

BUILD TO SUIT/GROUND LEASE I-65 & US HWY 31 (EXIT 164)

10 WASDEN LANE
Montgomery, AL 36105

PRESENTED BY:

JOHN MOTTRAM CCIM
O: 334.201.5002
john.mottram@svn.com

FedEx

23,000
ADT

Site

Hepe Hull

Liberty

44,000
ADT

PHC
PHA

Viscofan

WestRock

MS
COMPANIES

Fisher Lake

UPS

KEN
ADVANTAGE
CORPORATION

Peterbilt

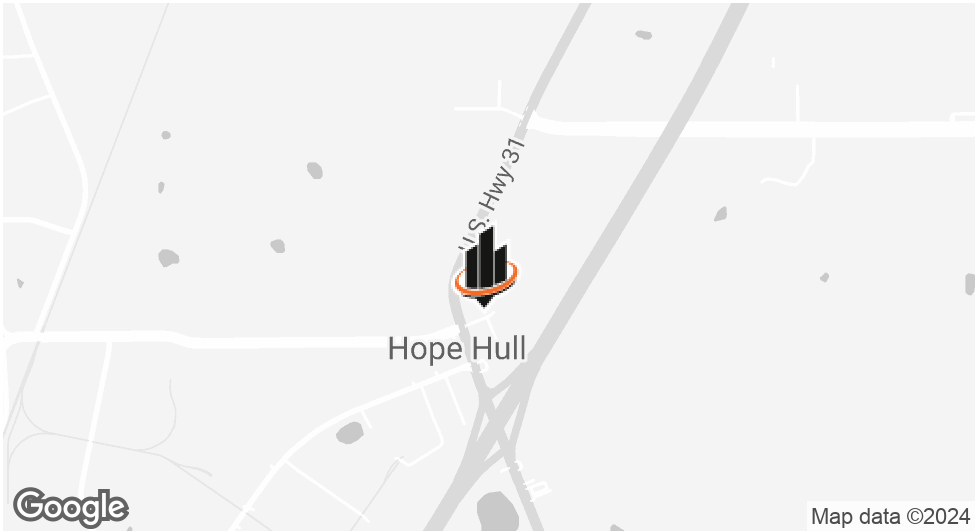
FedEx

LEAR
CORPORATION

HYUNDAI

SVN
JJ MOTTRAM

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	CONTACT BROKER
AVAILABLE SF:	44,544 SF
LOT SIZE:	44,544 SF
ZONING:	B-2
APN:	14-05-15-0-000-019.001

PROPERTY OVERVIEW

Owner to do a build to suit, or Ground Lease. Site fronts Hwy. 31 at I-65 exit 164 and is located at the gateway entrance to the Wasden Road/I-65 Industrial Park. This interstate exit also serves the Hyundai Motor Manufacturing Facility, and the currently under construction Hyundai battery system assembly plant (\$205M). Additionally, this site will benefit from the following companies all currently under construction: the new 500k s.f. Amazon IxD facility, and the 272 acre, \$84M Inland Intermodal Transfer Facility, \$119M Manna Capital Beverage, 250,000 s.f., \$52M expanded FedEx Distribution and Logistics building, and the 165,000 s.f. expansion of Premier Tech. The I-65 traffic count is in excess of 45,000 vehicles per day, with over 23,000 vehicles driving directly in front of the site on Hwy 31. This industrial grouping locates over 11,000 employees all within 2-3 miles of the site, with this number to grow substantially as the new companies come on line. Added to the industrial population and automobile/truck traffic, there are over 445 hotel rooms within walking distance to this site. These hotels report an average occupancy of 70%, which translates to over 113,000 hungry customers each day. The site is a can not miss for any QSR wanting to take advantage of all this activity.

PROPERTY HIGHLIGHTS

- Interstate exit.
- High Traffic Counts.

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EXPLOSIVE GROWTH & DEVELOPMENT



Tax Plat Aerial



\$52 Million FedEx Expansion



500K square foot Amazon IXD - Spring 2025



NEW INFORMATION
PORT AUTHORITY EXPANSION TO BRING
FACILITY TO MONTGOMERY

Port Authority \$84M Intermodal Facility-Fall '25



Hyundai \$205M expansion EV's - Fall 2024



Manna Beverage 1.7M square foot/\$119M - Fall '24

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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

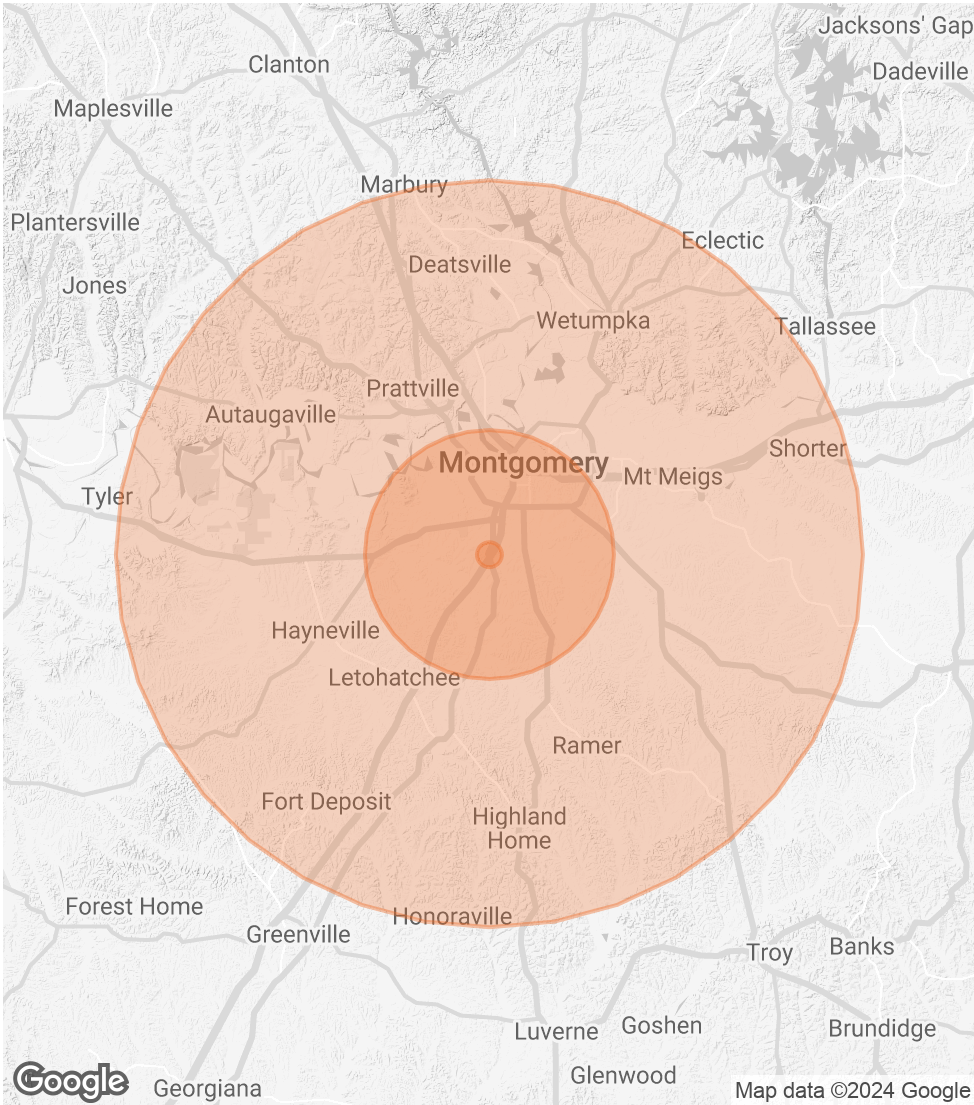
POPULATION 1 MILE 10 MILES 30 MILES

TOTAL POPULATION	209	106,278	350,973
AVERAGE AGE	48.4	37.7	38.2
AVERAGE AGE (MALE)	45.2	33.2	36.0
AVERAGE AGE (FEMALE)	50.7	40.3	39.6

HOUSEHOLDS & INCOME 1 MILE 10 MILES 30 MILES

TOTAL HOUSEHOLDS	95	51,231	156,407
# OF PERSONS PER HH	2.2	2.1	2.2
AVERAGE HH INCOME	\$59,932	\$47,030	\$63,249
AVERAGE HOUSE VALUE	\$1,350,516	\$158,929	\$159,413

2020 American Community Survey (ACS)



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