



OFFERING SUMMARY

Sale Price: \$50,000 / acre

Lot Size: ±48.09 Acres

Zoning: R-75-m & B-2

PROPERTY HIGHLIGHTS

- Zoned for R-75-m & B-2 for versatile development options.
- Prime location in the booming East Montgomery area.
- Ample space for multifamily residential construction.
- High visibility and traffic on Atlanta Highway
- 49,042± AADT Traffic Counts on Atlanta Hwy & 35,403± AADT Traffic Counts on Taylor Rd
- National Tenants within 1.8± miles: Walgreens, Wal-Mart Super Center, Publix, Dollar Tree, CVS, Burger King, Applebee's, KFC
- Proximity to amenities and major transportation routes.
- Ideal for multi-family, retail, office, or residential development.
- 1.8± Miles from Baptist Medical Center East: The campus is also home to the Baptist Breast Health Center, the Sleep Disorders Center and the Endoscopy Center. In addition to general medical & surgical services, it offers a full range of specialty care. With a Total Patient Revenue of \$546,969,197
- 2.1± Miles from Auburn University at Montgomery: AUM offers more than 90 programs of study leading to bachelor's, master's, specialist, and doctoral degrees. Total enrollment 5188±, Total Academic Staff 318±
- 2.9± Miles from I-85
- 3.0± Miles from The Shoppes at Eastchase- National Tenants include: Target, Costco, Petco, Books-a-Million, Dillards, Kohl's, Academy Sports & Outdoors and much more!

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7100 ATLANTA HIGHWAY

MONTGOMERY, AL 36117

Map



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Demographics

DEMOGRAPHIC SUMMARY

7100 Atlanta Hwy, Montgomery, Alabama, 36117

Ring of 3 miles

KEY FACTS

37,914

Population



16,545

Households

39.0

Median Age

\$54,743

Median Disposable Income

EDUCATION

5%

No High School Diploma



21%

High School Graduate



29%

Some College



45%

Bachelor's/Grad/Prof Degree

INCOME



\$68,499

Median Household Income



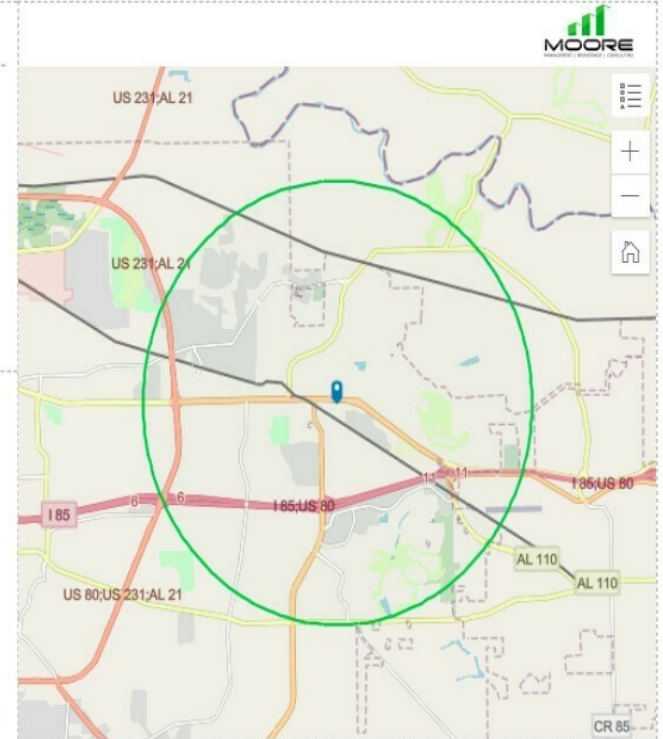
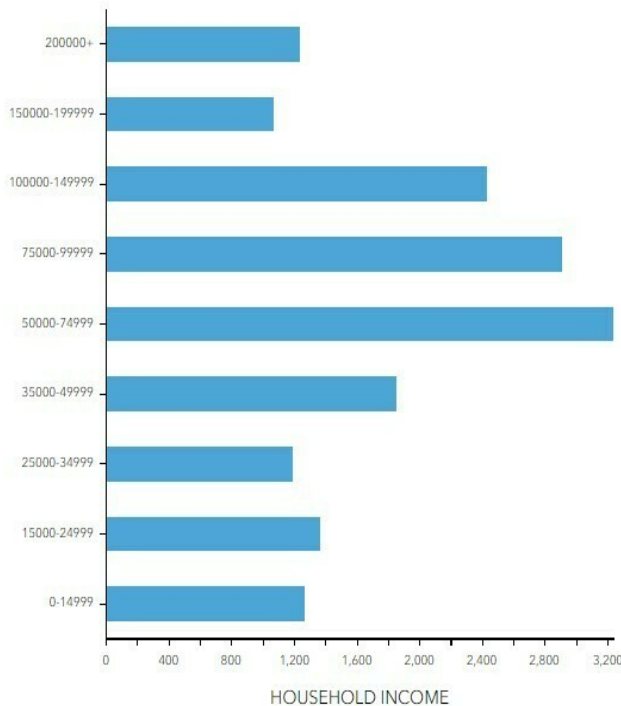
\$42,718

Per Capita Income



\$157,502

Median Net Worth



EMPLOYMENT



White Collar

69%



Blue Collar

19%



Services

14%

2.8%

Unemployment Rate

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Retail Map



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