

# JONES LAND

S OF HWY 14, WETUMPKA, AL 36092

## Executive Summary



### OFFERING SUMMARY

Sale Price: \$240,000

Lot Size: 12.0 Acres

Zoning: R-100

Price / Acres: \$20,000

### PROPERTY HIGHLIGHTS

- Excellent development opportunity in Downtown Wetumpka!
- City desires this area to be zoned commercial in the near future
- Near the intersection of where W Bridge St turns into Highway 14
- Walking distance to Downtown Wetumpka- Enjoy local favorites like The Copper House Deli, The Coosa Cleaver, Restoration Coffee House, Grumpy Dog, Frios Gourmet Pops & More!
- ±1.2 Miles to Gold Star Park- With stunning views of the Coosa River and multiple lighted walking paths
- ±1.3 Miles to Highway 231- with traffic counts of ±29,330 AADT
- ±10.9 Miles to Montgomery



JON MASTERS, CCIM

334.387.2724  
Jmasters@mcrmpm.com

MOORE COMPANY REALTY

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



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Aerial



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### DEMOGRAPHIC SUMMARY

1069-1087 W Bridge St, Wetumpka, Alabama, 36092  
 Ring of 3 miles

#### KEY FACTS

8,362

Population



3,093

Households

39.2

Median Age

\$40,653

Median Disposable Income

#### EDUCATION

10%

No High School Diploma



39%

High School Graduate



31%  
Some College



21%  
Bachelor's/Grad/Prof Degree

#### INCOME



\$45,505

Median Household Income



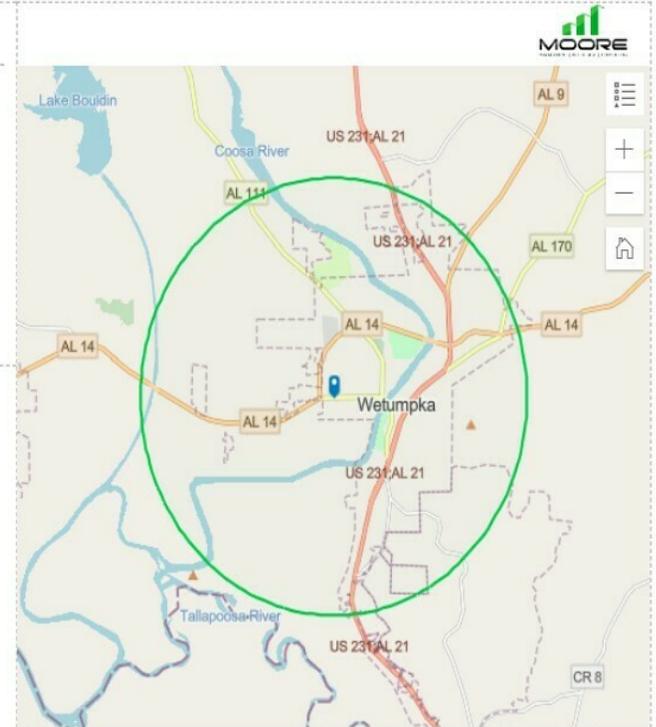
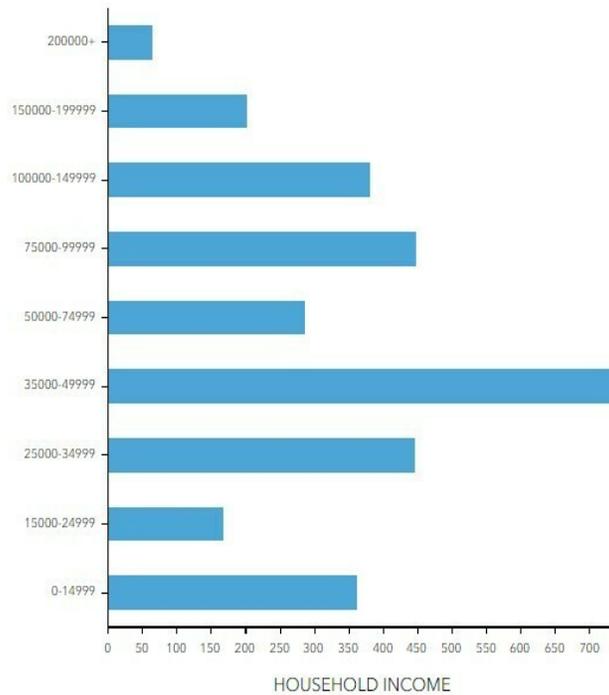
\$27,062

Per Capita Income



\$91,423

Median Net Worth



#### EMPLOYMENT

62%

White Collar

23%

Blue Collar

20%

Services

1.7%

Unemployment Rate

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## Wetumpka Alabama

### WETUMPKA, AL

Nestled astride the Coosa River just above its juncture with the Tallapoosa, lies the lovely little city of Wetumpka. Framed against the picturesque backdrop of the Appalachian foothills, the thriving community is a study in contrast. From the freshly renovated architecture of the downtown area to the stark beauty of Elmore County's new Judicial Complex...from the elegant facades of vintage homes to the planned graciousness of sparkling modern subdivision.

Wetumpka is a delightful blend of the past and the present. From things to do, to things to see, Wetumpka has something for everyone. Located in Central Alabama, Wetumpka is the County Seat of Elmore County, which is Alabama's third fastest growing county. Wetumpka offers small-town living with the convenience of big-city amenities only minutes away in Montgomery.

Annual Special Events include Christmas on the Coosa, the Coosa River Whitewater Festival, Frontier Days, Riverfest, Earth Day, Adventure Race, and the Coosa River Challenge. Wetumpka Alabama, is the economic center of Elmore County, is located in one of the fastest growth areas in the state. The favorable location, just minutes from the State Capital of Montgomery ,provides opportunities in all areas of business and commerce, as well as personal needs.

Wetumpka has a 2024 population of 7,810. It is also the county seat of Elmore County. Wetumpka is currently growing at a rate of 3.08% annually and its population has increased by 9.74% since the most recent census, which recorded a population of 7,117 in 2020.



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## Retail Map



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