

CONG W L DICKINSON DRIVE & N EASTERN BLVD.

CONG W L DICKINSON DRIVE & N EASTERN BLVD., MONTGOMERY, AL 36109

Executive Summary



OFFERING SUMMARY

Sale Price: \$349,000

Lot Size: 3.65 Acres

Zoning: B-3: Highway
Commercial District

Price / Acres: \$95,616

PROPERTY HIGHLIGHTS

- Easy Access to Eastern & Northern Blvd
- Direct access to service road
- 1.0 Miles from Maxwell Air Force Gunter Annex
- 3.1 Miles from I-85
- 6.8 Miles from I-65
- 7.8 Miles from Maxwell Air Force Base: Serving 25,000 Active Duty, Guard, Reserves , Contractors and Retirees. The Air Force university is attended by 20,000 Annually
- Traffic Count of 40,220 ± AADT on US Hwy 231
- Traffic Count of 37,700 ± AADT on the Northern Blvd.

GENE CODY, CCIM

334.386.2441
gcody@mcrmpm.com

MOORE COMPANY REALTY

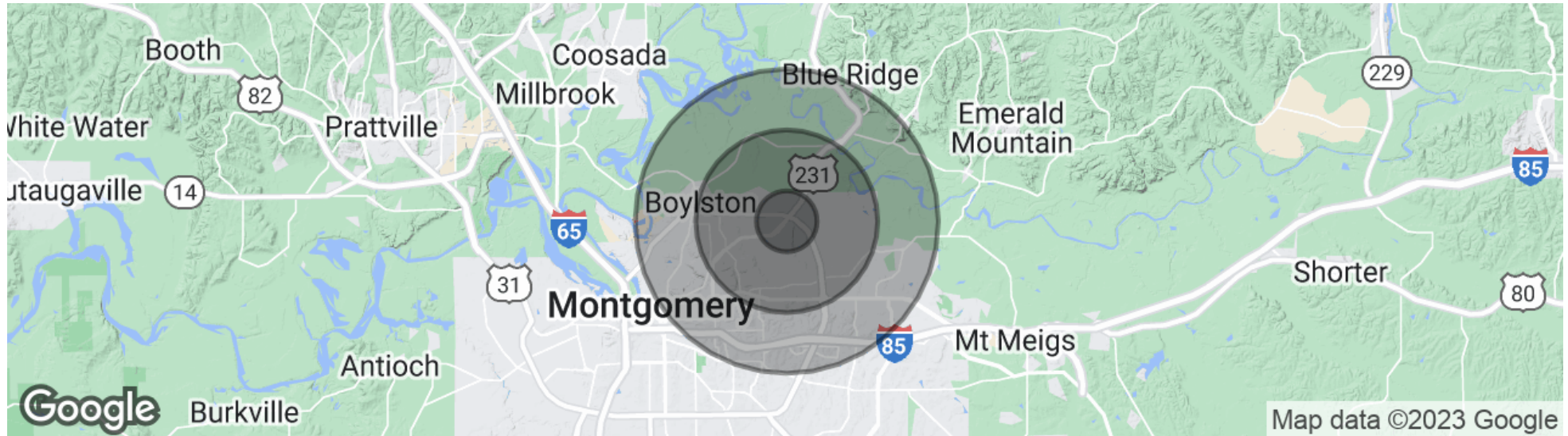
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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,652	40,288	99,473
Median age	35.1	38.3	35.9
Median age (Male)	33.5	35.2	33.5
Median age (Female)	36.8	41.2	38.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,340	15,932	39,272
# of persons per HH	2.7	2.5	2.5
Average HH income	\$57,691	\$53,119	\$58,103
Average house value	\$114,840	\$126,488	\$150,249

* Demographic data derived from 2020 ACS - US Census

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Retail Map



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