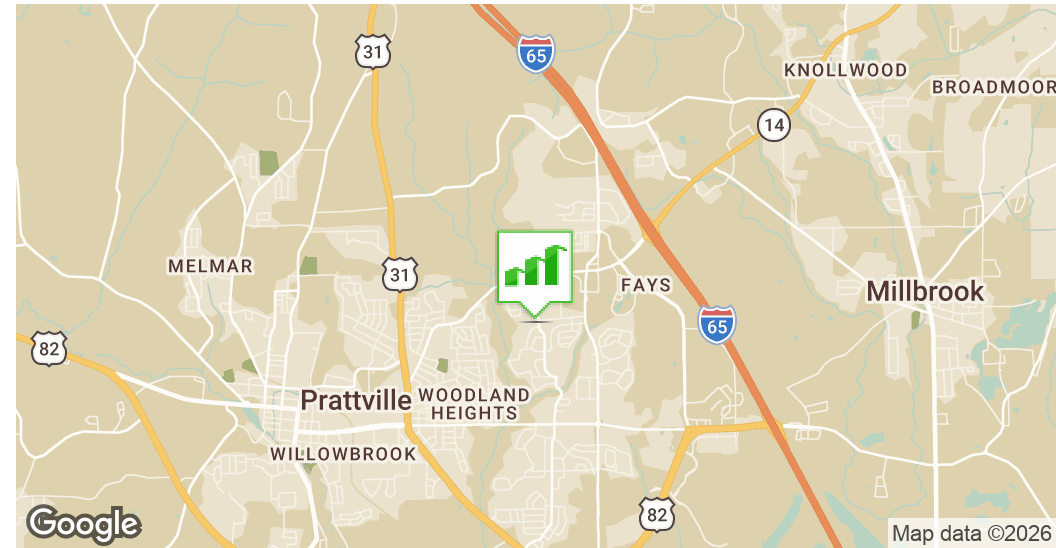


23± ACRES REDFIELD RD

PRATTVILLE, AL 36066

Property Summary



PROPERTY DESCRIPTION

This ±23-acre development site offers a full set of approved plans and a premier location adjacent to Prattville Town Center, a ±430,000 SF power center anchored by Target, Home Depot, TJ Maxx, Ross, and PetSmart. Positioned just 0.7 miles from Interstate 65 with direct access from Cobbs Ford Road (±32,610 AADT), the property is surrounded by national retailers, restaurants, hotels, and the acclaimed Robert Trent Jones Capitol Hill Golf Course. Located in one of Alabama's fastest-growing cities, the site is just 12.5 miles from Montgomery and offers exceptional visibility, accessibility, and growth potential.

OFFERING SUMMARY

Sale Price:	\$1,450,000
Lot Size:	23 Acres
Zoning:	R-5

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PROPERTY HIGHLIGHTS

- Full set of approved plans
- Located directly next to Prattville Town Center: Prattville's busiest shopping area, Prattville Town Center is a ±430,000 SF Power Center anchored by Target, Home Depot, TJ Maxx, Ross & Pet Smart.
- Close proximity to Robert Trent Jones Capitol Hill Golf Course, ranked #2 site in the country for public golf (GolfWorld)
- Surrounded by National Retailers, Restaurants and Hotels
- Direct access from Cobbs Ford Rd, which has Daily Traffic Counts of ±32,610 AADT
- Prattville, AL has a population of 39,076 (2023) and a growth rate of 1.03%- It is the 12th largest city in Alabama
- Conveniently located along Red Field Road with easy access from Interstate 65
- ±0.7 miles from I-65
- ±12.5 miles from Montgomery, AL

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Aerial



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23± ACRES REDFIELD RD

PRATTVILLE, AL 36066

Plans



Lot	Area	Volume
1	0.12	0.001
2	0.12	0.001
3	0.12	0.001
4	0.12	0.001
5	0.12	0.001
6	0.12	0.001
7	0.12	0.001
8	0.12	0.001
9	0.12	0.001
10	0.12	0.001
11	0.12	0.001
12	0.12	0.001
13	0.12	0.001
14	0.12	0.001
15	0.12	0.001
16	0.12	0.001
17	0.12	0.001
18	0.12	0.001
19	0.12	0.001
20	0.12	0.001
21	0.12	0.001
22	0.12	0.001
23	0.12	0.001
24	0.12	0.001
25	0.12	0.001
26	0.12	0.001
27	0.12	0.001
28	0.12	0.001
29	0.12	0.001
30	0.12	0.001
31	0.12	0.001
32	0.12	0.001
33	0.12	0.001
34	0.12	0.001
35	0.12	0.001
36	0.12	0.001
37	0.12	0.001
38	0.12	0.001
39	0.12	0.001
40	0.12	0.001
41	0.12	0.001
42	0.12	0.001
43	0.12	0.001
44	0.12	0.001
45	0.12	0.001
46	0.12	0.001
47	0.12	0.001
48	0.12	0.001
49	0.12	0.001
50	0.12	0.001
51	0.12	0.001
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79	0.12	0.001
80	0.12	0.001
81	0.12	0.001
82	0.12	0.001
83	0.12	0.001
84	0.12	0.001

Lot	Area	Volume
1	0.12	0.001
2	0.12	0.001
3	0.12	0.001
4	0.12	0.001
5	0.12	0.001
6	0.12	0.001
7	0.12	0.001
8	0.12	0.001
9	0.12	0.001
10	0.12	0.001
11	0.12	0.001
12	0.12	0.001
13	0.12	0.001
14	0.12	0.001
15	0.12	0.001
16	0.12	0.001
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19	0.12	0.001
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27	0.12	0.001
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36	0.12	0.001
37	0.12	0.001
38	0.12	0.001
39	0.12	0.001
40	0.12	0.001
41	0.12	0.001
42	0.12	0.001
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50	0.12	0.001
51	0.12	0.001
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55	0.12	0.001
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70	0.12	0.001
71	0.12	0.001
72	0.12	0.001
73	0.12	0.001
74	0.12	0.001
75	0.12	0.001
76	0.12	0.001
77	0.12	0.001
78	0.12	0.001
79	0.12	0.001
80	0.12	0.001
81	0.12	0.001
82	0.12	0.001
83	0.12	0.001
84	0.12	0.001


PROPOSED IMPROVEMENTS FOR
REDFIELD RIDGE
 PRATTVILLE, ALABAMA

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PROJECT NO.	20-00
DESIGNED BY	J.M.
CHECKED BY	J.M.
DATE	1-1-11
SCALE	AS SHOWN
BY	J.M.

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 Jmasters@mcrmpm.com

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PRATTVILLE, AL 36066

Prattville, AL



Welcome to the City of Prattville, Alabama, a charming New England-style village nestled in the heart of the Deep South. As the "birthplace of industry" in Alabama, Prattville's rich history spans the life and accomplishments of its founder Daniel Pratt, the great industrialist. Prattville features the Daniel Pratt Historic District, listed in the National Register of Historic Places, where some of the sites date back to the Civil War era.



Prattville is a city located within both Autauga and Elmore counties in the State of Alabama but serves as the county seat of Autauga County. Founded in 1818, thus making it "a county older than the state". As of the 2023 census, the population of the city was 39,076. Also called the "Fountain City" (named for the abundance of artesian wells that once flowed through our town).



Prattville boasts a wide variety of natural and recreational attractions, including golfing, canoeing, hiking, fishing and other means of entertainment. Prattville's cultural and retail attractions, numerous antique and specialty stores, and excellent dining establishments are sure to please almost any taste.



The welcome mat is always out in Prattville. Whatever your needs or desires, you'll find it in Prattville--a town rich in history, but with a firm focus on the future. Come experience Prattville, Alabama for yourself. Whether passing through or making us a destination, after one visit, we're sure you'll find that Prattville will be a memorable place for your family for many years to come!

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23± ACRES REDFIELD RD

PRATTVILLE, AL 36066

Demographics

DEMOGRAPHIC SUMMARY

0662
g of 3 miles

KEY FACTS

22,750

Population



9,328

Households

37.9

Median Age

\$52,518

Median Disposable Income

EDUCATION

7%

No High School Diploma



29%

High School Graduate



24%

Some College



39%

Bachelor's/Grad/Prof Degree

INCOME



\$63,619

Median Household Income



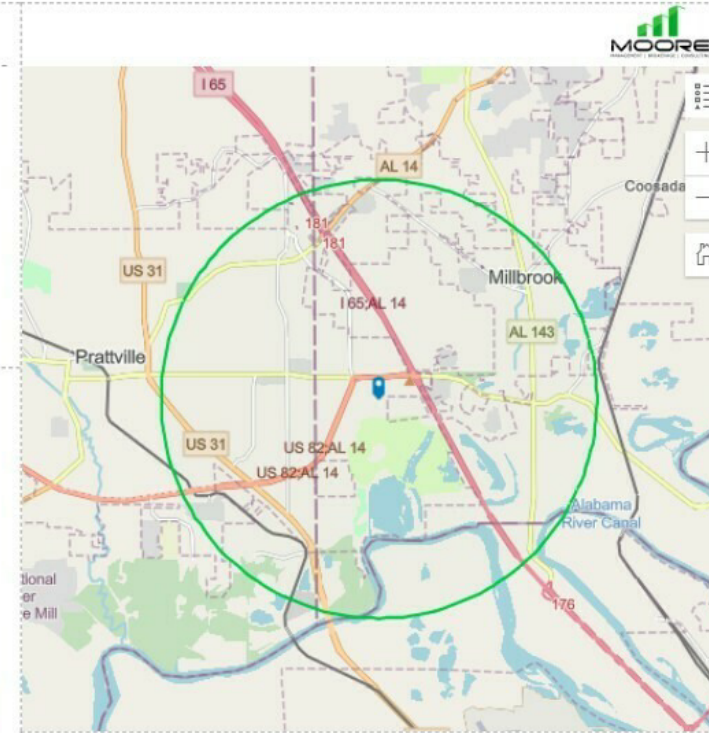
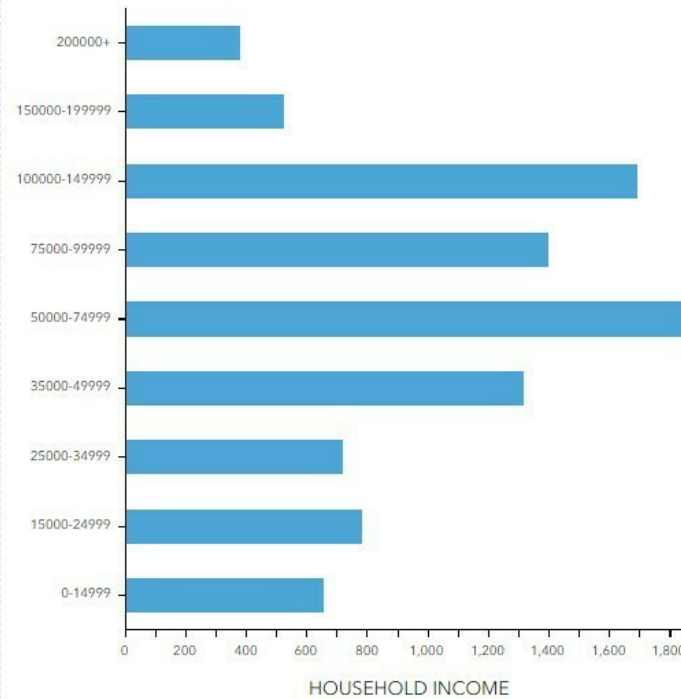
\$34,245

Per Capita Income



\$101,428

Median Net Worth



EMPLOYMENT



White Collar

68%



Blue Collar

21%



Services

14%

2.6%

Unemployment Rate

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Retail Map



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