



# AVAILABLE

OPPORTUNITY TO DEVELOP A  
**±100 ACRE** RETAIL/RESIDENTIAL  
DEVELOPMENT IN THE THRIVING  
CITY OF WETUMPKA, AL  

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WITH FRONTAGE HIGHWAY 231



\* BOUNDARIES ARE APPROXIMATE

Gene Cody, CCIM, SIOR  
(334) 386-2441  
gcody@mcrrmpm.com



312 Catoma Street– Suite 200  
Montgomery, AL 36104  
www.moorecompanyrealty.com

# PROPERTY SUMMARY

**± 100 ACRES Hwy 231 Wetumpka, AL 36093**

AVAILABLE ACREAGE:	±100 AC
PRICE:	CONTACT AGENT
ZONING:	B-1, B-2, R-3

## Property Highlights

- Strategic Location Along Highway 231
- A variety of lots situated along the highly visible Highway 231 in Wetumpka, with proposed developments including hotels, restaurants, residential complexes, and retail centers.
- Approximately one mile from prominent national retailers such as Wal-Mart, Lowe's, ALDI, Winn-Dixie, and the newly established Shoppes at Fort Toulouse anchored by Publix.
- High Traffic Volume- US Highway 231 serves as a major thoroughfare with an average annual daily traffic (AADT) count of approximately 30,881 vehicles
- Wetumpka is recognized as one of the fastest-growing regions in Central Alabama, experiencing a consistent population growth rate of 2% over the past decade
- Close to Downtown Wetumpka Attractions-Located about 1.5 miles from Downtown Wetumpka, which features popular local establishments such as Coaches Corner, Copper House Deli, Our Place Cafe, Restoration Coffee, The Coosa Cleaver, and Grumpy Dog
- Situated less than 5 miles from Montgomery, Alabama and approximately 14 miles from Interstate 65.

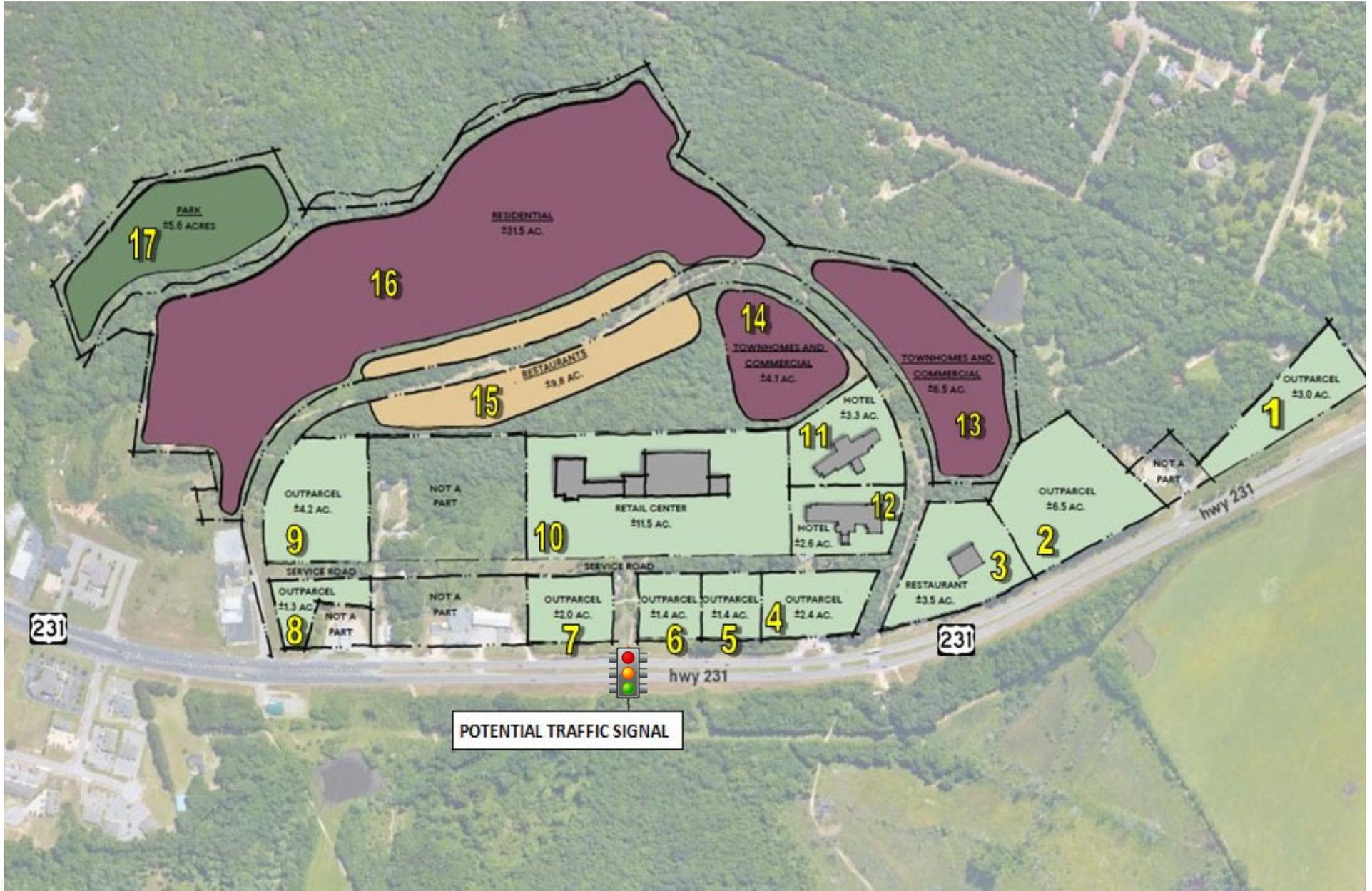


Wetumpka is a city located in Elmore County, Alabama, and serves as the county seat. As of the 2020 census, it had a population of 7,220. Known as “The City of Natural Beauty,” Wetumpka features notable landmarks such as the Wetumpka crater and Jasmine Hill Gardens, which includes a replica of the Temple of Hera from Greece. The city’s history dates back to its settlement by the Muscogee people and later French colonization with the establishment of Fort Toulouse in 1714. Over the years, Wetumpka has experienced significant growth and development, becoming part of the Montgomery Metropolitan Area.

[Learn More at WetumpkaAL.Gov](https://www.wetumpkaal.gov)



# PROPOSED SITE PLAN



# LOT INFORMATION

LOT #	ACREAGE	PRICE	PROPOSED USE
1	± 3.0 AC	\$699,000	OUTPARCEL
2	± 6.5 AC	CONTACT AGENT	OUTPARCEL
3	± 3.5 AC	CONTACT AGENT	RESTAURANT
4	± 2.4 AC	CONTACT AGENT	OUTPARCEL
5	± 1.4 AC	CONTACT AGENT	OUTPARCEL
6	± 1.4 AC	CONTACT AGENT	OUTPARCEL
7	± 2.0 AC	CONTACT AGENT	OUTPARCEL
8	± 1.3 AC	CONTACT AGENT	OUTPARCEL
9	± 4.2 AC	CONTACT AGENT	OUTPARCEL
10	± 11.5 AC	CONTACT AGENT	RETAIL CENTER
11	± 3.3 AC	CONTACT AGENT	HOTEL
12	± 2.6 AC	CONTACT AGENT	HOTEL
13	± 6.5 AC	CONTACT AGENT	TOWNHOMES & COMMERCIAL
14	± 4.1 AC	CONTACT AGENT	TOWNHOMES & COMMERCIAL
15	± 9.8 AC	CONTACT AGENT	RESTAURANTS
16	± 31.5 AC	CONTACT AGENT	RESIDENTIAL
17	± 5.6 AC	CONTACT AGENT	PARK

# DEMOGRAPHICS

## KEY FACTS

3 miles

3,280

Population

48.7

Median Age

2.5

Average Household Size

\$104,450

Median Household Income

1,054

2023 Owner Occupied Housing Units (Esri)

186

2023 Renter Occupied Housing Units (Esri)

## BUSINESS

3 miles



300

Total Businesses



2,865

Total Employees

## HOUSING STATS

3 miles



\$264,583

Median Home Value



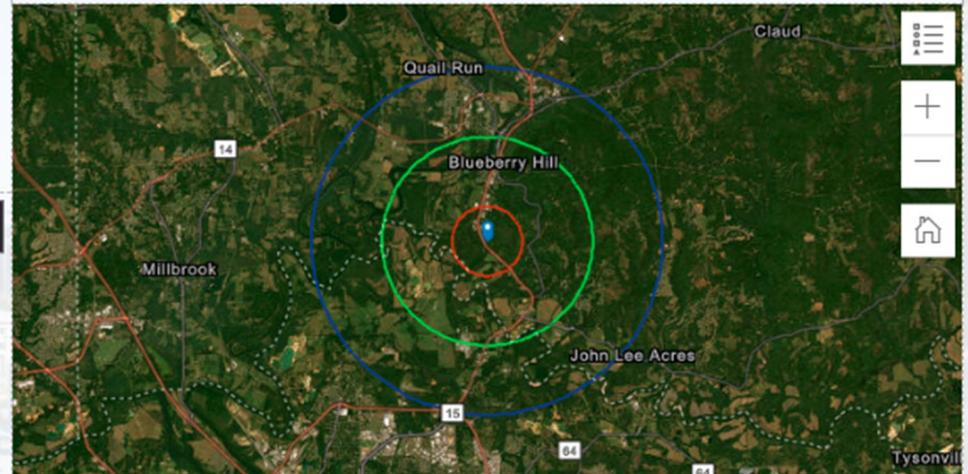
\$15,598

Average Spent on Mortgage & Basics



\$899

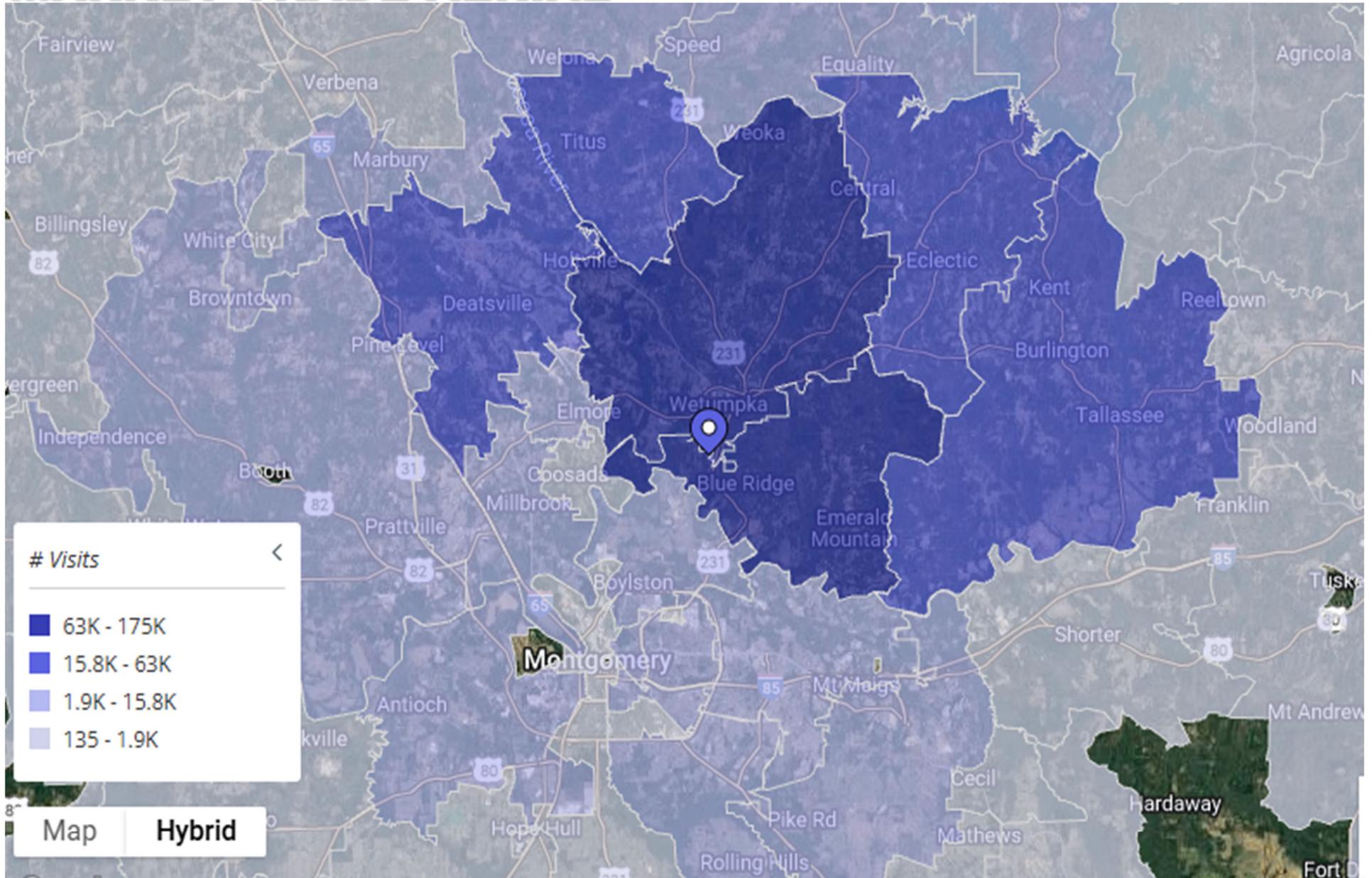
Median Contract Rent



Variables	1 mile	3 miles	5 miles
2022 Total Population	556	3,280	12,914
2022 Household Population	556	3,153	12,067
2022 Family Population	472	2,509	9,694
2027 Total Population	549	3,235	13,076
2027 Household Population	549	3,108	12,229
2027 Family Population	465	2,462	9,783

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$43,155	\$46,352	\$38,712
2022 Median Household Income	\$108,189	\$104,450	\$77,654
2022 Average Household Income	\$114,865	\$120,104	\$101,214
2027 Per Capita Income	\$46,691	\$51,661	\$43,850
2027 Median Household Income	\$110,678	\$109,835	\$85,839
2027 Average Household Income	\$123,246	\$132,215	\$113,175

# MARKET TRADE AERIAL



# RETAIL AERIAL

