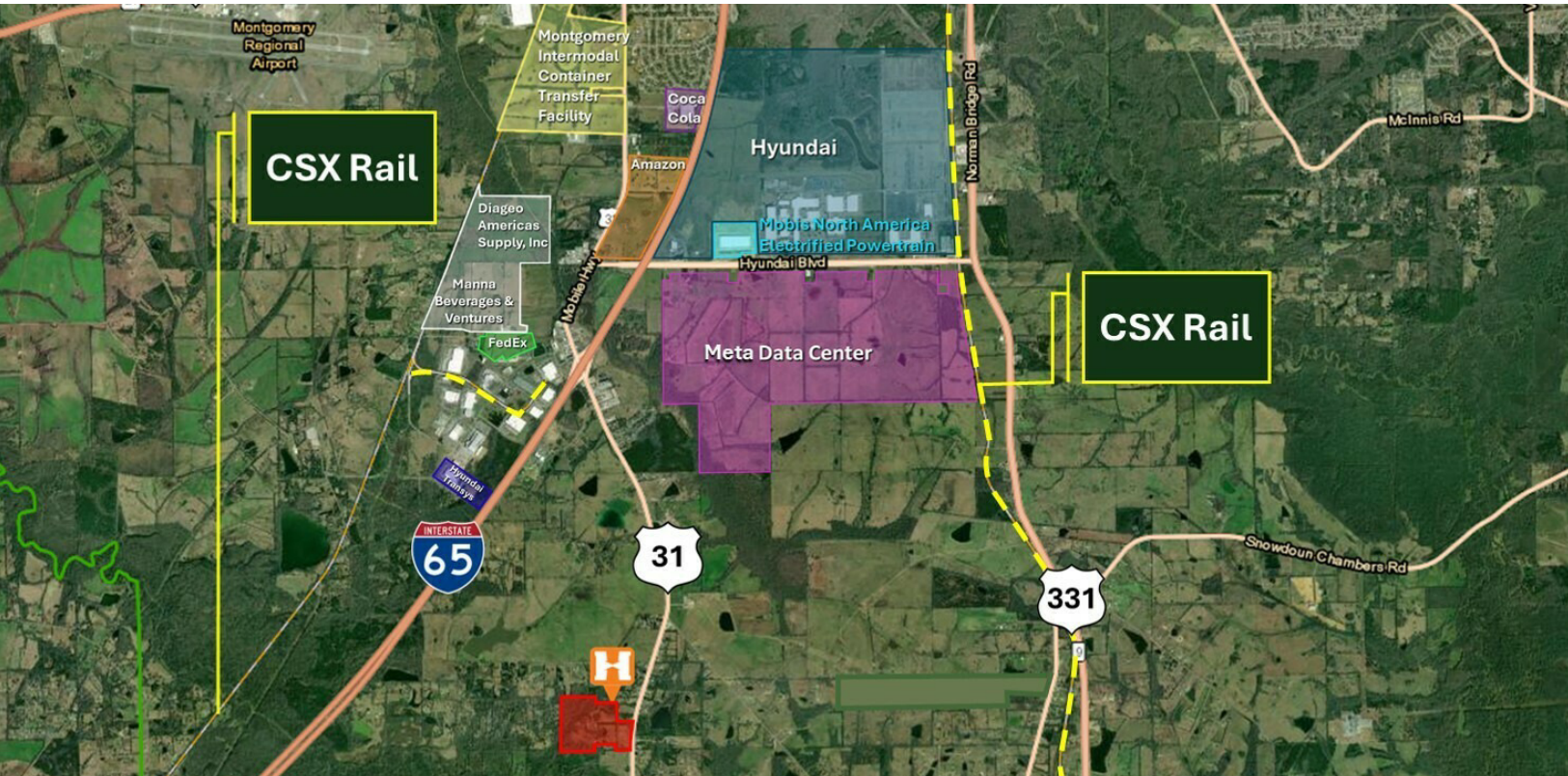


EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|---------------|-------------|
| Lot Size: | 100.5 Acres |
| Price / Acre: | \$32,000 |

PROPERTY OVERVIEW

Strategically located along U.S. Highway 31 in Montgomery, this property offers excellent connectivity to I-65, I-85, and key regional markets including Birmingham and Mobile. Situated within a thriving industrial and logistics hub, the site features nearby rail access, the Montgomery Intermodal Container Transfer Facility (ICTF), and designated industrial sites ready for development. The property is also in close proximity to the Meta data center and other local points of interest. Supported by active economic development initiatives, this location is ideal for industrial, logistics, or commercial buildouts seeking a strategic and growth-oriented setting. For more information, contact Paul Hodges at 334-315-1382.

PROPERTY HIGHLIGHTS

- **Prime Highway Location:** Situated along U.S. Highway 31 with excellent access to I-65 and I-85.
- **Regional Connectivity:** Easy reach to major markets, including Birmingham and Mobile.
- **Industrial & Logistics Hub:** Located in a growing area with established industrial and logistics infrastructure.
- **Rail & Intermodal Access:** Close to the Montgomery Intermodal Container Transfer Facility (ICTF).
- **Proximity to Meta Data Center:** Near major technology and logistics investments.
- **Economic Development Support:** Area supported by ongoing initiatives to foster business growth and job creation.
- **Strategic Growth Potential:** Ideal for companies seeking a location with infrastructure, connectivity, and expansion opportunities.

9712 US HIGHWAY 31 - 100.5 ACRE TRACT | LAND FOR SALE

ADDITIONAL PHOTOS



Hodges

Commercial Real Estate



PAUL HODGES

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334.315.1382

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

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AREA DEVELOPMENTS



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AERIAL MAP



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Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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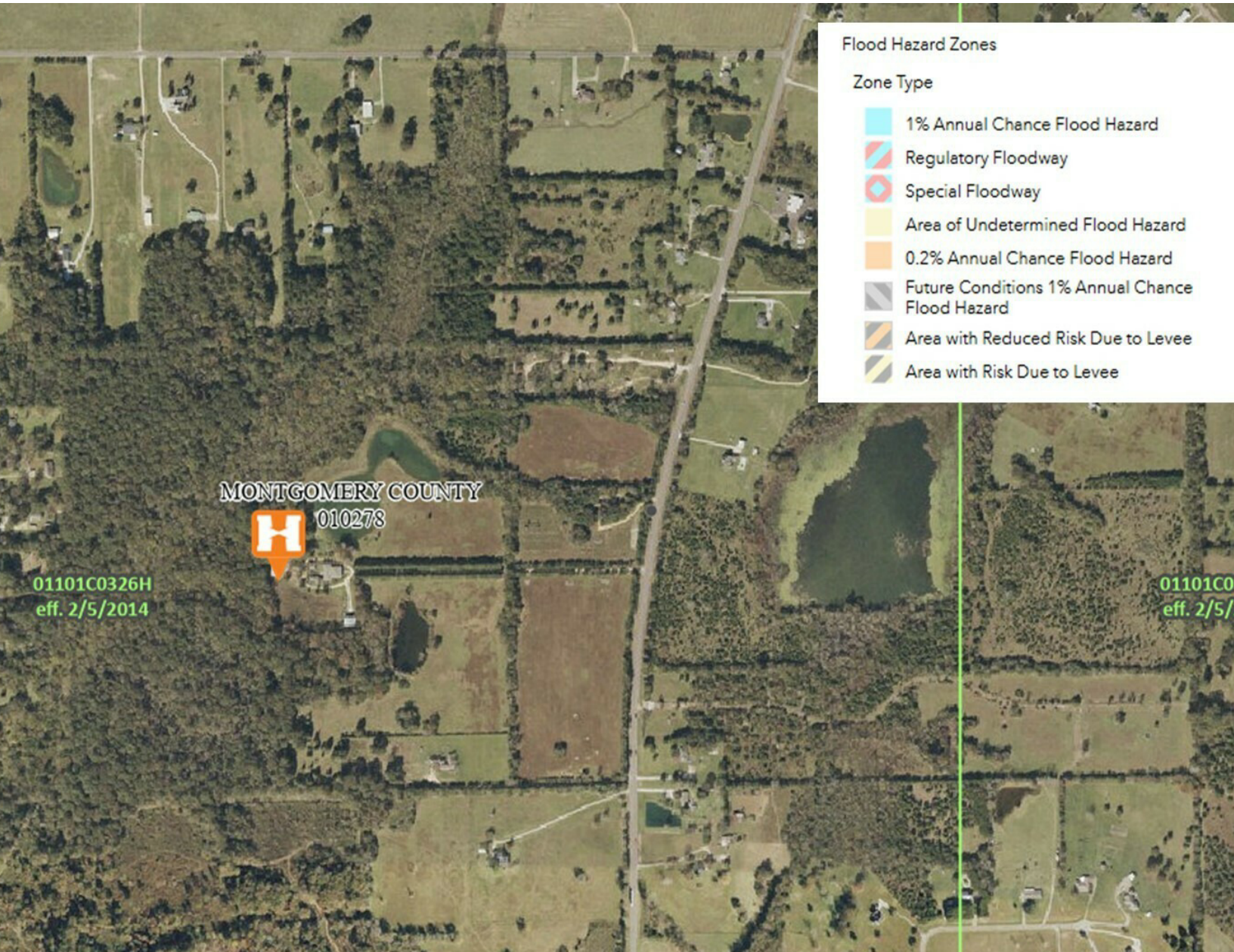
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FLOOD MAP



100.56 +/- Acres : Dry, Usable Land – Fully Outside FEMA Flood Designations

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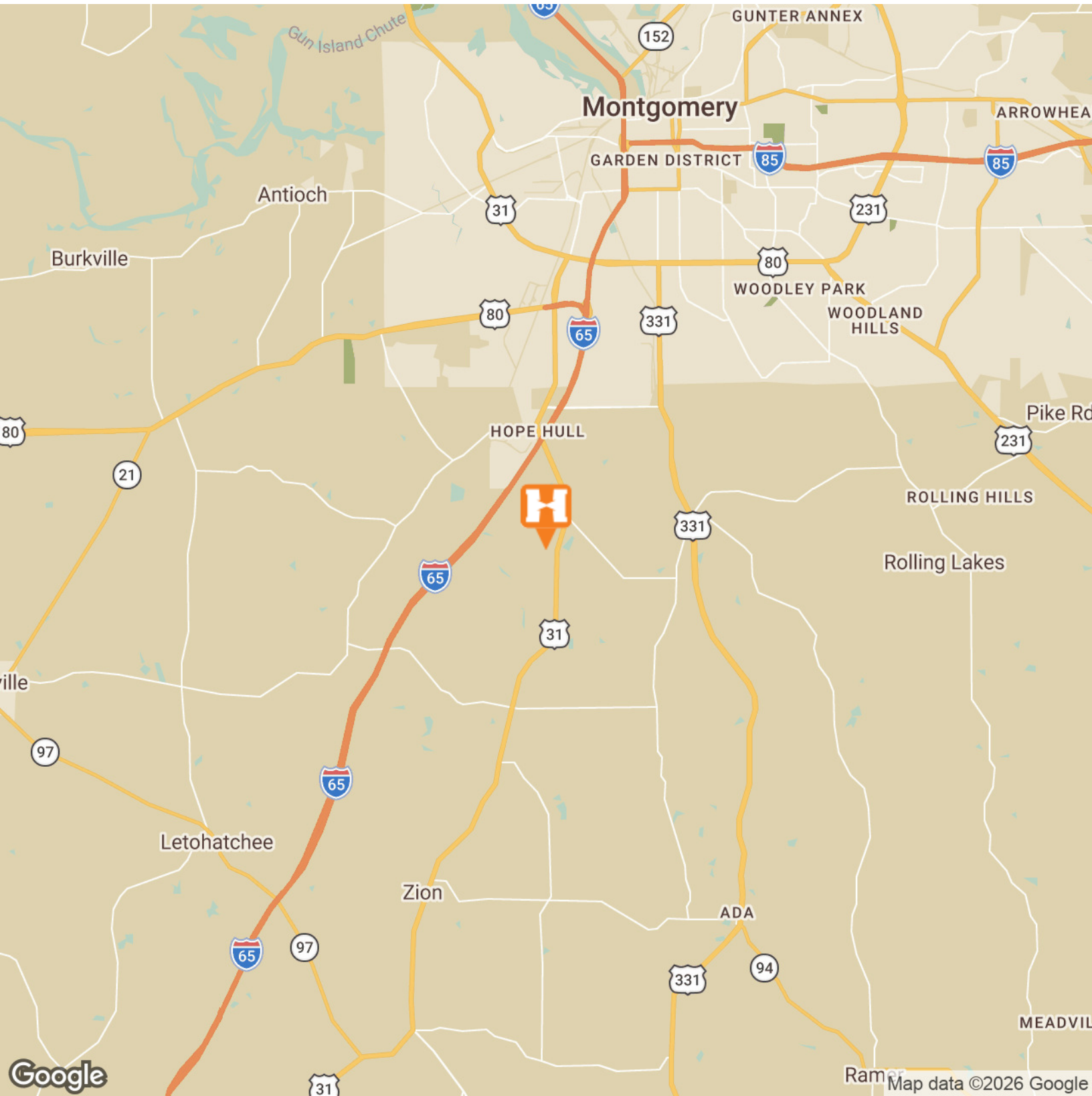
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LOCATION MAP



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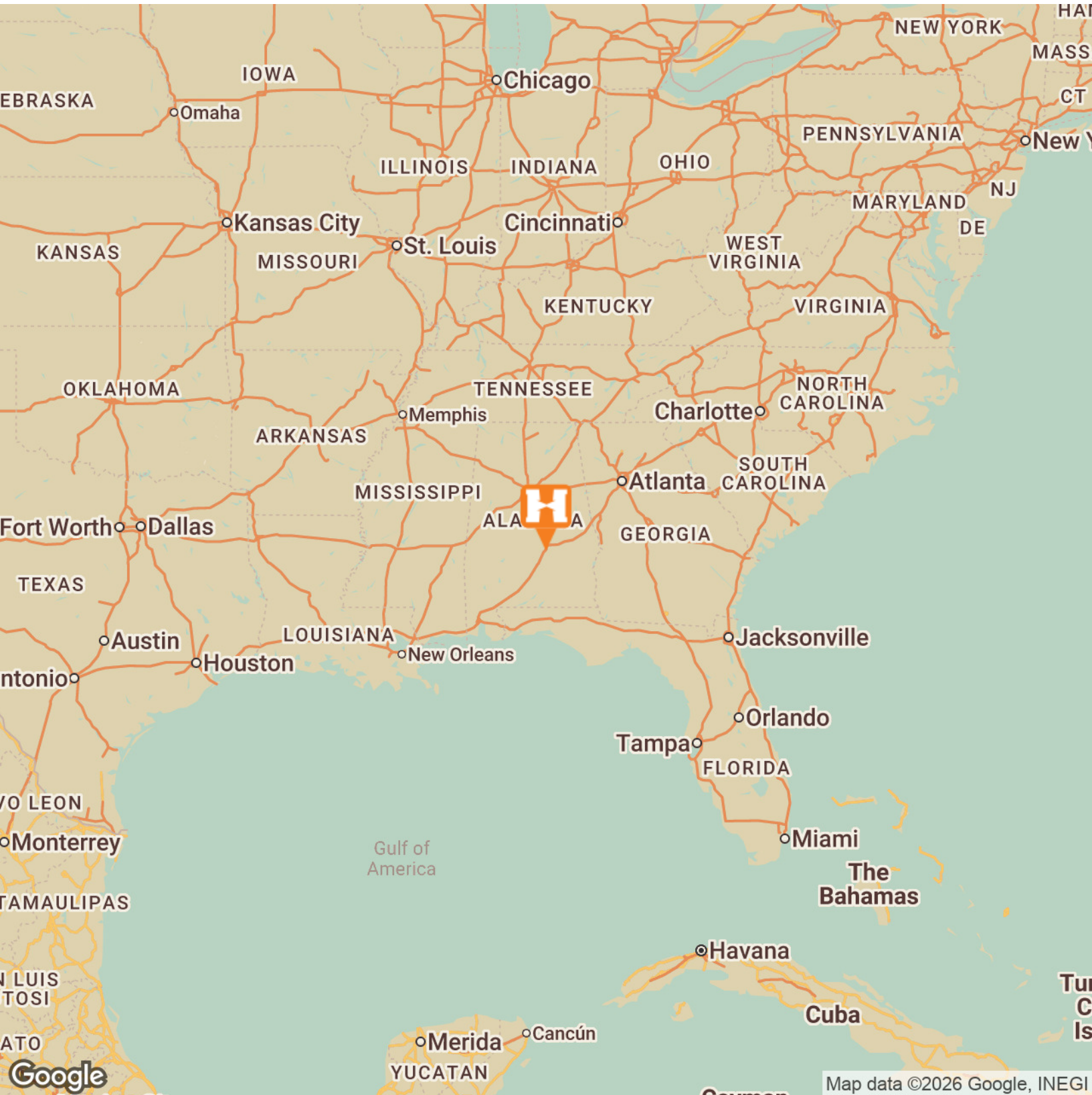
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REGIONAL MAP



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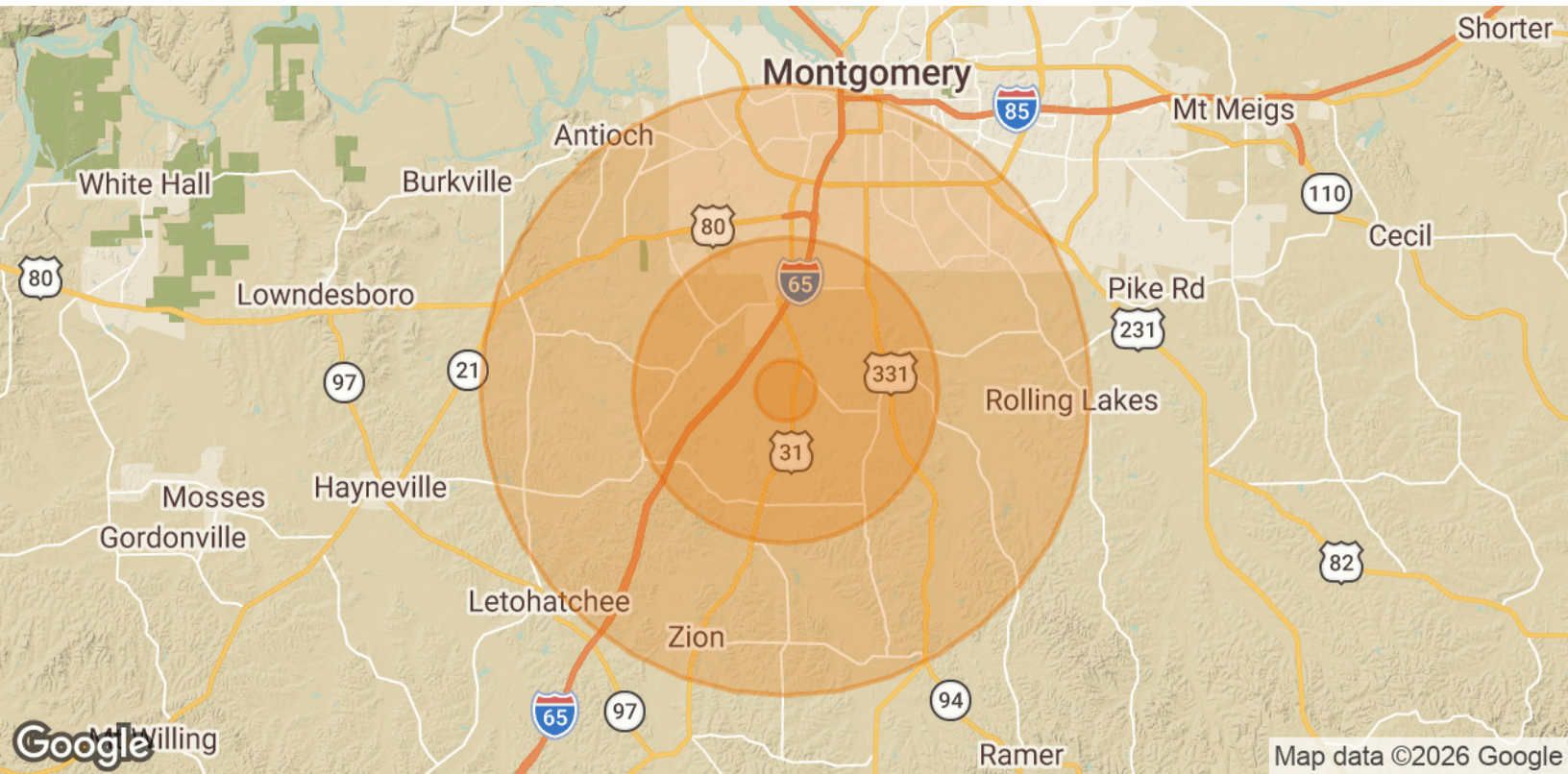


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9712 US HIGHWAY 31 - 100.5 ACRE TRACT | LAND FOR SALE
DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|---------------|----------------|-----------------|
| Total Population | 216 | 3,504 | 75,163 |
| Average Age | 46 | 46 | 40 |
| Average Age (Male) | 45 | 45 | 39 |
| Average Age (Female) | 48 | 47 | 42 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| Total Households | 93 | 1,499 | 30,251 |
| # of Persons per HH | 2.3 | 2.3 | 2.5 |
| Average HH Income | \$83,024 | \$69,930 | \$61,490 |
| Average House Value | \$288,791 | \$237,526 | \$180,297 |

Demographics data derived from AlphaMap

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