



FOR SALE

+/- 18 Acres
Atlanta Highway & County Downs Road
Montgomery, AL 36109

+/- 18 acres of prime retail development property offered for the first time. Recently rezoned to B-2 Q, this highly visible site is located at the southeast corner of Atlanta Highway and County Downs Road.

The property offers exceptional visibility and access, supported by strong surrounding demographics and high traffic counts along Atlanta Highway. With over 1,000 feet of frontage on Atlanta Highway and more than 800 feet of depth, the site provides ample space and flexibility for a first-class retail or mixed retail development.

This is a rare opportunity for developers, investors and retailers seeking a prominent commercial location in a rapidly growing corridor.

Contact Lee Meriwether, CCIM, for more information at (334) 398-1808.

Sale Price \$5.50/S.F. (As an Entire Parcel)
Land Area +/- 18 Acres (Will Divide)
Zoning B-2 Q
Best Use Retail Development, QSR, Outparcels

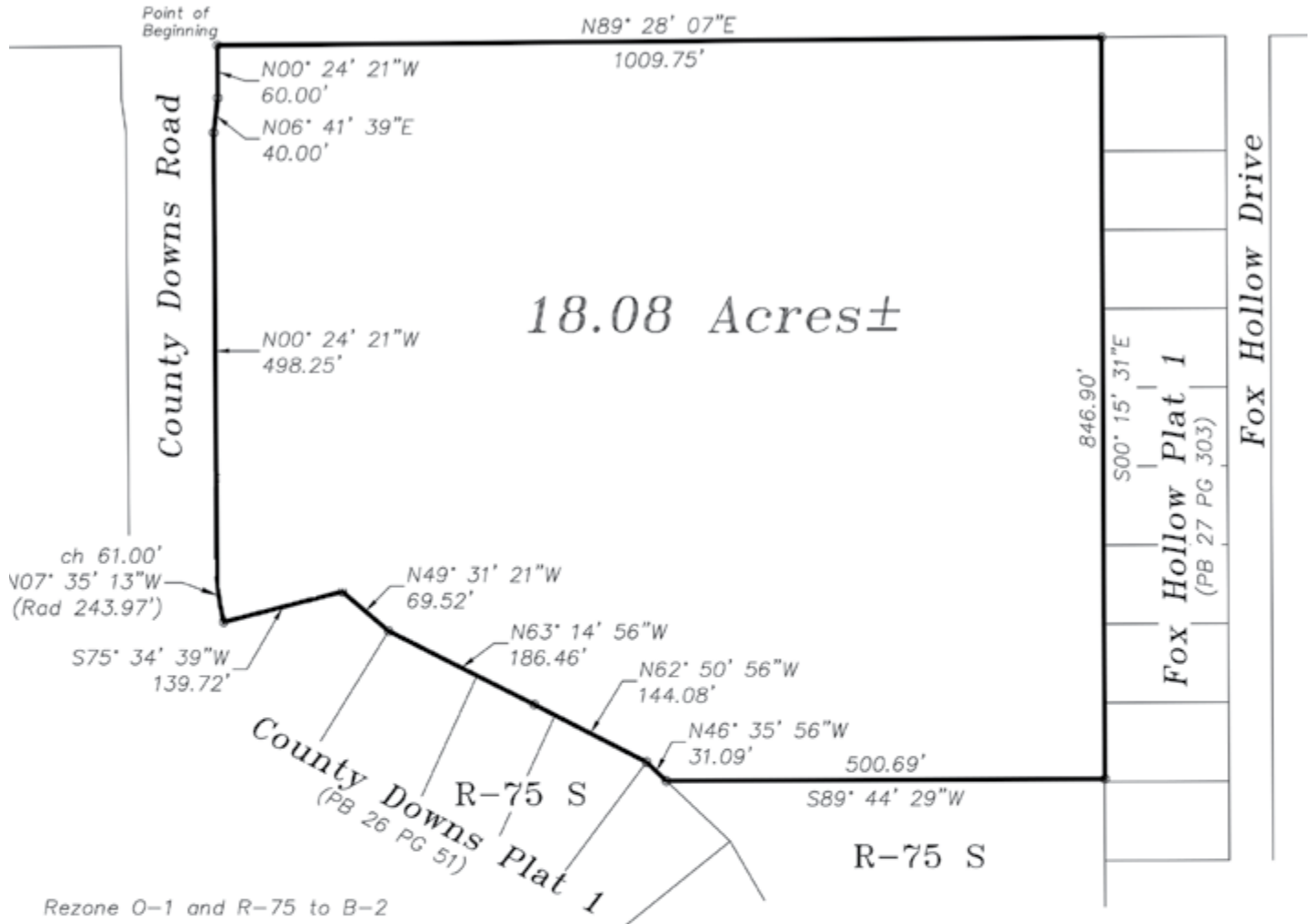
Accessibility & Visibility Excellent
Traffic Count 19,800 (ALDOT 2024)
Utilities Available
Possession Immediate
Listing Type Exclusive



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Atlanta Highway

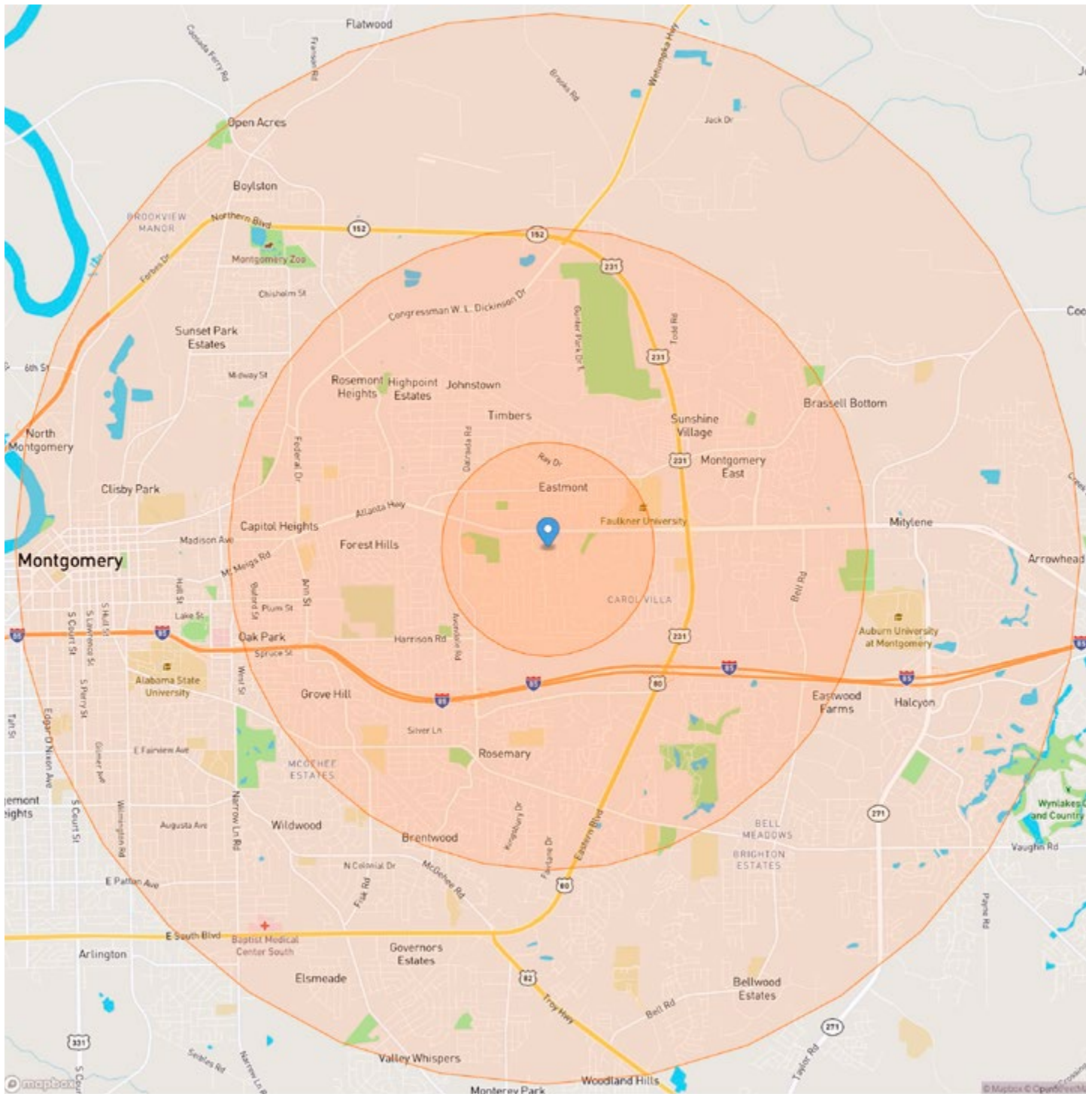


Rezone O-1 and R-75 to B-2

Legal Description

Beginning at the intersection of the east right of way of County Downs Road and the south right of way of Atlanta Highway; thence run along the south right of way of said Atlanta Highway, North 89 degrees 28'-07" East, 1009.75 feet to the northwest corner of Fox Hollow Plat No. 1 as recorded in the Office of the Judge of Probate of Montgomery County, Alabama in Plat Book 27 at Page 303; thence run along the west line of said Fox Hollow Plat No. 1, South 00 degrees 15'-31" East, 846.90 feet; thence run South 89 degrees 44'-29" West, 500.69 feet to the north line of County Downs Plat No. 1 as recorded in said Probate Office in Plat Book 26 at Page 51; thence run along the north line of said County Downs Plat No. 1 the following five (5) courses: (1) North 46 degrees 35'-56" West, 31.09 feet; (2) North 62 degrees 50'-56" West, 144.08 feet; (3) North 63 degrees 14'-56" West, 186.46 feet; (4) North 49 degrees 31'-21" West, 69.52 feet; (5) South 75 degrees 34'-39" West, 139.72 feet to the east right of way of said County Downs Road; thence run along the west right of way of said County Downs Road the following four (4) courses: (1) along a curve concave to the east (Radius 243.97 feet) a chord of North 07 degrees 35'-13" West, 61.00 feet; (2) North 00 degrees 24'-21" West, 498.25 feet; (3) North 06 degrees 41'-39" East, 40.00 feet; (4) North 00 degrees 24'-21" West, 60.00 feet to the point of beginning.

Said property lying and being in the SW 1/4 of Section 11, Township 16 North, Range 18 East, Montgomery County, Alabama and containing 18.08 acres, more or less.



DEMOGRAPHICS ■ Atlanta Highway & County Downs Road

	1 Mile	3 Miles	5 Miles
Total Population	6,143	59,113	140,269
Median Age	45	35	35
Number of Homes	2,948	29,734	67,776
Average Household Income	\$81,386	\$75,943	\$78,532
Median Home Value	\$167,605	\$147,837	\$162,992