

9692 US HIGHWAY 31 - 100.5 ACRE TRACT | LAND FOR SALE

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$2,512,500
Lot Size:	100.5 Acres
Price / Acre:	\$25,000
Year Built:	1990
Zoning:	AGR-1

## PROPERTY OVERVIEW

Strategically located along U.S. Highway 31 in Montgomery, this property offers excellent connectivity to I-65, I-85, and key regional markets including Birmingham and Mobile. Situated within a thriving industrial and logistics hub, the site features nearby rail access, the Montgomery Intermodal Container Transfer Facility (ICTF), and designated industrial sites ready for development. The property is also in close proximity to the Meta data center and other local points of interest. Supported by active economic development initiatives, this location is ideal for industrial, logistics, or commercial buildouts seeking a strategic and growth-oriented setting. For more information, contact Paul Hodges at 334-315-1382.

## PROPERTY HIGHLIGHTS

- **Prime Highway Location:** Situated along U.S. Highway 31 with excellent access to I-65 and I-85.
- **Regional Connectivity:** Easy reach to major markets, including Birmingham and Mobile.
- **Industrial & Logistics Hub:** Located in a growing area with established industrial and logistics infrastructure.
- **Rail & Intermodal Access:** Close to the Montgomery Intermodal Container Transfer Facility (ICTF).
- **Proximity to Meta Data Center:** Near major technology and logistics investments.
- **Economic Development Support:** Area supported by ongoing initiatives to foster business growth and job creation.
- **Strategic Growth Potential:** Ideal for companies seeking a location with infrastructure, connectivity, and expansion opportunities.

**PAUL HODGES**  
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**THE RIGHT PLACE.  
THE RIGHT SPACE.**

\*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.



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# AREA DEVELOPMENTS



# Hodges

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## REGIONAL MAP



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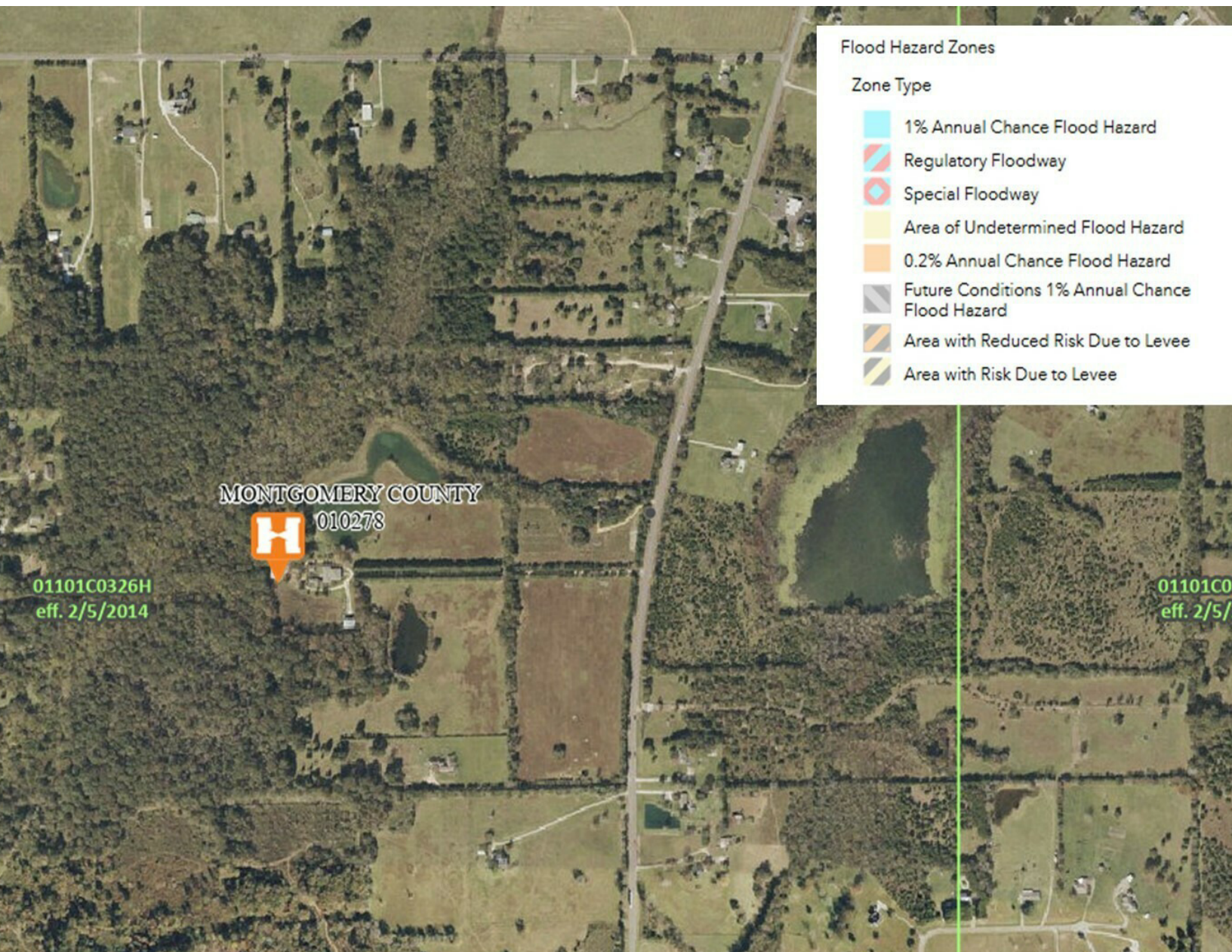
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# FLOOD MAP



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100.56 +/- Acres : Dry, Usable Land – Fully Outside FEMA Flood Designations

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# AERIAL MAP



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Google

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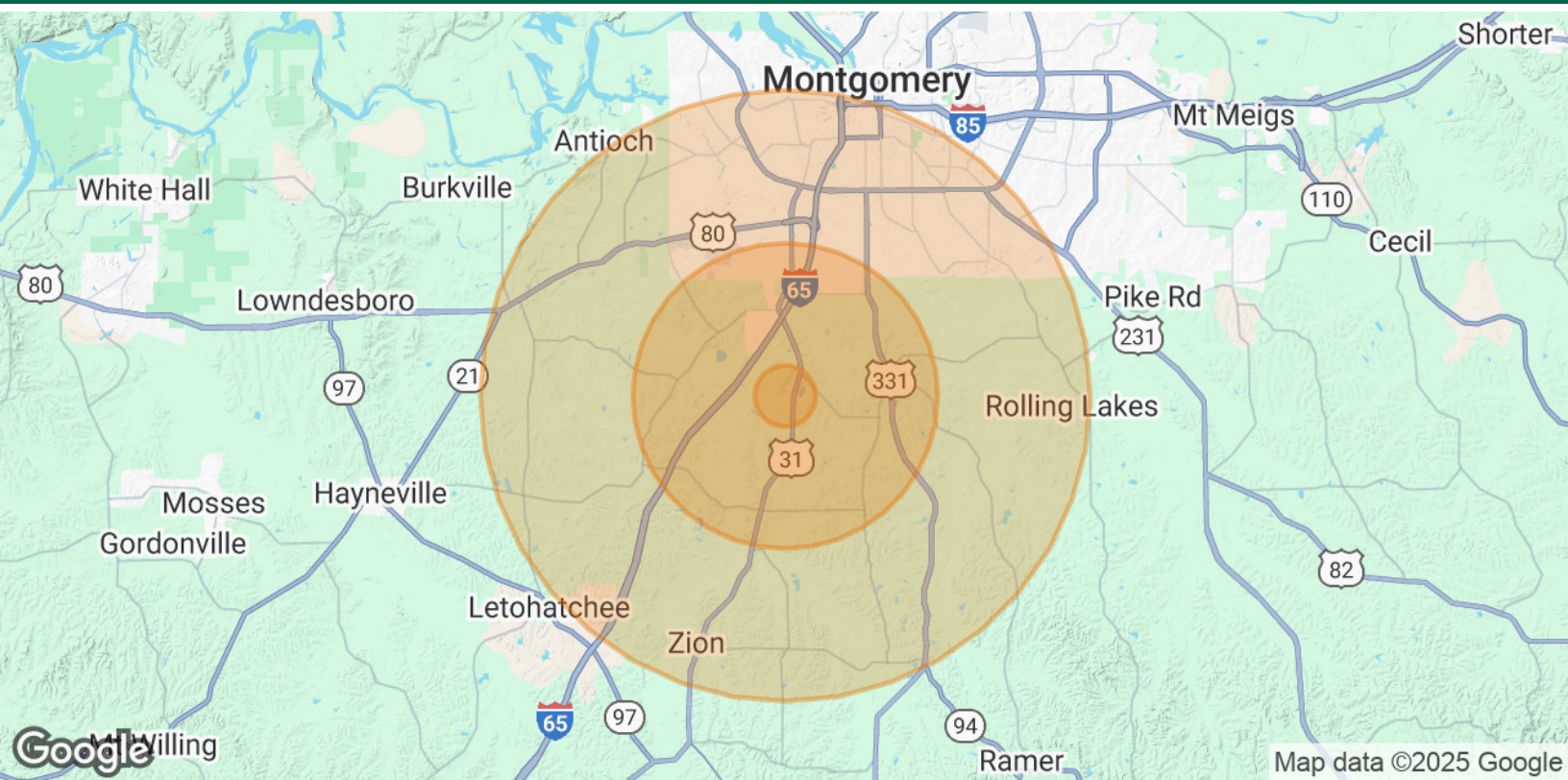
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	216	3,504	75,163
Average Age	46	46	40
Average Age (Male)	45	45	39
Average Age (Female)	48	47	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	93	1,499	30,251
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$83,024	\$69,930	\$61,490
Average House Value	\$288,791	\$237,526	\$180,297

Demographics data derived from AlphaMap

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