

25 S COURT STREET

MONTGOMERY, AL 36104

Executive Summary



OFFERING SUMMARY

Sale Price:	\$795,000
Lot Size:	0.17 Acres
Year Built:	1890
Building Size:	4,326
Zoning:	T-5 Smart Code
Market:	Downtown CBD
Price / SF:	\$140.59

PROPERTY HIGHLIGHTS

- RECENT PRICE REDUCTION
- Centrally located, highly visible renovated office building
- Rare & Sunny Outside Courtyard
- Skylights throughout the building
- Office furniture in place is available to stay
- 2 stories & ample basement storage
- Second parcel containing 18 exclusively available parking spaces 24/7 with solar gate
- 600± Residential Units existing and more in development, 893 Hotel Rooms in downtown, 2 New Boutique Hotels in development
- 4,000± Students enrolled at Troy University Montgomery within 5 Blocks
- 0.6± Miles from Alabama State Capital
- 1.5± Miles from I-85/I-65
- 2.5± Miles from Maxwell Air Force Base: Serving 25,000 Active Duty, Guard, Reserves, Contractors, and Retirees. The Air Force University is attended by over 20,000 annually.



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Additional Photos



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Montgomery City Information



EJI The Equal Justice Initiative (EJI) had 400,000+ visitors in the first year, with ~3,000 visitors per day to the museum. Public financial forms show the EJI hovering around \$3 million in revenue and assets through 2013. By the end of 2016, the most recent forms available, EJI had nearly \$40 million in revenue and more than \$57 million in assets (that was two years before the opening of the memorial and museum in Montgomery, AL.)

The EJI is busy opening two new sites in Montgomery and planning memorials for 1,600 more lynching victims. With the purchase of 401 N. Perry St. next to Riverwalk Stadium EJI's will house it's ticket center, gift shop and café, which are housed in separate spaces. With expanded shuttle service, additional parking for visitors, and plans for a new restaurant.

Montgomery, AL is the lead city in the state in hotel occupancy rates and room demand.

Hyundai Motor Manufacturing Alabama (HMMA) will invest an additional \$292 million in new machinery and equipment to facilitate the production.

HMMA celebrated the opening of a new cylinder head manufacturing plant, the third facility at HMMA, to support production of more than 650,000 engines per year. The 260,000 square foot facility represents a \$388 million investment and 50 new jobs. HMMA's investment in the region will total \$680 million within the last two years, strengthening the company's presence in the local community and demonstrating confidence in Montgomery's ability to support its growing workforce.



The military community contributes an estimated \$2.6 billion to the local Montgomery economy annually and represents 68,473 people (nearly 20% of the population). This number represents active duty military, students in/at Air University, AF Reserve, National Guard, DoD civilians, military contractors, military retirees, and all their family members in the greater Montgomery Metro Area.

The Defense Information Systems Agency Datacenter, located on Maxwell-Gunter, stores all of the electronic medical records for the entire Department of Defense. It is the largest Oracle database in the world. Maxwell AFB, the City of Montgomery, and the Montgomery County Commission are participants in the Smart City/Smart Base initiative. Maxwell is the only military base in the nation to be designated a Smart Base in a pilot program with AT&T.



MAXWELL AIR FORCE BASE

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Gerhardt's first North American plant opened in 2019 in Montgomery, AL. Gerhardt plans to invest \$37.9 million in the new facility and employ 235 workers. It was one of the largest economic development announcements in 2019 for the state.

The World-Class Whitewater and Outdoor Lifestyle center is being planned at the gateway to Montgomery, along the I-65 corridor. Design is set to begin in 2019 with construction to follow in 2020, and an Opening Date in 2022.



F-35 jets will arrive in Montgomery, AL in the fall 2023. Military construction funding has climbed to more than \$55 million so far. This money will be bid out to local and state contractors over the next 2-4 years.

Dannelly Field a preferred basing location for the F-35. Montgomery and the Alabama Air National Guard, bringing millions in military construction dollars and improvements to the 187th Fighter Wing footprint at the airport as well as providing additional opportunities to engage with major players in defense contracting, including Lockheed Martin.

The F-35 program is ramping up production and sustainment to meet increasing demand. The company is preparing to increase production volume year-over-year to hit a rate of approximately 160 aircraft per year in 2023. In addition to the major positives the jet program is bringing the River Region and the state, it generates an economic impact to the entire United States of more than \$31 billion.



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Retail Map



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