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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)

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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 +/-

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D Boundary





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