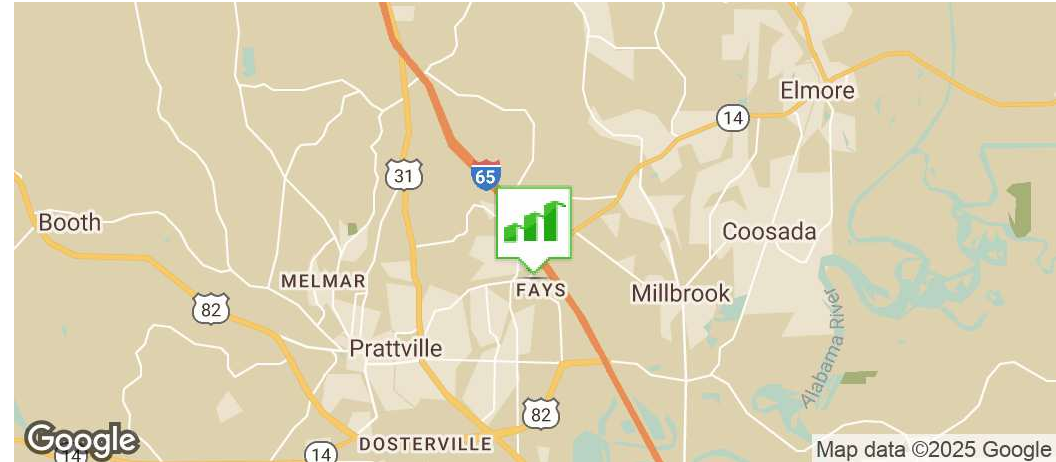


MALWEST DRIVE LOTS

MALWEST DRIVE, PRATTVILLE, AL 36066

Executive Summary



OFFERING SUMMARY

Sale Price: \$3,000,000

Lot Size: 6.49 Acres

Zoning: B-4

PROPERTY HIGHLIGHTS

- Prime location in Prattville's growth corridor
- 4 Lots totaling 6.49 Acres - Zoned B-4
- High traffic area - Highway 14 (Fairview Ave) sees traffic counts of $\pm 33,193$ AADT
- Excellent visibility - visible from I-65 (traffic counts of $\pm 59,771$)
- Surrounded by National Tenants such as: McDonald's, Burger King, Chick-fil-a, Starbucks, Dairy Queen, Cracker Barrel, Whataburger and much more!
- Less than half a mile to Interstate 65!
- ± 2 miles to Cobbs Ford Rd
- ± 4 miles to Downtown Prattville
- ± 11 miles to Maxwell Air Force Base
- ± 11 miles to Downtown Montgomery

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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Aerial Photo



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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,021	31,800	60,954
Average Age	36	39	39
Average Age (Male)	35	38	38
Average Age (Female)	37	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,956	12,558	23,876
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$111,697	\$93,305	\$88,135
Average House Value	\$253,701	\$227,423	\$218,904

Demographics data derived from AlphaMap

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The map displays the Fairview area, a hub for retail and services. Key features include:

- Residential Areas:** Glennbrooke, Riverchase North, and Medical Center Dr.
- Major Roads:** I-65, SR-181, N. Old Ridge Rd., Fairview Ave., and Old Farm Ln.
- Businesses and Landmarks:**
 - Top:** Glennbrooke, Hollybrook, Sweet-Hart Coffee Co., Circle K.
 - Center:** Riverchase North, AmeriFirst Bank, Regions, Starbucks, Chick-fil-A, Ford Long-Lewis, McDonald's, DQ, Interstate Plaza Shopping Center (Subway, El Amigo, Poppers, Regional). A yellow star is located on Old Farm Ln.
 - Bottom:** Medical Center Dr., Autauga Station Dental, Baptist Medical, Prattville Medical, SUMMIT TERRACE, GENTIVA, Oswalt's, SHERWIN WILLIAMS, FV, Jim Marney's, State Farm, Curves, Prattville Cigar.
- Callouts:** Three green callout boxes are connected by lines to a yellow star on Old Farm Ln. The callouts contain logos for:
 - Callout 1: 6, Wendy's, LAUNCH, Waffle House, Fire Department.
 - Callout 2: M, Joe's, GIL'S, Burger King.
 - Callout 3: GENTIVA, Oswalt's, SHERWIN WILLIAMS, FV.

Google

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