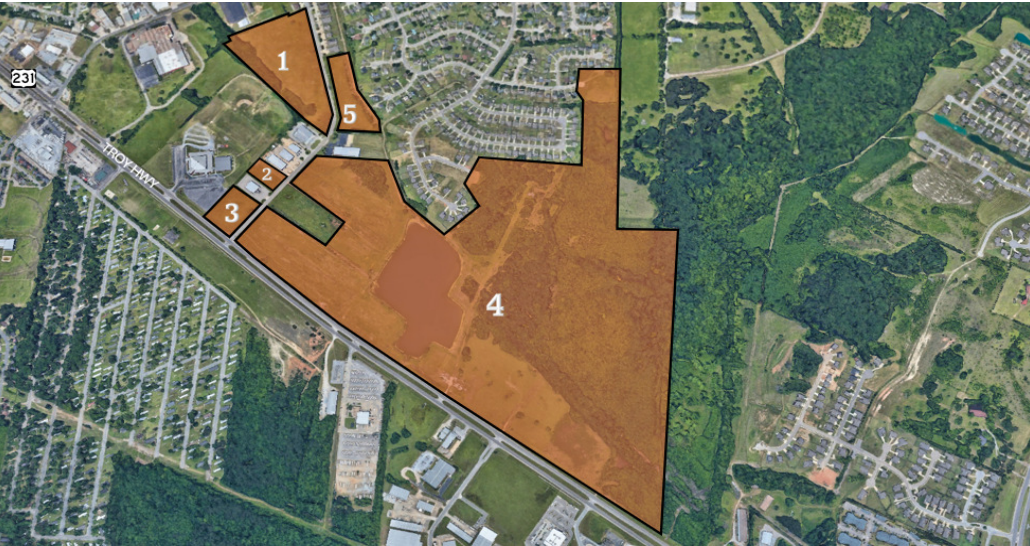


# TROY HWY & BREWBAKER BLVD

S HWY 231, MONTGOMERY, AL 36116

## Development Opportunity



### PROPERTY DESCRIPTION

The Moore Company is pleased to present ±155 acres across five lots located at the intersection of Troy Highway and Brewbaker Boulevard. This exceptional development opportunity offers convenient access to Troy Highway and benefits from approximately 23,320± AADT, providing outstanding visibility and accessibility.

LOT #	LOT SIZE	PRICE	ZONING
LOT 1	± 13 AC	\$1.50/SF	M-1
LOT 2	± 0.7 AC	\$3.50/SF	M-1
LOT 3	± 2.5 AC	\$6.50/SF	M-1
LOT 4	± 131.3 AC	\$35,000/AC	M-1
LOT 5	± 7.5 AC	\$1.50/SF	M-1

### PROPERTY HIGHLIGHTS

- Excellent development opportunity ideal for retail, industrial, or residential use.
- Located in an Opportunity Zone!
- Convenient access to Troy Highway, providing strong connectivity to the Montgomery market.
- High-visibility location with traffic counts of approximately 23,320± AADT on Troy Highway.
- Just 5.3± miles from I-85, offering easy access to regional and interstate travel.
- Only 7.7± miles from I-65, connecting the site to major markets throughout Alabama and beyond.
- Approximately 14.4± miles from Maxwell Air Force Base, a major economic driver serving more than 25,000 active-duty personnel, Guard, Reserve, contractors, and retirees. Home to Air University, which attracts over 20,000 students annually.

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JEROME MOORE, CCIM

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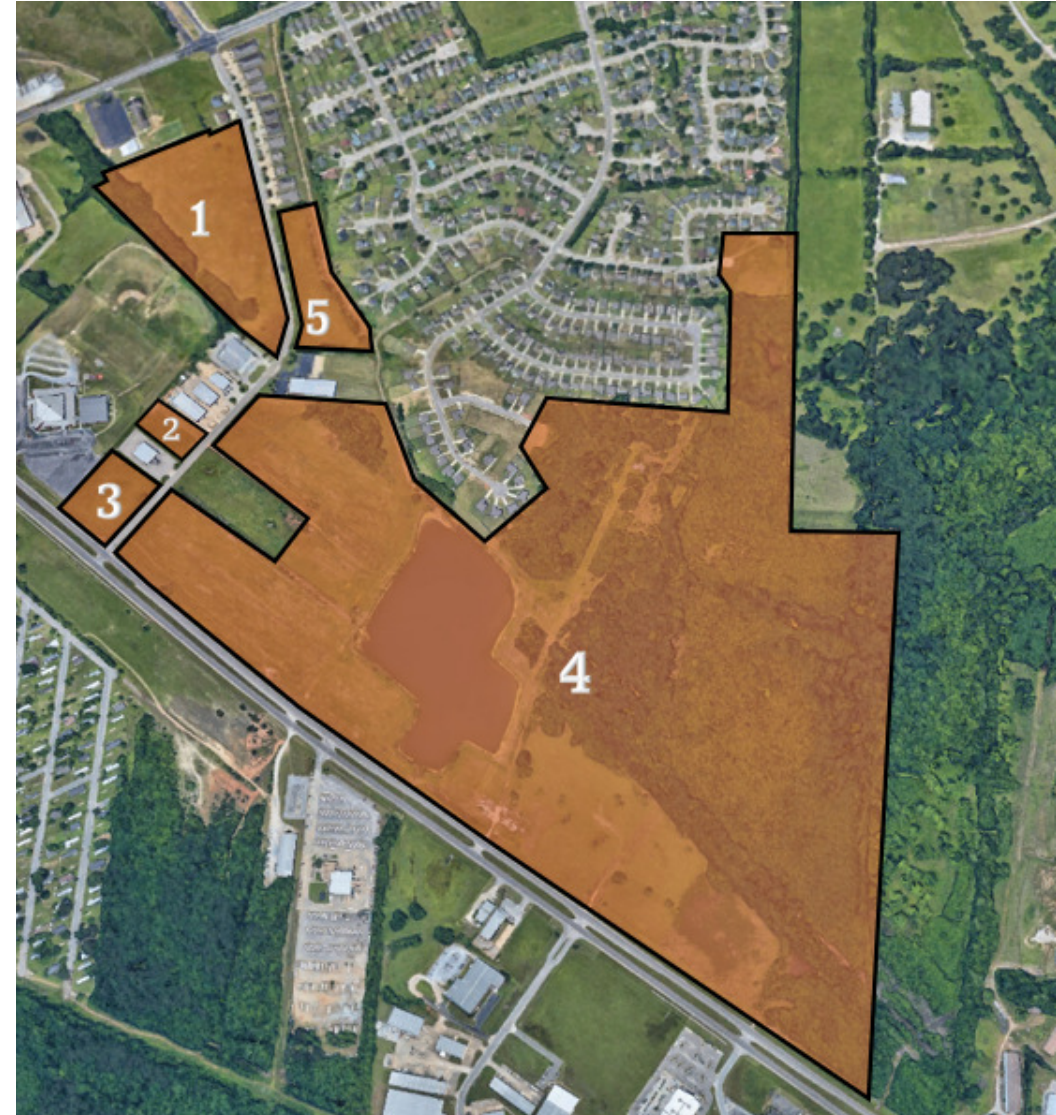
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S HWY 231, MONTGOMERY, AL 36116

Land Lots

# OF LOTS 5 | TOTAL LOT SIZE 0.7 - 131.3 ACRES | TOTAL LOT PRICE N/A | BEST USE RETAIL, W/

STATUS	LOT #	SUB-TYPE	SIZE	ZONING
Available	1	Industrial	13 Acres	M-1: Light Industrial
Available	2	Industrial	0.7 Acres	M-1: Light Industrial
Available	3	Industrial	2.5 Acres	M-1: Light Industrial
Available	4	Industrial	131.3 Acres	M-1: Light Industrial
Available	5	Industrial	7.5 Acres	M-1: Light Industrial



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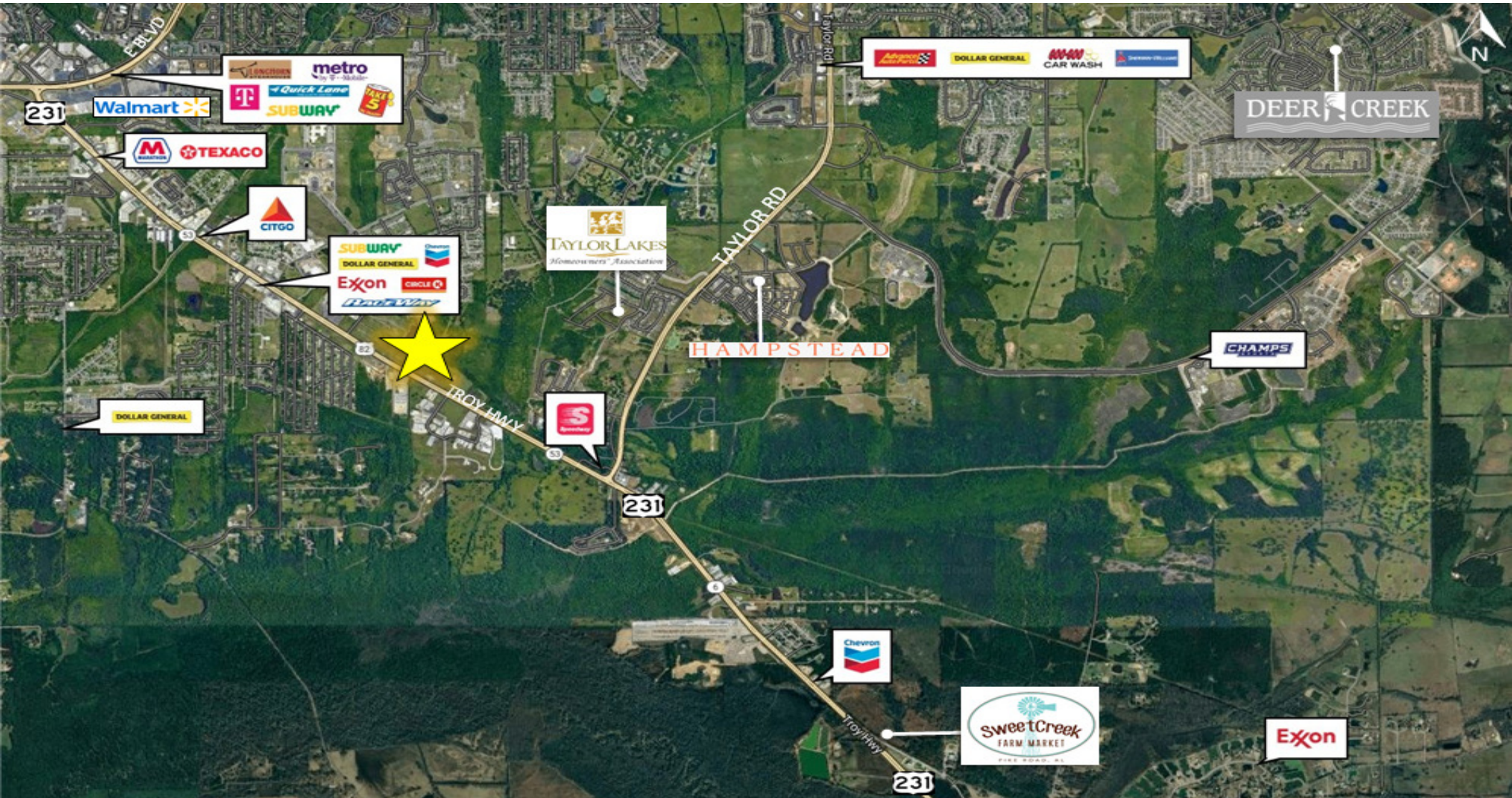
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## Retail Map



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