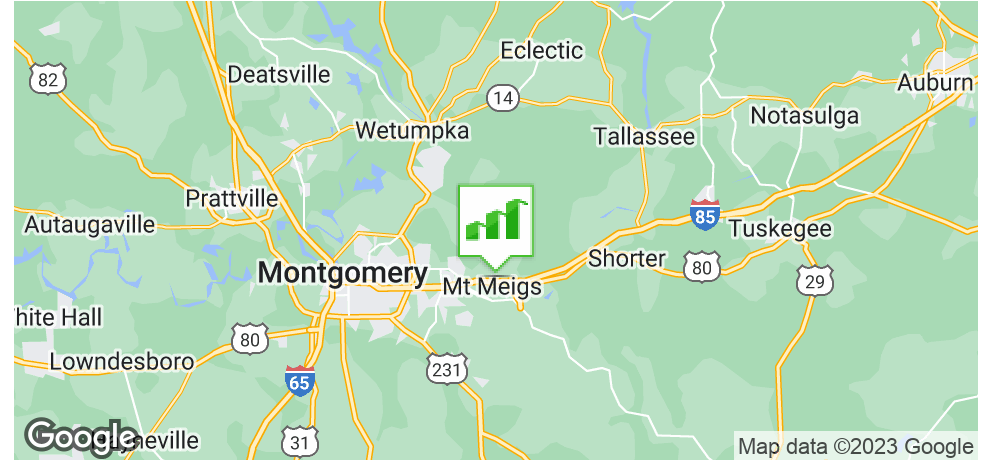


# 13055 WARES FERRY RD

## MONTGOMERY, AL 36117

### Executive Summary



#### OFFERING SUMMARY

**Sale Price:** \$775,000

**Lot Size:** 28.0 Acres

**Zoning:** M-3: General Industry

**Market:** East Montgomery

**Price / Acres:** \$27,679

#### PROPERTY HIGHLIGHTS

- Great Development Land
- Retail/Industrial Opportunity
- Within 5± Miles from thriving Eastchase Lifestyle Center
- 1.2± Miles from Atlanta Highway
- 1.8± Miles Pike Road
- 3.9± Miles from I-85 with over 67,360± Cars Per Day
- 4.5± Miles from Chantilly
- 16± 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



**GENE CODY, CCIM**

334.386.2441  
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**MOORE COMPANY REALTY**

312 Catoma St #200, Montgomery, AL 36104  
334.262.1958 | moorecompanyrealty.com





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## MONTGOMERY, AL 36117

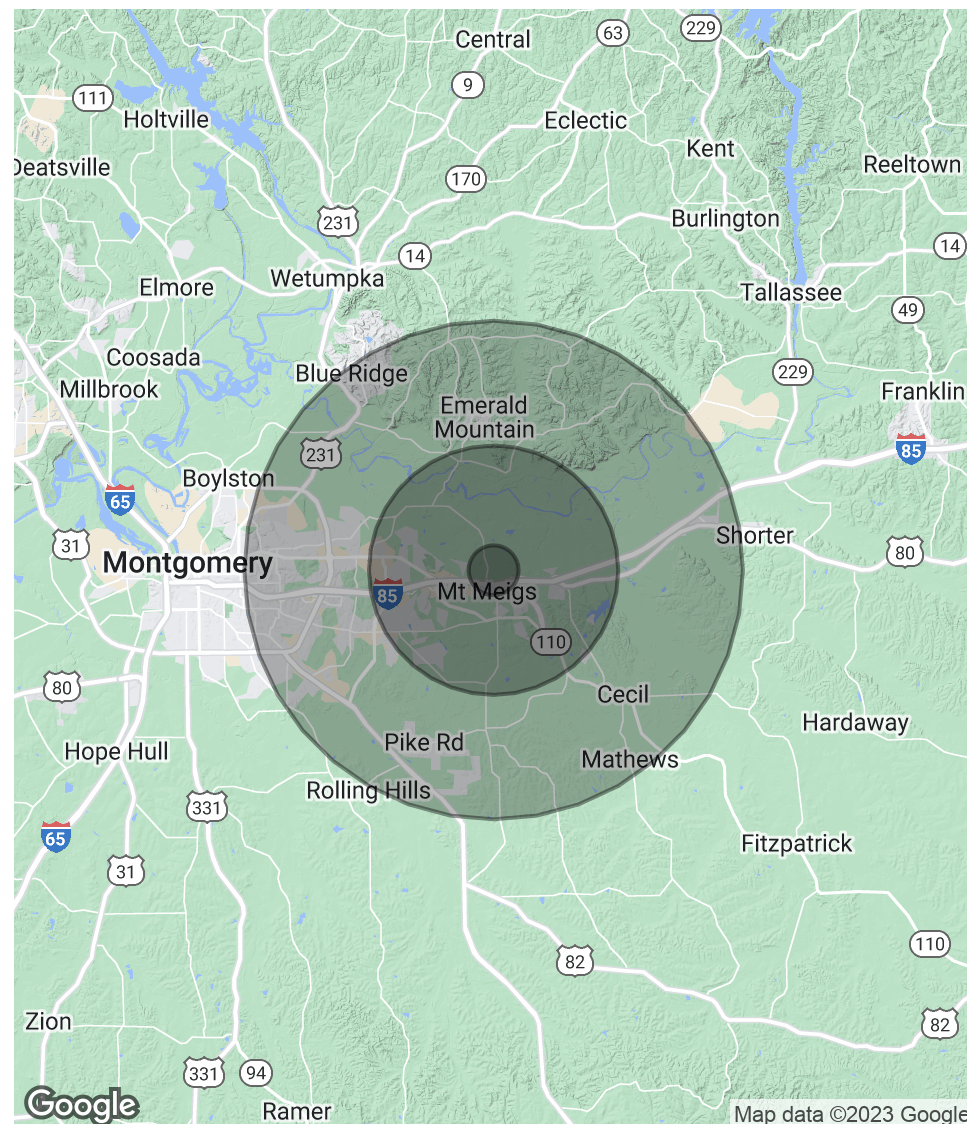
# Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	685	29,099	112,151
Average Age	32.9	37.1	36.0
Average Age (Male)	32.5	36.5	35.2
Average Age (Female)	33.4	37.9	36.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	171	10,623	45,031
# of Persons per HH	4.0	2.7	2.5
Average HH Income	\$67,911	\$97,617	\$78,146
Average House Value		\$321,365	\$219,948

\* Demographic data derived from 2020 ACS - US Census



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Retail Map



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