



FOR SALE

6.31 ACRES AVAILABLE MONTGOMERY, AL

Key Features

- Parcel size: 274,864 sqft./6.31 Acres
- 62,888 sqft building on property; Could be repurposed or reused
- Approximately 34,026 VPD
- Strong ingress and egress

Property Highlights

- Use: the property is undeveloped excess land owned by national convenience/fuel brand
- Great opportunity for QSR user, auto repair, office/medical, laundromat
- **Site may be restricted against uses competitive with C-Store/Fuel**

Tax Parcel ID	2025 RE Tax	Zoning	Asking Price
10-08-33-1-005-003.000	\$7,946.24	Planned Commercial	Negotiable



Nick Vogel
Associate

+1 205 314 5552
nvogel@egsinc.com

Hunter Houston
Senior Associate

+1 205 314 5548
hhouston@egsinc.com



James Lewis
Sr. Manager

+1314 391 2757
James.lewis@cushwake.com

cushmanwakefield.com