



Big Fish

EXCLUSIVELY LISTED BY:

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SITE SOURCE
REAL ESTATE NETWORK

401

**E BRIDGE STREET
WETUMPKA, AL 36092**

MOORE
MANAGEMENT | BROKERAGE | CONSULTING

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executive summary

A historic Victorian home with movie-set charm featuring unique details, luxury amenities, and potential as a sought-after bed and breakfast or dream residence.

- Featured as a movie set for Tim Burton's movie "Big Fish"
- Historic Victorian home with significant architectural presence
- Renovated living room to resemble scenes from the movie- includes original shutters, wallpaper and artwork from the movie
- Incorporation of historic elements in the staircase railing
- Beautiful renovated kitchen with large pantry
- 22 foot ceilings on the 2nd floor (2nd floor was added to the home 25 years ago for the movie production)
- Huge walk-in shower and large soaker tub in upstairs bathroom
- Availability of furnishings and pieces from HGTV staging
- Potential as a sought-after bed and breakfast, Air BNB, wedding venue or dream residence
- Design input from the top-rated show on HGTV
- ±0.2 Miles to Gold Star Park- With stunning views of the Coosa River and multiple lighted walking paths
- ±9.5 Miles to Montgomery & ±14 Miles to I-85



401 E Bridge St
Wetumpka, AL 36062
PROPERTY ADDRESS



\$899,000
SALE PRICE



3,754 SQFT
BUILDING SIZE



\$239.47
PRICE PER SF



8.85%
CAP RATE (proforma)



\$79,675
NOI



1874
YEAR BUILT

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. Since being the feature of HGTV's Home Town Takeover in 2021, as well as the backdrop for several Hollywood films, interest in Wetumpka Alabama has skyrocketed!

Located in Central Alabama, Wetumpka is the County Seat of Elmore County, which is Alabama's third fastest growing county. Known for its abundance of rivers, creeks and woodland wildlife, the "City of Natural Beauty" is a treasured spot for breathtaking recreational trails and experiences including whitewater kayaking, fishing, cycling, trail running and bird watching. Wetumpka offers small-town living with the convenience of big-city amenities only minutes away in Montgomery!

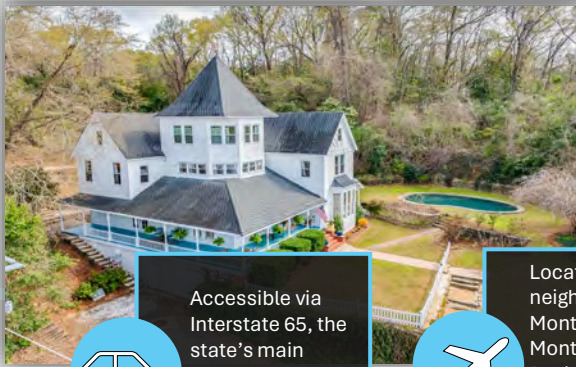
MOVIES FILMED IN WETUMPKA

The Grass Harp 1995 (101 E Bridge St- Now Taste at the Fain)

The Rosa Parks Story 2002 (112 Company St- Now Swirls Gourmet Soft-Serve and Bakery)

Big Fish 2003 (109 Company St- Now River Perk Coffee & Grits)

Son of the South 2019 (The Bibbs Grave Bridge)



Accessible via Interstate 65, the state's main north-south route and Highway 231.



Located in the neighboring city of Montgomery, The Montgomery Regional Airport is served by American Airlines, Delta and Via Airlines



Located in Montgomery, Greyhound offers daily bus service, including holidays



location overview

ECONOMY

Annual Special Events include Christmas on the Coosa, Coosapalooza Brewfest, River and Blues Festival, Mardi Gras Festival, Coosa River Adventure Challenge, Oktoberfest, WeWa Wildlife Festival, Downtown Dickens Christmas and Christmas on the Coosa.

Wetumpka Alabama, is the economic center of Elmore County, is 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 8,300 and it is also the county seat of Elmore County (Elmore County population is 93,000). Wetumpka is currently growing at a rate of 3.08% annually and its population has increased by 9.74% since the most recent census in 2021.

Popular Places in Wetumpka

according to [tripadvisor.com](https://www.tripadvisor.com)

1. Wind Creek Casino
2. Fort Toulouse- Fort Jackson
3. Kelly Fitzpatrick Center for the Arts
4. Swayback Bridge Trail
5. Gold Star Park
6. Coosa River Adventures, Inc

THE RIVER REGION

The River Region (or Tri-County area), is comprised of Montgomery, Wetumpka, Millbrook and Prattville. With its rich history and culture, the River Region has so much to offer!

MAXWELL AIRFORCE BASE

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 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 the Pilot Program with AT&T. Maxwell AFB is ±19 miles from the subject property.



EQUAL JUSTICE INITIATIVE (EJI)

On a hilltop overlooking Montgomery is the nation's first comprehensive memorial dedicated to the legacy of Black Americans who were enslaved, terrorized by lynching, humiliated by racial segregation, and presumed guilty and dangerous. More than 4,400 Black people killed in racial terror lynchings between 1877 and 1950 are remembered here. Their names are engraved on more than 800 corten steel monuments—one for each county where a racial terror lynching took place—that form the main structure of the memorial at the heart of this six-acre site.

As a nonprofit law office founded by Bryan Stevenson in 1989, the Equal Justice Initiative represents clients sentenced to death and condemned to die in prison, challenges inhumane conditions of confinement, and works to expose racial bias in the criminal legal system. Seeing firsthand how excessive punishment, racial discrimination, and inequality are deeply rooted in America's history of racial injustice inspired us to create the Legacy Sites. By offering these unique spaces for people to gather, learn, and reflect on our history and its legacy, we hope to foster a new era of truth and justice in America.

location overview

MONTGOMERY, AL

Montgomery is the capital of Alabama and the central hub of the River Region. It's home to just over 200,000 people and covers 160 square miles.

One of the most prominent areas of Montgomery is the newly revitalized downtown area, complete with a riverboat, a state-of-the-art baseball stadium, dozens of great restaurants, and so much more. You can do just about anything in Downtown Montgomery, from catching a live performance at the 1,800-seat Montgomery Performing Arts Center to grabbing a drink from the amazing selection of bars and restaurants. You can even arrange to take a tour of the area on a horsedrawn carriage! If you love history and want to have a good time, Downtown Montgomery is the perfect place for you.

Did you know?

- Montgomery is ranked #8 on the Top 10 Most Affordable Cities for Homebuyers.
- Montgomery offers low annual real estate taxes, making it a great place to invest in property.
- Montgomery was listed as one of the Top 10 Places to Travel in 2021 by Bloomberg.



MILLBROOK, AL

Millbrook is located in the southwest corner of Elmore County, just ten miles north of Montgomery, the state's capital city. Since 1990, Millbrook's population has grown consistently with its current population approaching 17,000, making it the largest city in the county. Nature, wildlife and waterways are also an important part of life in Millbrook. The state headquarters of the Alabama Wildlife Federation (AWF) is located on the beautiful grounds of the Lanark Estate in Millbrook. The Alabama Nature Center, a planned use, outdoor conservation education facility is also located at Lanark and offers first-rate educational programs and activities for schools and the general public. The Grandview Family YMCA is another gem located in Millbrook. Located on beautiful expansive grounds, the Grandview Y offers a variety of sports, fitness, aquatics and childcare programs with walking trails, athletic fields and a lake. The Mill Creek meanders through the center of the Village Green, Millbrook's downtown park, and continues through the Mill Creek Sports Complex located in the southern segment of the city. Scenic Lake Martin and Lake Jordan are just minutes away. The Coosa and Alabama Rivers are located on the eastern side of the city and Mortar Creek is just to the north.

location overview

PRATTVILLE, AL

Nestled in the heart of Alabama, Prattville is a captivating town that seamlessly marries history, culture, and contemporary allure. Start your journey with a visit to the renowned Prattville Pickers, a treasure trove of antiques and curiosities that beckons explorers and collectors alike. And don't miss the enchanting Parade of Pumpkins, a whimsical autumn event that paints the town with a vibrant burst of colors and creativity. For golf enthusiasts, Prattville is a golfer's paradise. Swing by the Oster Golf House or the world-class Robert Trent Jones Golf Trail at Capitol Hill, where pristine fairways and stunning vistas await.

As of the 2020 census, the population of the city was 37,781. Nicknamed "The Fountain City" due to the many artesian wells in the area.

Popular Places in Prattville

- Pratt Park
- Wilderness Park
- Cooter's Pond Park
- Prattville Pickers Flea Market
- Bass Pro Shops
- Uncle Mick's Cajun Market & Cafe

RTJ GOLF TRAIL AT CAPITOL HILL PRATTVILLE | 54 HOLES

Named the #2 public golf facility in the country by Golf World readers, Capitol Hill continues to get praise from golfers and golf writers alike. GOLF Magazine called the Judge course one of the 10 public courses in America worthy of hosting the U.S. Open and the Zagat Survey of America's Top Golf Courses ranked it among the top 50 courses in America. The Senator was named among the Top 10 New Courses in the nation by GOLF Magazine and hosts the LPGA's Epson Tour Guardian Championship each September.

Located in Prattville, just 8 miles north of Alabama's state capitol, Capitol Hill features three 18-hole championship courses. With more than 1,500 acres of golf and nature, the pure magnitude of this facility is amazing and allows each course to be drastically different from the others. Capitol Hill also features an innovative 360-degree driving range 400 yards in diameter.



financials

INCOME PROFORMA

YEAR 1

POTENTIAL INCOME	\$109,500
LESS: VACANCY	(\$16,425)
AGI	\$93,075
OPERATING EXPENSES	
TAXES	(\$1,000)
INSURANCE	(\$3,200)
LAWN	(\$2,000)
CAM	-
REPAIRS & MAINTENANCE	-
UTILITIES	(\$7,200)
RESERVES	-
MANAGEMENT	-
ACCOUNTING	-
SUBTOTAL	(\$13,400)
NET OPERATING INCOME (NOI)	\$79,675



photos



photos



photos



photos



photos



aerial photos



retail map



42
WALK
SCORE



70
WETUMPKA
LIVABILITY
SCORE



13 MIN
DRIVE TO
MONTGOMERY

DEMOGRAPHIC SUMMARY

401 E Bridge St, Wetumpka, Alabama, 36092

Ring of 3 miles

KEY FACTS

9,133

Population



3,426

Households

40.1

Median Age

\$44,063

Median Disposable Income

EDUCATION

9%

No High School Diploma



37%

High School Graduate



29%

Some College



24%

Bachelor's/Grad/Prof Degree

INCOME



\$49,449

Median Household Income



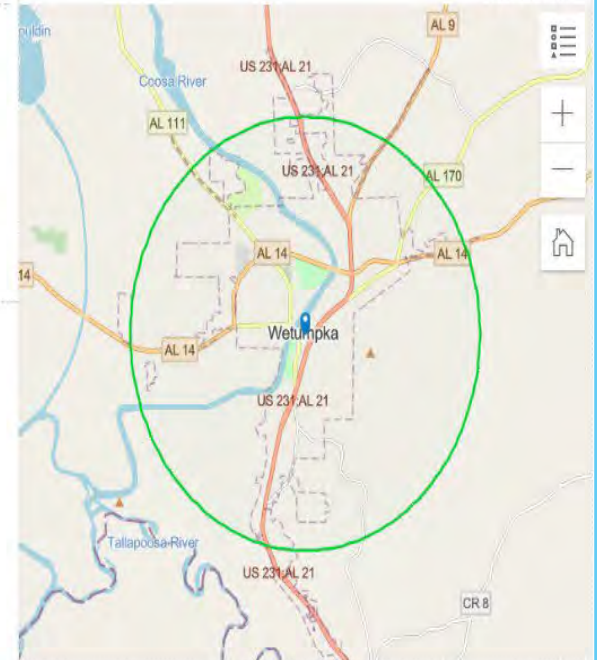
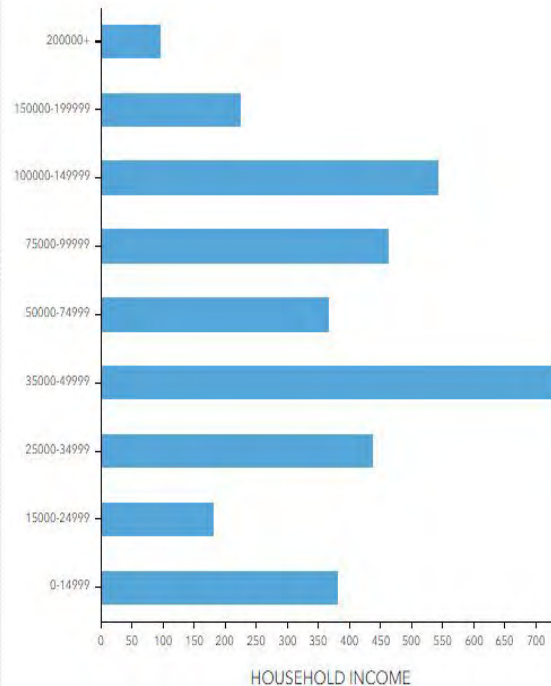
\$28,784

Per Capita Income



\$117,715

Median Net Worth



EMPLOYMENT



63%

White Collar



23%

Blue Collar



19%

Services

2.0%

Unemployment Rate

BACKGROUND

Gene Cody, CCIM, is a real estate entrepreneur with over 18 years of experience. He received his real estate license in 2006 under the brokerage firm Hodges Bonded Warehouse, where he quickly grew their residential division by selling over \$3 million in year one. Since joining the Commercial Sales Team at Moore Company Realty in 2011, Gene has transacted more than \$200 million in volume and is currently one of the top gross producers for the company. Gene was also named Top Sales Agent for the State of Alabama 2 years in a row by Coldwell Banker Commercial and earned the CBC Bronze Circle of Distinction in 2013-2014.

Before his position as President of Moore Company Realty, Inc., Gene was the Senior Vice President at Moore Company Realty. His responsibilities included managing a team of real estate brokers offering a full range of commercial property services, including Commercial Real Estate Sales and Leasing, Consulting, Commercial Property Management, Commercial Property Development, Build to Suit, Commercial Tenant Representation, and Brokers' Opinions of Value. Gene is pursuing his chosen specialty in the commercial real estate arenas. He believes that despite having experience in all facets of real estate transactions, he can best serve his clients' needs by focusing his efforts on a particular sector.

In addition to his work at Moore Company Realty, Gene is a member of First Baptist Church of Montgomery, the Alabama Center for Real Estate, the CCIM Institute, the International Council of Shopping Centers (ICSC), the Site Source Retail Broker Network (SSRB), and the Montgomery Chamber of Commerce Committee of 100. He was previously involved with Landmark Foundations of Alabama, VISTAGE Business Advisors, the YMCA, the Mayor's Young Professionals Council, and Leadership Montgomery. Gene is young, competent, competitive, very motivated, highly energetic, and has the breadth of several hundred years of real estate experience within the Moore Companies to guide him as he continues to succeed for his clients. Gene's motto for sales is simple: **"I want my clients to achieve exceptional results."**

PRIMARY SPECIALTY

Commercial Property Leasing
Acquisitions
Commercial Property Investment Analysis

EDUCATION

B.S. in Sports Management from Faulkner University
CCIM Designee from the CCIM Institute

DESIGNATIONS

Broker
CCIM (Certified Commercial Investment Member)
Currently Seeking SIOR Designation (Society of Industrial and Office Realtors)

advisor bio



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