



# PROPERTY BROCHURE

## FOR SALE

*880 W FAIRVIEW AVE  
MONTGOMERY, AL 36108*



Prepared By: *Pratt Thomas, President  
Merrill P Thomas Co., Inc.*

# PROPERTY INFORMATION

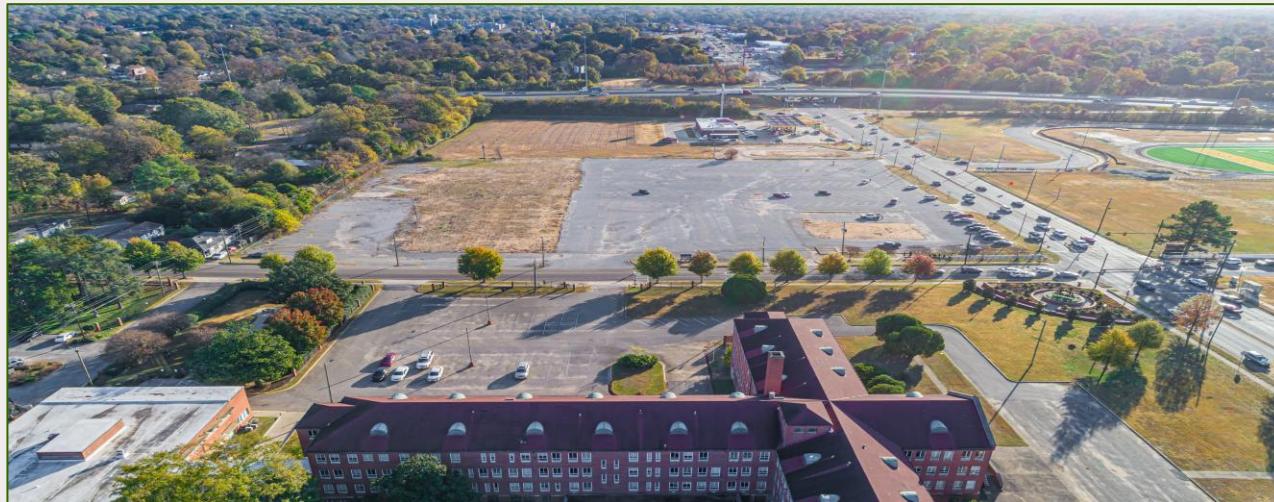
Address:	880 W Fairview Ave, Montgomery, AL	Possible Uses:	Ideal Uses Include: Shopping center development, grocery, discount stores, truck stop, auto parts, car wash, tire store, Quick Lube, light industrial; warehousing; assembly; small manufacturing/fabrication; contractor yard; supply businesses; support services; auto services /repair/body shop/parts supply; construction/trade service HQ; wholesale distribution or local delivery hub; E-commerce fulfillment or 3PL providers.
Market:	Montgomery County		
Lot Size:	10 Acres, flat, level & paved		
Traffic Count:	DTC I-65 = 87,938; DTC on W Fairview = 19,937		
Frontage:	666' on W Fairview; 605' on Oak St; 481' on I-65	Detailed Property Description:	A Site for Success!
Zoning:	M – 1, light industry		Strategically located, this property offers the ideal foundation for a wide range of businesses. With excellent visibility, strong traffic counts, and direct access to the I-65 and the Inland Port corridor, this site is perfectly positioned to capture today's industrial and commercial growth!
Utilities:	All utilities are available		
Location/ Access	This property has immediate access to the I-65. * 4 minutes from Exit 167 & new ICTF. * 7 minutes to downtown Montgomery * 10 minutes to Maxwell Airforce Base * Traffic light at Fairview Ave & Oak St	Property Highlights:	<ul style="list-style-type: none"><li>Total Size: 10 Acres</li><li>Excellent visibility from the I-65</li><li>Directly across from the GW Carver High School and LIFE Academy Elementary School</li><li>Maxwell Air Force Base is 4.2 miles (11 minutes) with 12,500 employees and injects approx. \$2.6 billion into the local economy each year</li></ul>

***Listing Price \$2,200,000***

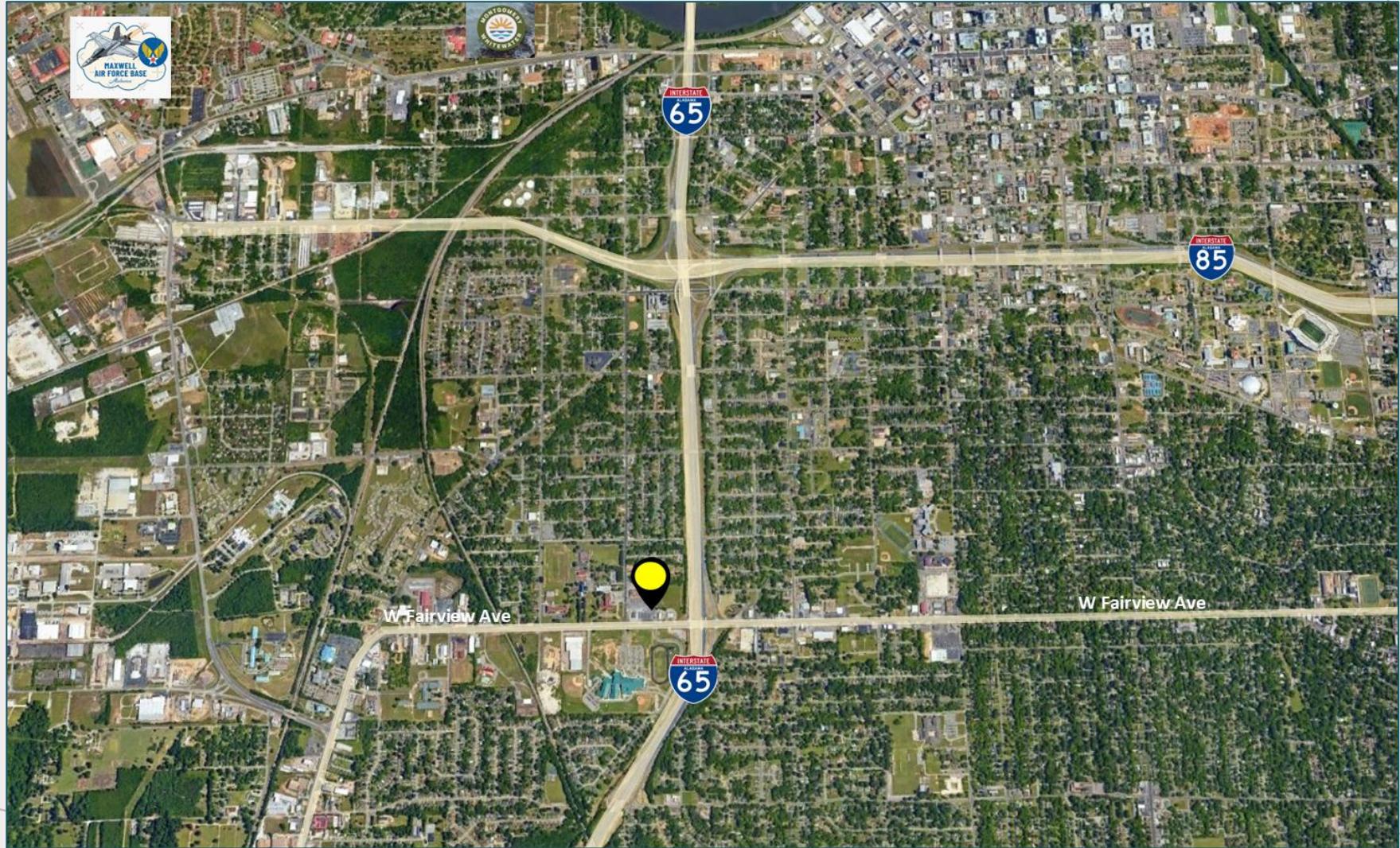
## Demographics 2025

Demographics	5 Minute DriveTime	10 Minute DriveTime	15 Minute DriveTime
Total Households	5,854	24,080	60,971
Total Population	12,828	59,013	143,558
Avg Household Income	\$ 43,666	\$ 65,018	\$ 72,940

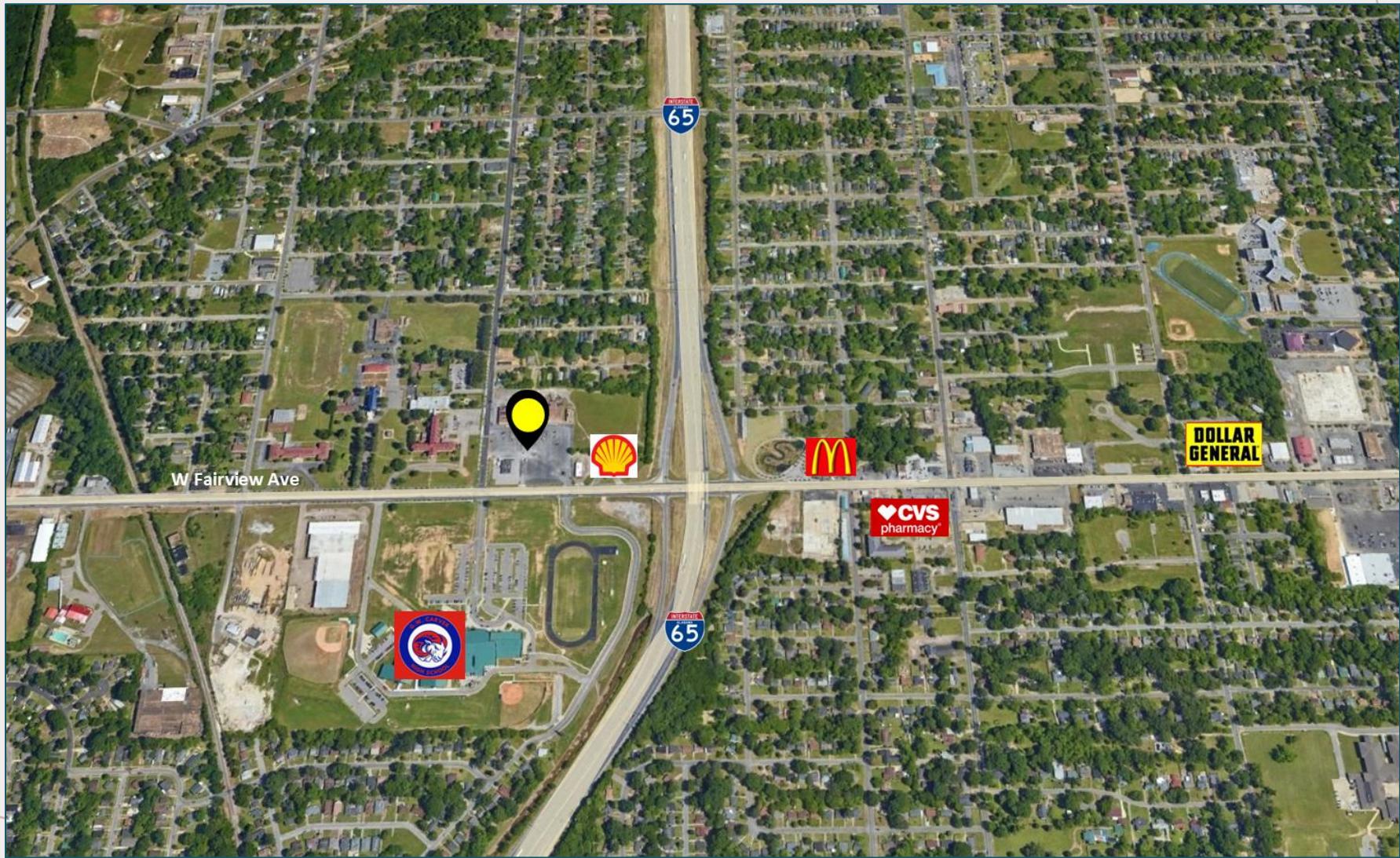
## *SITE PHOTOS*



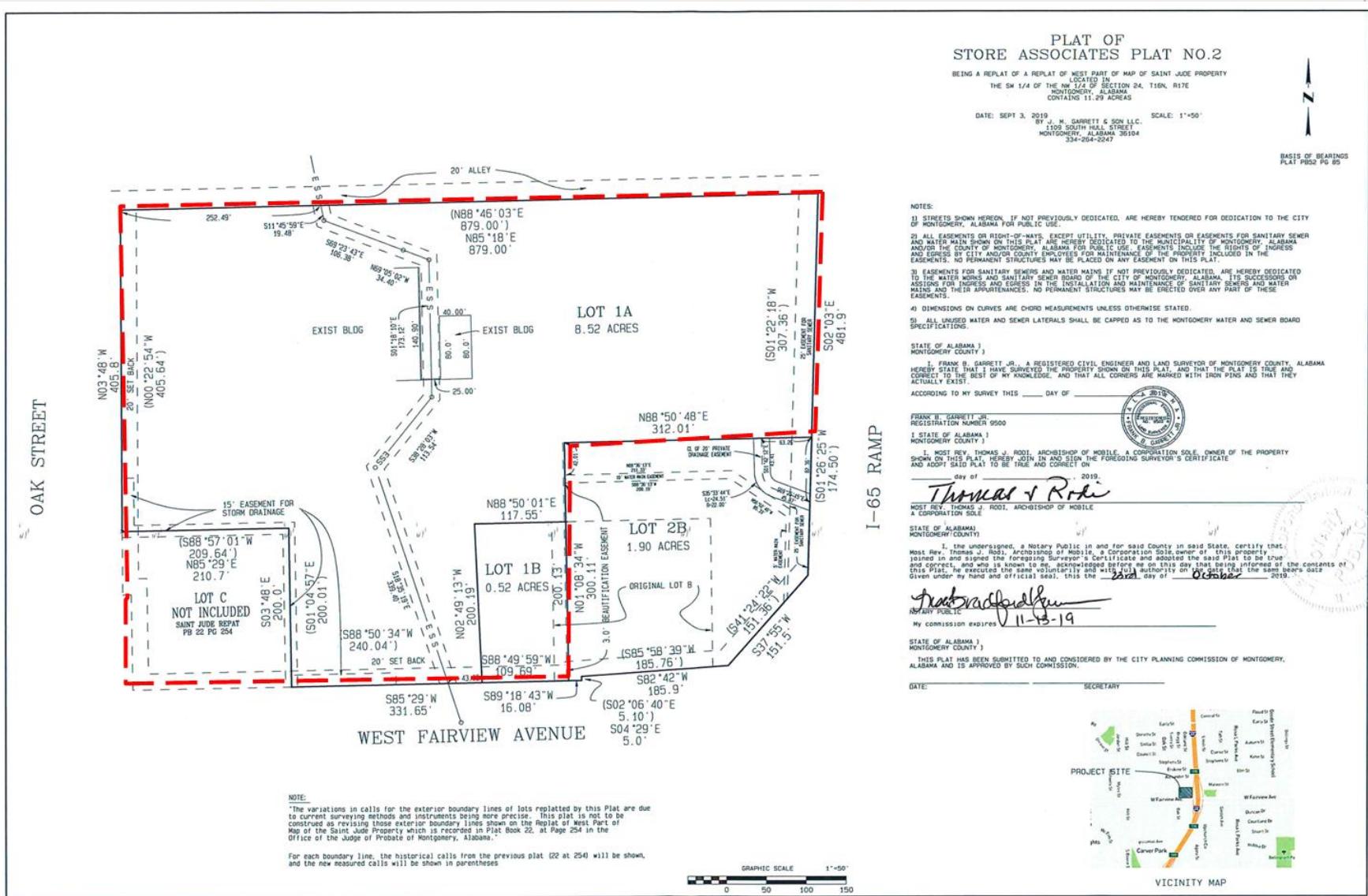
# PROXIMITY MAP



## VICINITY MAP



## *SITE PLAN*





## FAIRVIEW MARKET OVERVIEW

***West Fairview Avenue Revitalization*** - The city is investing \$9 million to upgrade West Fairview Ave between I-65 and South Court Street. Improvements include new sidewalks, landscaping, improved drainage, updated traffic lights, and converting the road from four lanes to three (with a center turn lane) to improve access to businesses.

***Infrastructure / Public Services Enhancement*** - A new large fire station (Station 10) costing \$19 million was opened near Court Street & Fairview. This reduces risk and improves services for nearby businesses.

***Commercial / Retail Activity Along Fairview*** – There are signs of incremental commercial development with a new service station near the I-65 exit.

***Public / Private Investment*** – The Montgomery area has seen \$3.6 billion in capital investment and 4,600 new jobs announced from 2019 – 2023. The Inland Port is a new major logistics project, which will improve supply chain connectivity for industrial, warehousing, and distribution businesses.

***Corridor / Streetscape Master Planning*** – The city is engaging in master planning (streetscape) for East Fairview, for example, looking at pedestrian safety, connectivity, and encouraging local business-friendly infrastructure.

For West Fairview, the improvements suggest planned “activation” of the corridor for commercial traffic, better access, visibility, and aesthetics.

Carver HS across Street



## MONTGOMERY MARKET OVERVIEW

**Montgomery Whitewater** is Alabama's premier, state-of-the-art outdoor adventure and recreation center located in Montgomery, Alabama. The site is 120 acres, just off Interstate 65, one mile west of downtown Montgomery and adjacent to Maxwell Air Force Base. The park is considered a tool for economic development—increasing tourism, creating job opportunities, and enhancing quality of life in the River Region. It has already hosted high-profile events, including the **U.S. Open Whitewater Championships** and the **2024 Canoe Slalom & Kayak Cross Olympic Team Trials** and has received recognition: named *Project of the Year* by **Business Alabama** in 2024! Expansion phases are planned: more rock-climbing areas, better access to the Alabama River for flatwater kayaking / paddleboarding, an on-site hotel, additional retail parcels.

The **Montgomery Intermodal Container Transfer Facility**, also known as (ICTF), began construction in February 2025. Phase I of the facility is estimated at \$54 million and could take up to two years to construct. The project connects inland Alabama shippers to the seaport's intermodal container transfer facility at Mobile, which is located adjacent to the marine terminal and is accessible to five national Class 1 railroads. The project will extend intermodal rail service from the Port Authority's container intermodal terminal at the Port of Mobile in support of regional growth in the manufacturing, retail, distribution, and agribusiness sectors.

When constructed, the ICTF at Montgomery will be serviced by CSX Transportation (CSXT) Intermodal. The project reestablishes regularly scheduled CSXT Intermodal rail service at the Port of Mobile and provides a foundation to expand intermodal services further inland to support CSXT customers. CSXT will contribute up to \$12.5 million toward infrastructure improvements in the facility.

When completed, the project will generate 2,618 direct and indirect jobs, \$340 million in business revenues and over \$14.2 million in state and local taxes.



## CONTACT INFORMATION



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