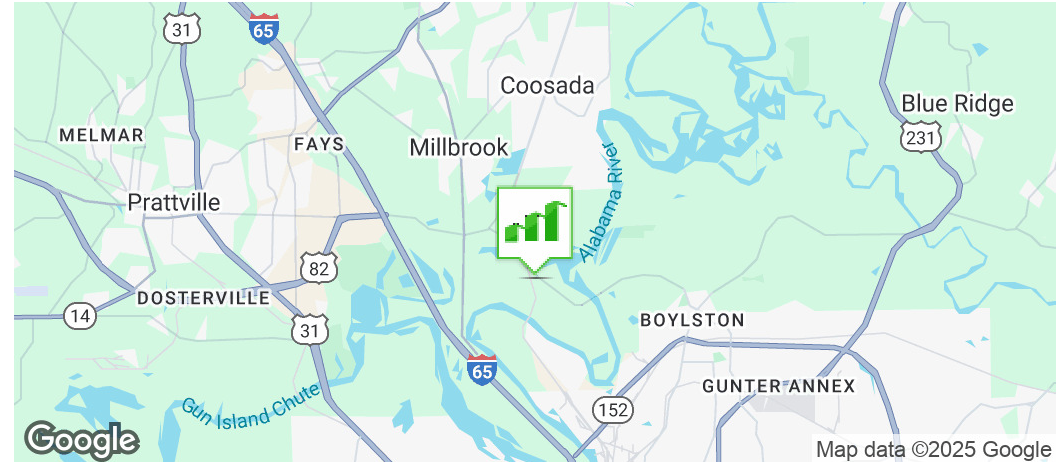


RV/BOAT STORAGE & CAMPGROUND

1824 ALABAMA RIVER PKWY, MILLBROOK, AL 36054

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,650,000
Cap Rate:	10.0%
NOI:	\$165,000
Lot Size:	± 17 Acres
Year Built:	2010
Price / AC:	\$139,117.64

PROPERTY HIGHLIGHTS

- Prime Location in Millbrook, AL - Millbrook is a fast-growing suburb in the Montgomery metro area, part of a population of nearly 400,000 (Montgomery MSA).
- Turnkey RV & Boat storage facility—stable, low-maintenance investment with solid income performance.
- Revenue-generating campground included with property
- With almost two decades in operation, Clarks RV and Storage has built a strong and steady customer following.
- Exceptional Highway Access: Located just about ½ mile from I-65 Exit 179, providing immediate direct access to Alabama's primary north-south interstate—crucial for any RV-related, logistics, or high-traffic customer operations. Traffic Counts on I-65 (± 75,558 AADT)
- ± 13 minutes to downtown Montgomery.
- ± 11 miles to Maxwell Air Force Base.
- ± 13 minutes or 8 miles to Prattville—perfect for tapping into both local and regional demand.
- ± 1 hour 19 minutes to Birmingham (~85 miles)—provides reach into Alabama's largest metro market.

JON MASTERS, CCIM

334.387.2724
Jmasters@mcrmpm.com

MOORE COMPANY REALTY

312 Catoma Street, Suite 200, Montgomery, AL 36104
334.262.1958 | moorecompanyrealty.com



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Photos



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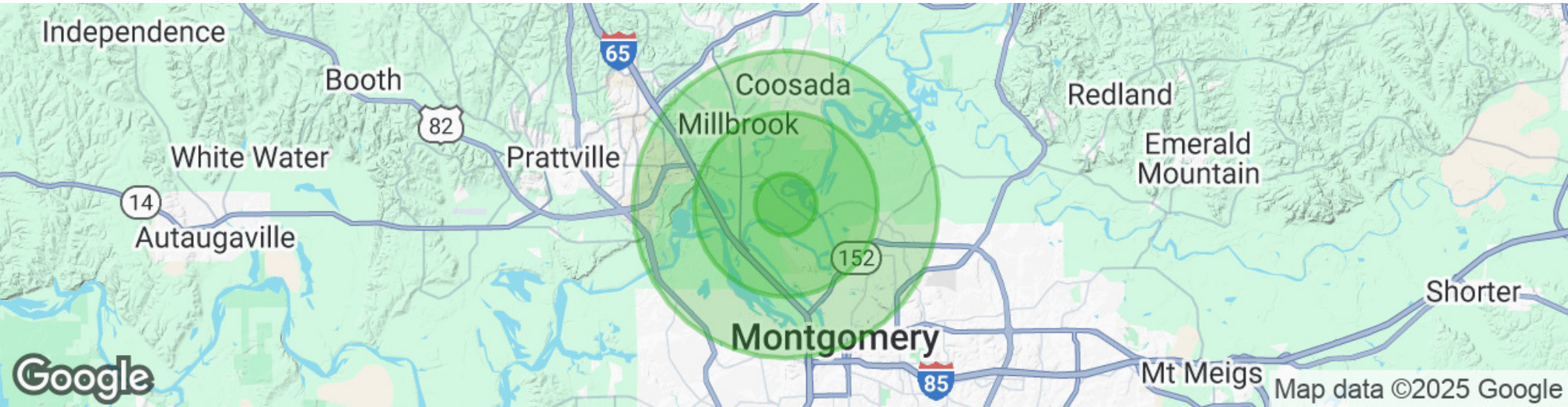
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RV/BOAT STORAGE & CAMPGROUND

1824 ALABAMA RIVER PKWY, MILLBROOK, AL 36054

Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	152	4,711	30,408
Average Age	42	43	40
Average Age (Male)	41	41	38
Average Age (Female)	43	45	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	63	1,941	12,066
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$67,626	\$57,269	\$66,829
Average House Value	\$235,423	\$169,273	\$191,092

Demographics data derived from AlphaMap

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Retail Map



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