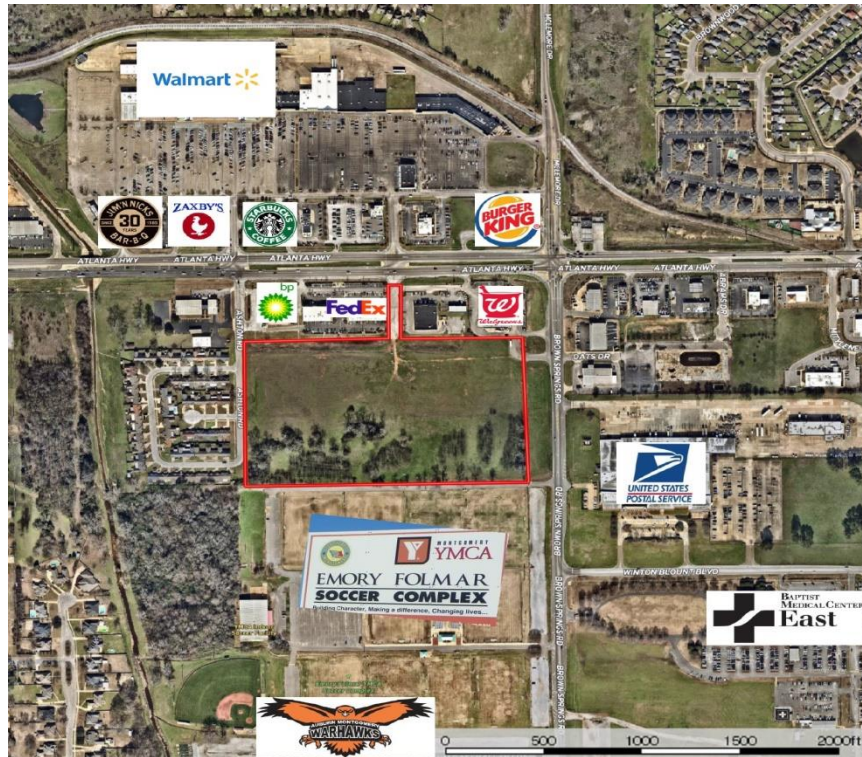




**John Hall & Company**  
Commercial / Investment Property / Land  
www.JohnHallCo.com

## FOR SALE

### Prime Development Property Montgomery, AL



**ADDRESS: 6570 Atlanta Highway, Montgomery AL 36117**

**SALE PRICE: \$1,680,000 or \$76,260 per acre**

**LOT SIZE: 22.03 acres**

**ZONING: B-2 (General Business)**

This company, or any of its agents, will not be held responsible for any false or misleading information. Information is collected by agents from sources that agent deems reliable. Agent has used his best efforts and good faith to obtain reliable information.

4163 CARMICHAEL ROAD | MONTGOMERY, ALABAMA 36106 | (334) 270-8400 | www.JohnHallCo.com

## CHARACTERISTICS:

**This prime development property has street access on all four sides of the property. It is located on Atlanta Highway across from Walmart and numerous national retailers and restaurants. It is within walking distance to Emory Folmar Soccer Complex, YMCA, Dixie Youth baseball fields and the Winton Blount United States Post Office. It is a 2 minute drive to Baptist East Medical Center and Auburn University at Montgomery.**

**This property is ideal for a mixed use development which would include retail and multi-family. It is especially suited for a senior living community.**

**All utilities are at the property. Owner may consider dividing at a higher price.**

**Daily traffic count on Atlanta Highway is 54,920 and on Brown Springs Road is 11,230.**




# 6570 Atlanta Hwy Auburn University Alabama, AC +/-



 Boundary

Walton Hall

 The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



**High and dry. Excellent soil.**



**100% useable land**



**Walmart across from site**



**Dozens of national retailers and restaurants**



**FedEx adjacent to site**



**Walgreens in walking (or golf cart) distance**



**Emory Folmar Soccer Complex**



**Winton Blount U.S. Post Office**



**Emory Folmar YMCA**



**Ashton Place Garden Homes**