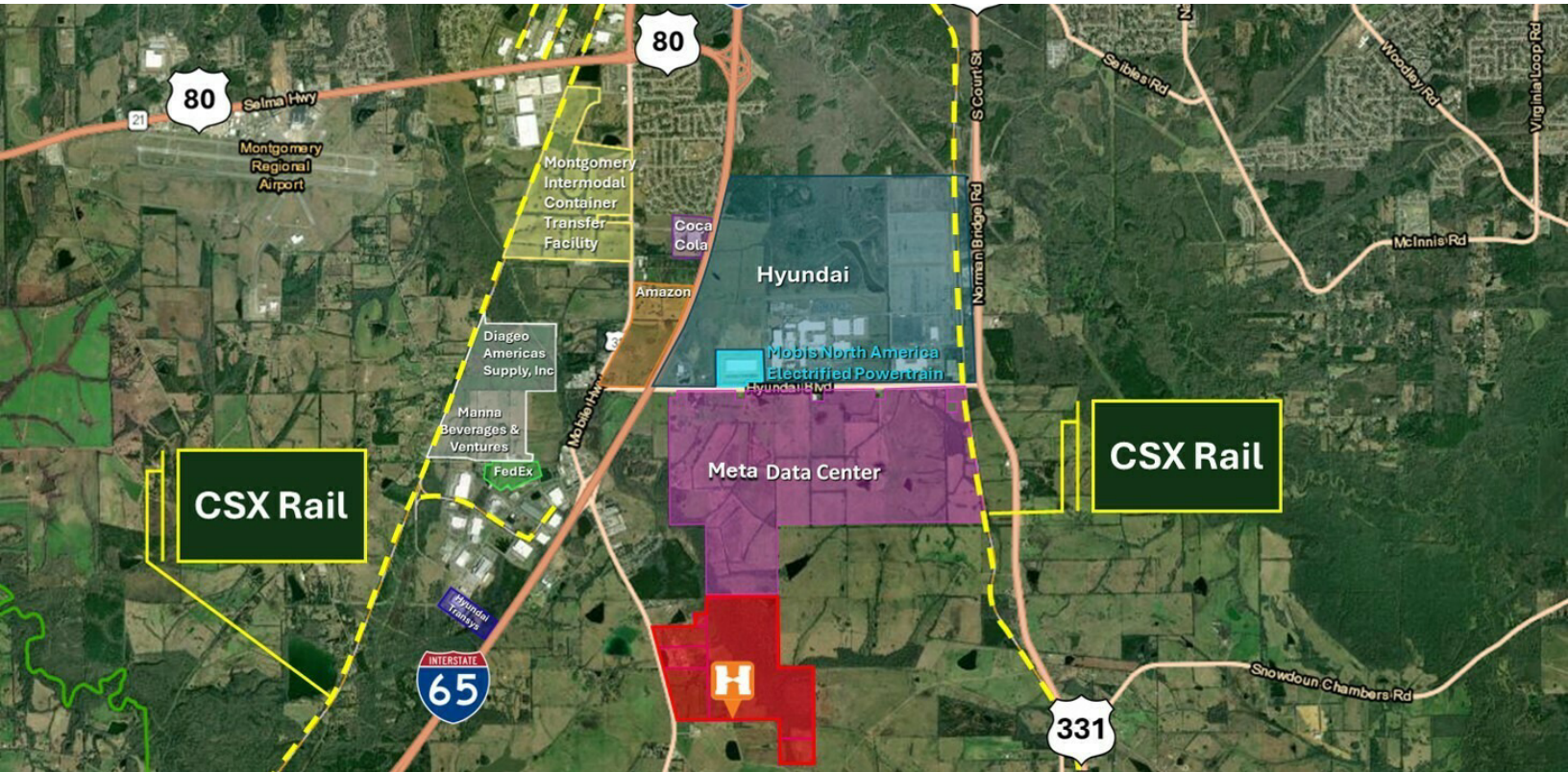


EXECUTIVE SUMMARY



OFFERING SUMMARY

Price / Acre:	Call for Pricing
Lot Size:	529.5 +/- Acres
Zoning:	AGR-1

PROPERTY OVERVIEW

This expansive 529-acre parcel is strategically positioned along U.S. Highway 31 in Montgomery, offering exceptional access to I-65, I-85, and major regional markets including Birmingham and Mobile. Directly adjoining the Meta Data Center campus, the site is ideally situated within a rapidly expanding industrial and technology corridor. The surrounding area benefits from nearby rail access, the Montgomery Intermodal Container Transfer Facility (ICTF), and designated industrial sites that continue to attract large-scale investment. Supported by strong regional infrastructure and active economic development initiatives, this property presents a premier opportunity for industrial, logistics, or technology-focused development in one of Montgomery’s most dynamic growth areas. For more information, contact Paul Hodges at 334-315-1382.

PROPERTY HIGHLIGHTS

- 529 Acres – Large, development-ready tract with exceptional expansion potential
- Prime Location – Directly adjacent to the Meta Data Center campus
- Excellent Connectivity – Easy access to U.S. Highway 31, I-65, and I-85
- Industrial & Technology Corridor – Positioned within Montgomery’s fastest-growing logistics and tech hub
- Infrastructure Advantage – Near rail access and the Montgomery Intermodal Container Transfer Facility (ICTF)
- Economic Development Support – Area backed by strong local and state investment initiatives
- Ideal for Growth – Suited for industrial, logistics, or technology-based development projects

WIXON TRACT - 529 +/- ACRES ON HWY. 31 | LAND FOR SALE

AREA DEVELOPMENTS



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334.315.1382

**THE RIGHT PLACE.
THE RIGHT SPACE.**

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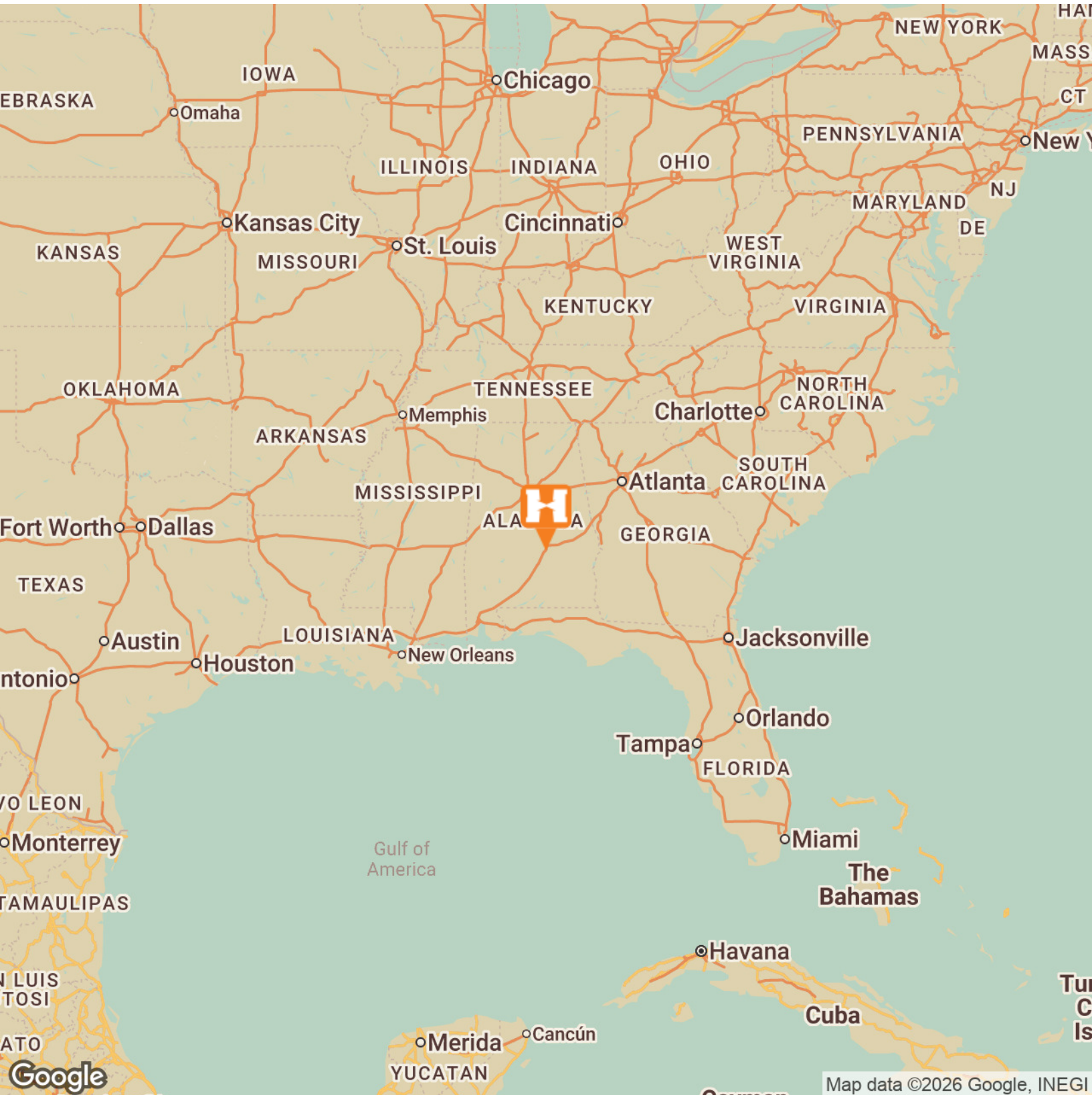
WIXON TRACT - 529 +/- ACRES ON HWY. 31 | LAND FOR SALE

REGIONAL MAP



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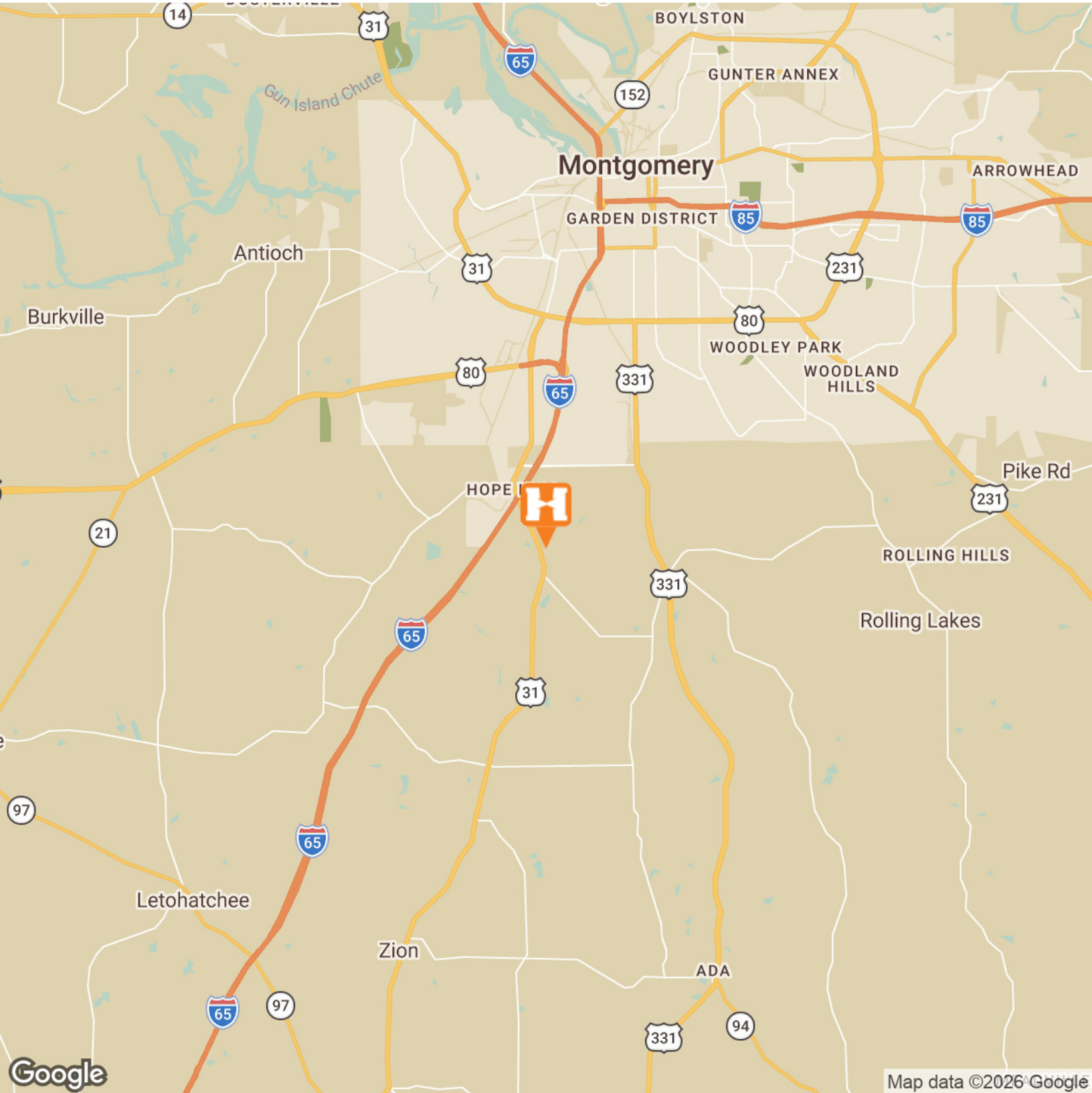
WIXON TRACT - 529 +/- ACRES ON HWY. 31 | LAND FOR SALE

LOCATION MAP



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Commercial Real Estate



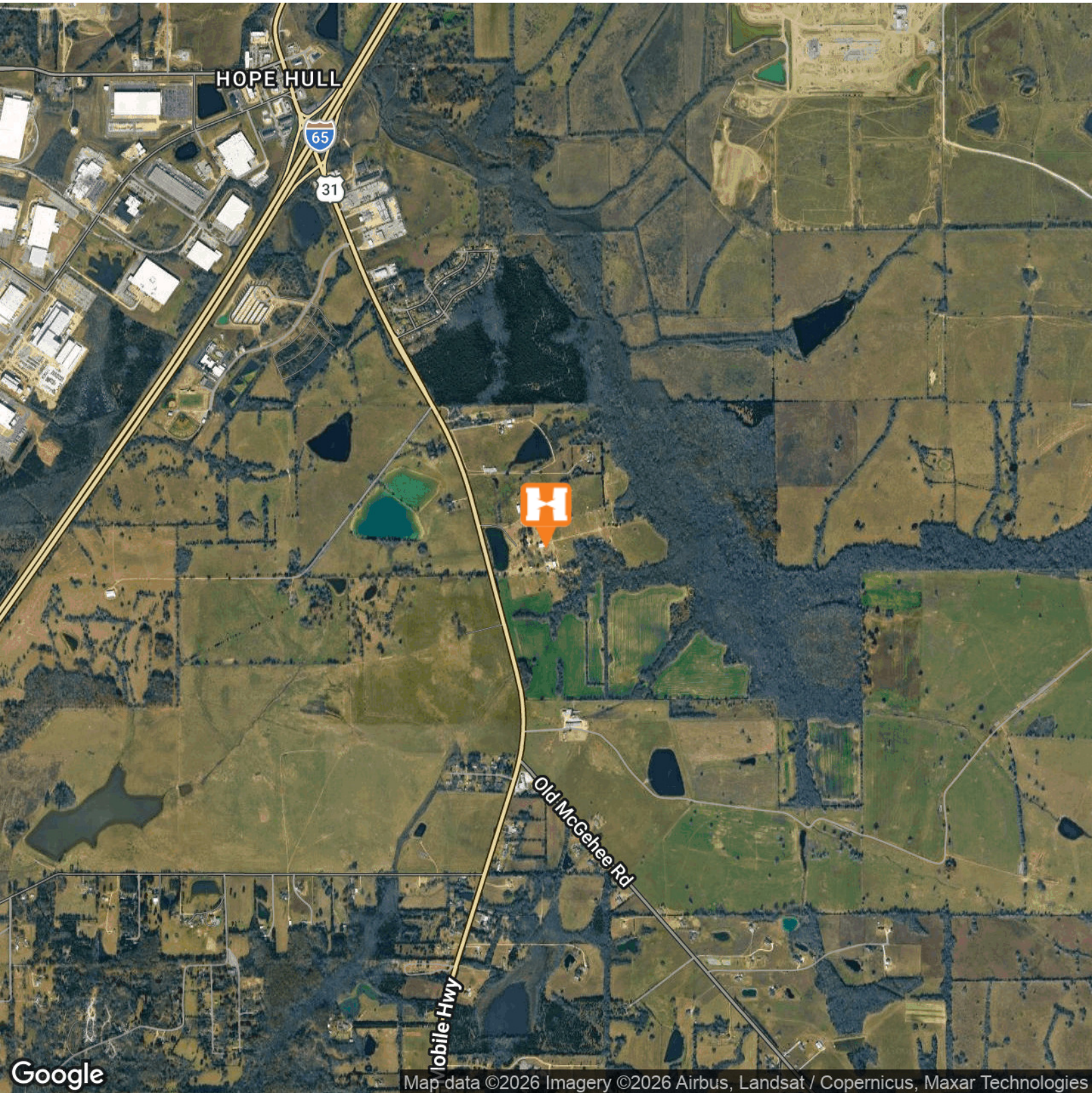
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WIXON TRACT - 529 +/- ACRES ON HWY. 31 | LAND FOR SALE

AERIAL MAP



Google

Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

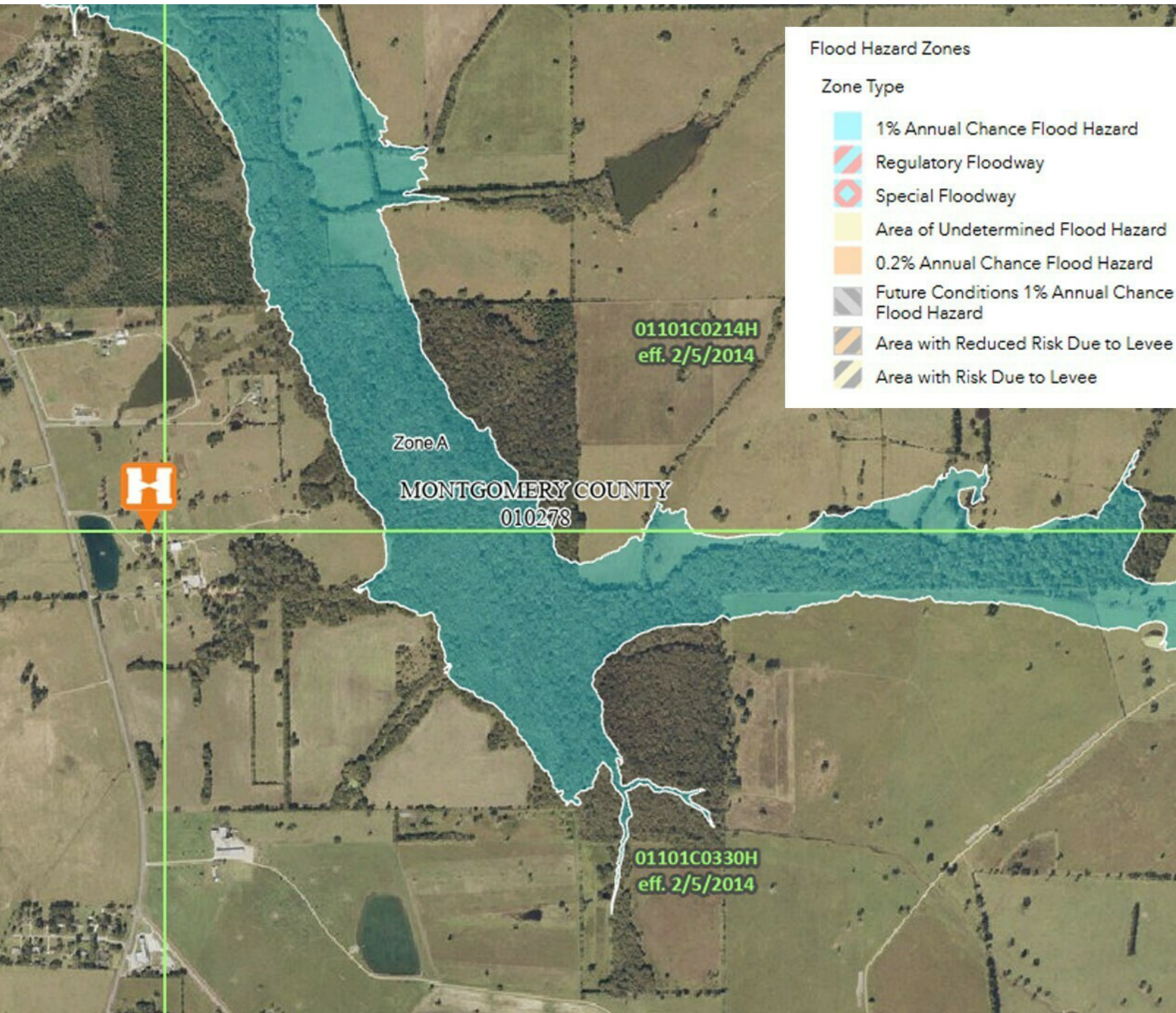
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FLOOD MAP



1% Annual Chance Flood Hazard

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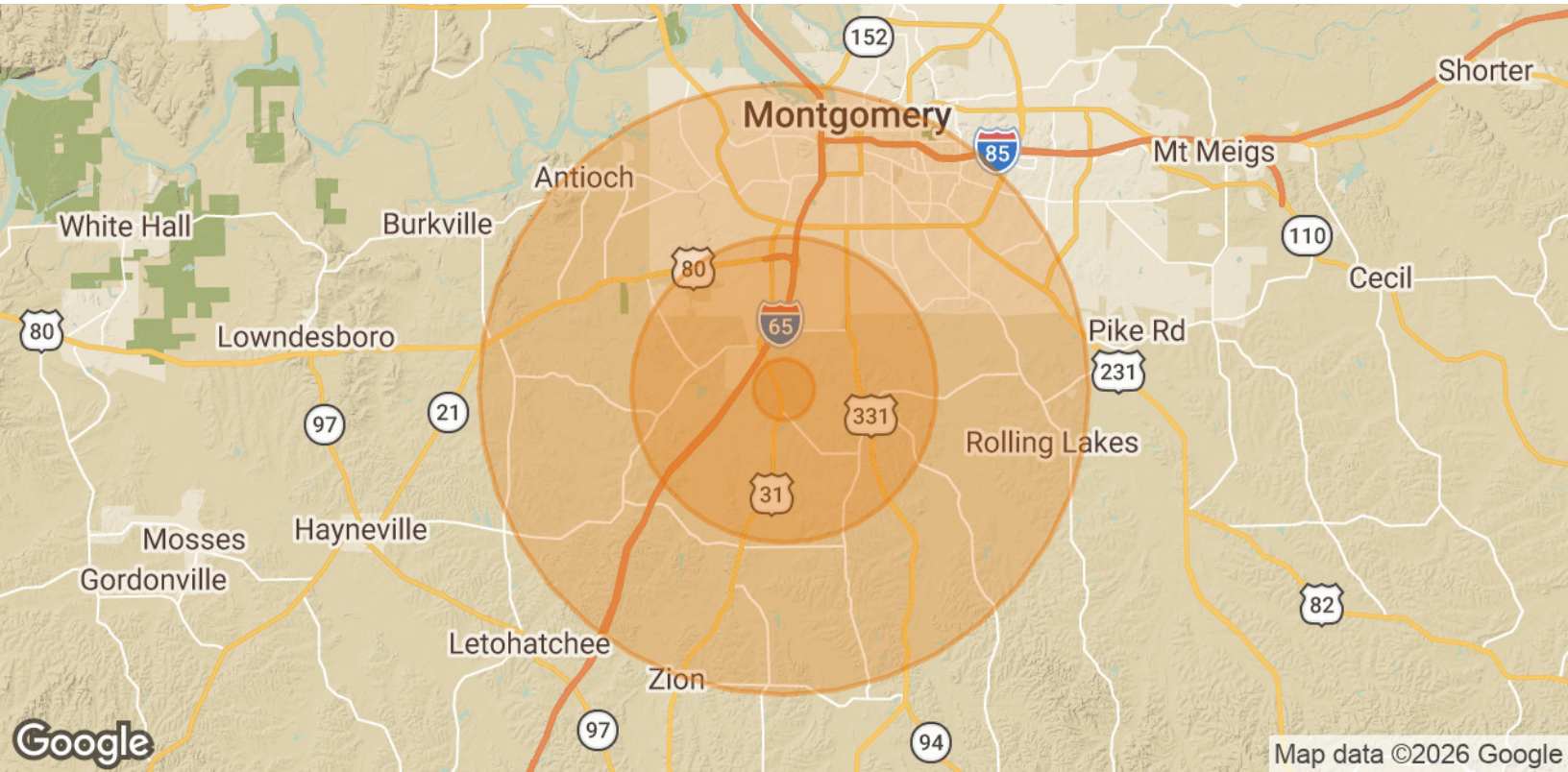
WIXON TRACT - 529 +/- ACRES ON HWY. 31 | LAND FOR SALE

DEMOGRAPHICS MAP & REPORT



Hodges

Commercial Real Estate



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	272	7,153	110,207
Average Age	44	44	39
Average Age (Male)	43	42	38
Average Age (Female)	45	45	41

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	113	2,952	45,934
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$68,384	\$55,593	\$62,784
Average House Value	\$238,948	\$182,263	\$181,795

Demographics data derived from AlphaMap

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