

1440 FURNACE STREET | LAND FOR SALE
MONTGOMERY, AL



OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	13.4 Acres
Price / Acre:	\$37,313
Zoning:	M-1

PROPERTY OVERVIEW

This 13-acre industrial property, featuring a small office building and two existing warehouses, presents a prime development opportunity in an Opportunity Zone. Strategically located just off Northern Blvd. at the Sixth Street Exit, the site offers exceptional access to major highways, including I-65, I-85, and US-231 North, making it ideal for distribution, manufacturing, or warehousing operations. The property sits directly on the CSX rail line, with potential for a spur to service the site, providing additional logistics flexibility.

Centrally located in Montgomery, the property is just minutes from downtown, the Riverwalk District, and Montgomery Regional Airport, offering convenient access to a skilled workforce and supporting businesses. Nearby amenities include major suppliers, retail, restaurants, and essential services, making it a highly attractive location for industrial development. With excellent visibility, connectivity, and flexibility, this site is well-suited for constructing a new warehouse or industrial facility. For more information or to schedule a showing, contact Paul Hodges at 334-315-1382.

PROPERTY HIGHLIGHTS

- Qualified Opportunity Zone
- Less than 2 miles from I-65, I-85, & Highway 231
- Located at the Sixth Street Exit off Northern Boulevard
- Proposed Build-to-Suit Available

PAUL HODGES
paul.hodges@hodgeswarehouse.com
334.315.1382

**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.

1440 FURNACE STREET | LAND FOR SALE
ADDITIONAL PHOTOS

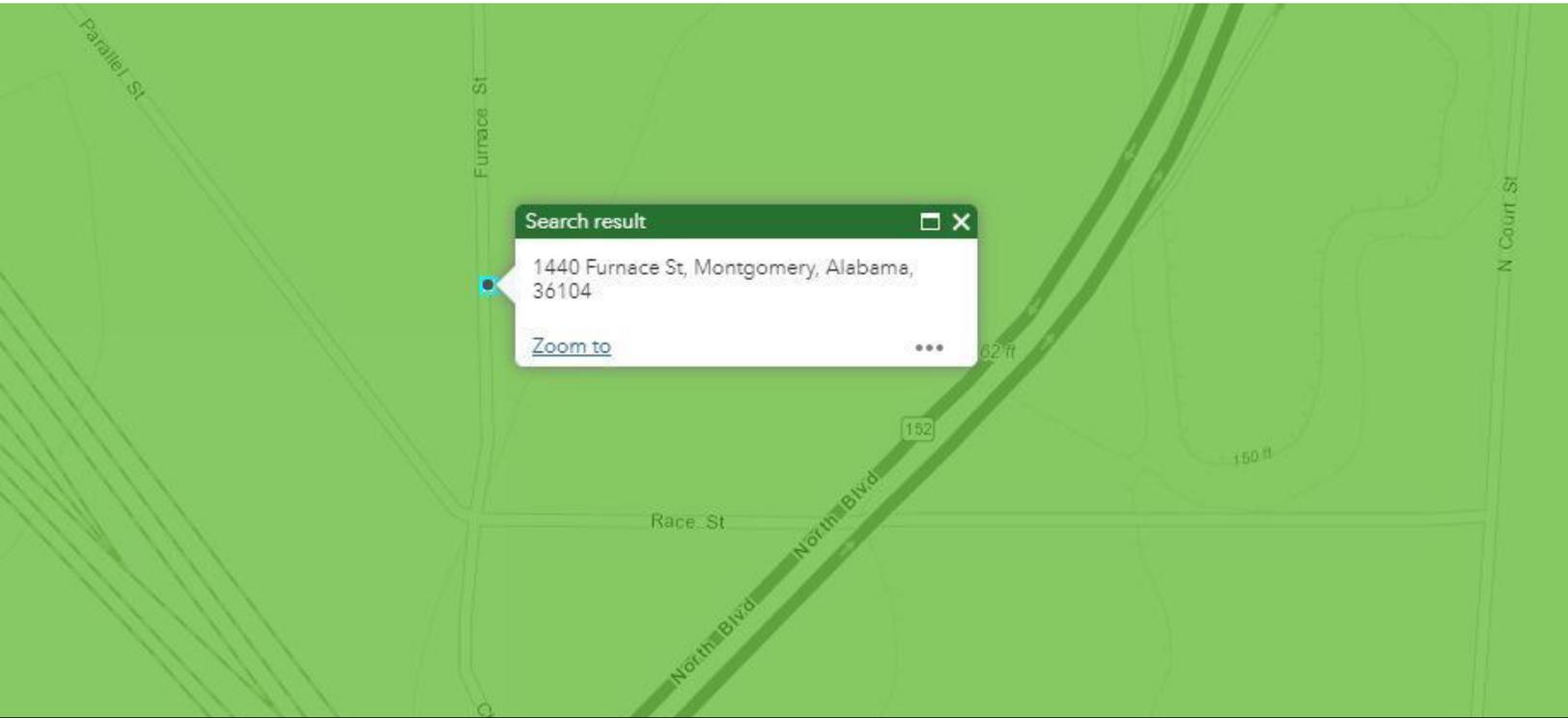


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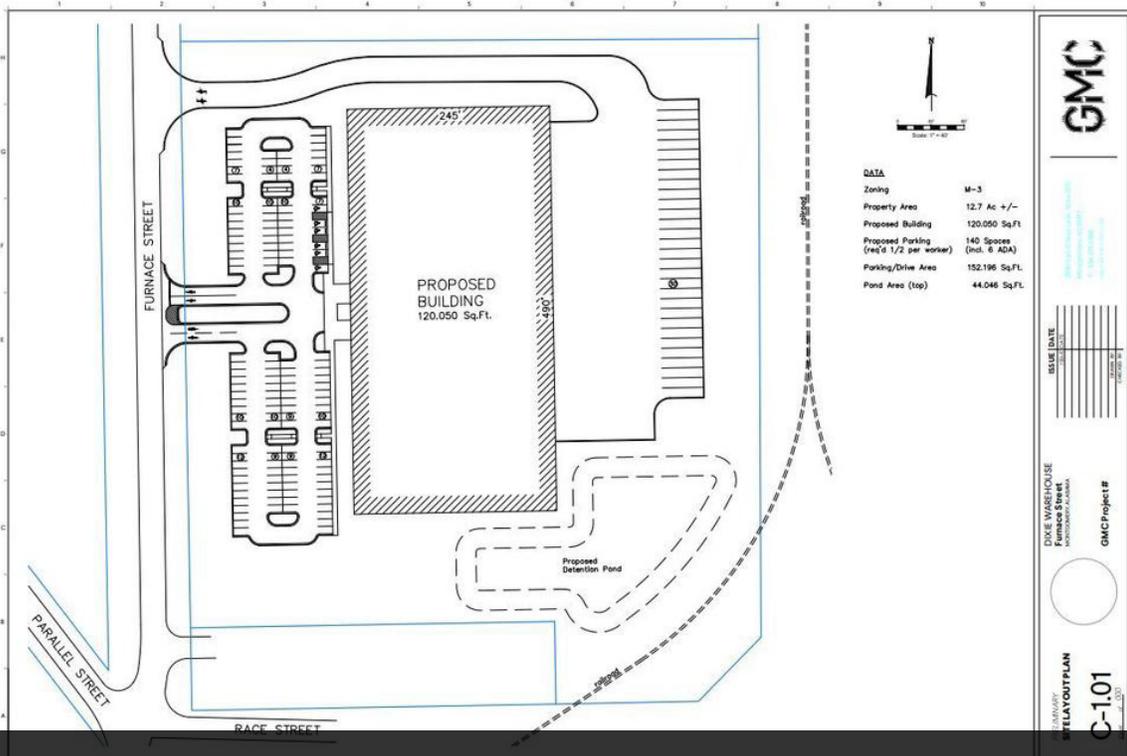
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ADDITIONAL PHOTOS



Search result
 1440 Furnace St, Montgomery, Alabama, 36104
[Zoom to](#)

Located in a Qualified Opportunity Zone



Proposed Building

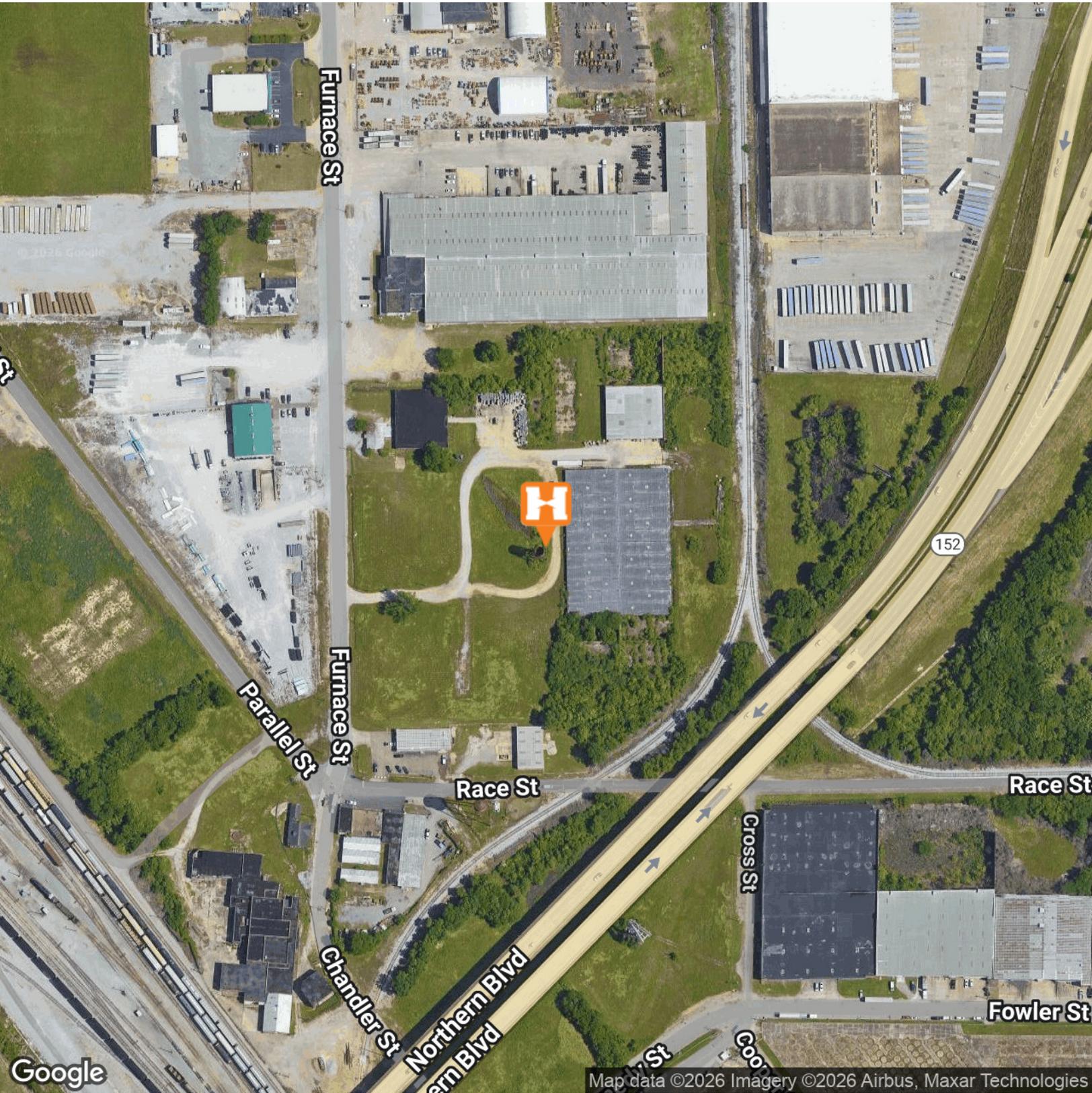
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AERIAL MAP



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LOCATION MAP

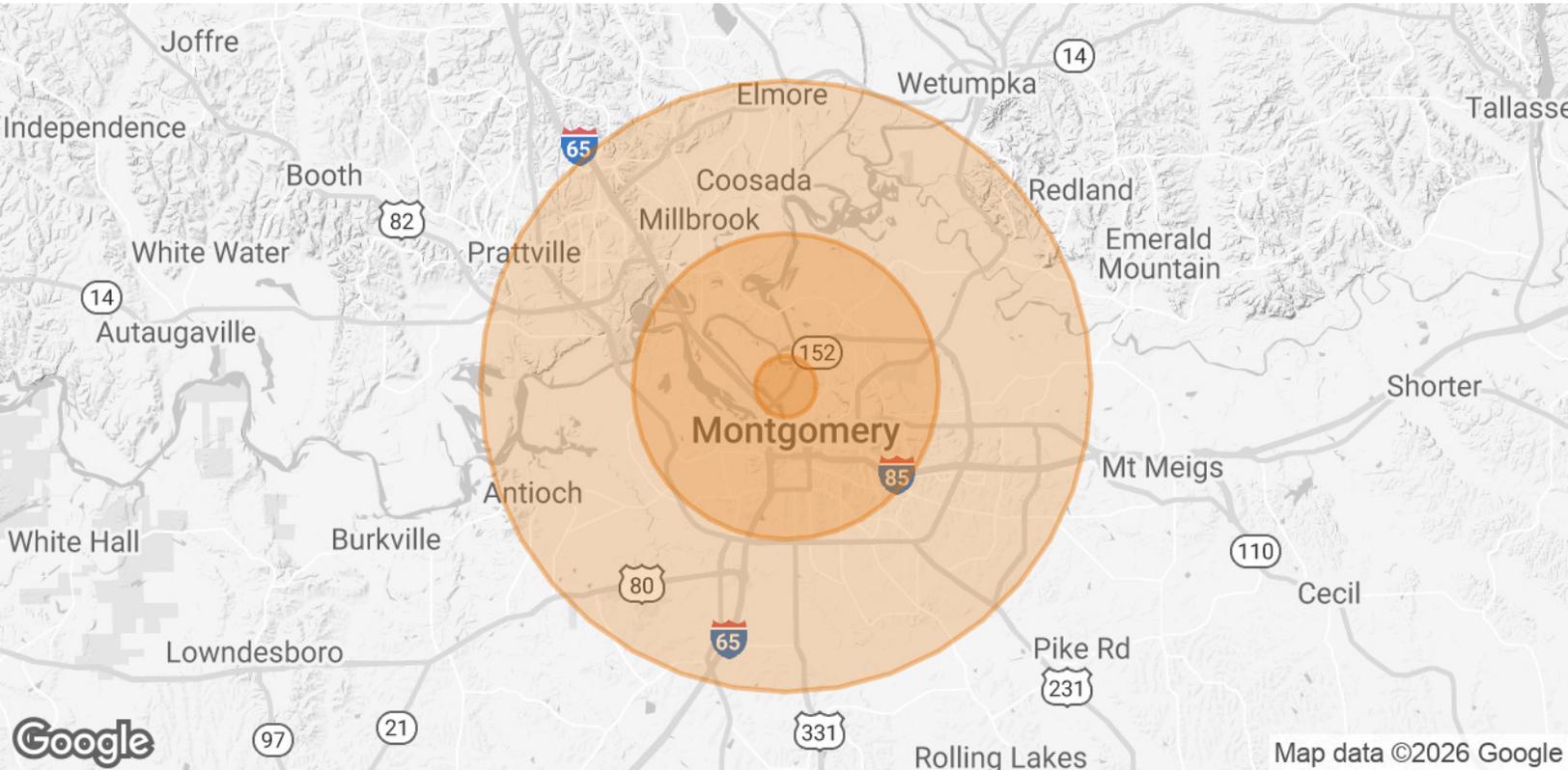


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	437	95,975	253,271
Average Age	35.4	35.1	34.9
Average Age (Male)	36.2	32.6	32.6
Average Age (Female)	31.5	37.3	36.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	182	35,995	98,584
# of Persons per HH	2.4	2.7	2.6
Average HH Income	\$36,077	\$46,729	\$55,976
Average House Value		\$128,894	\$156,240

2020 American Community Survey (ACS)

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