

# Interstate Business Park

Commercial Lots - For Sale



**ALLSOUTH**  
CORP.  
Commercial Real Estate

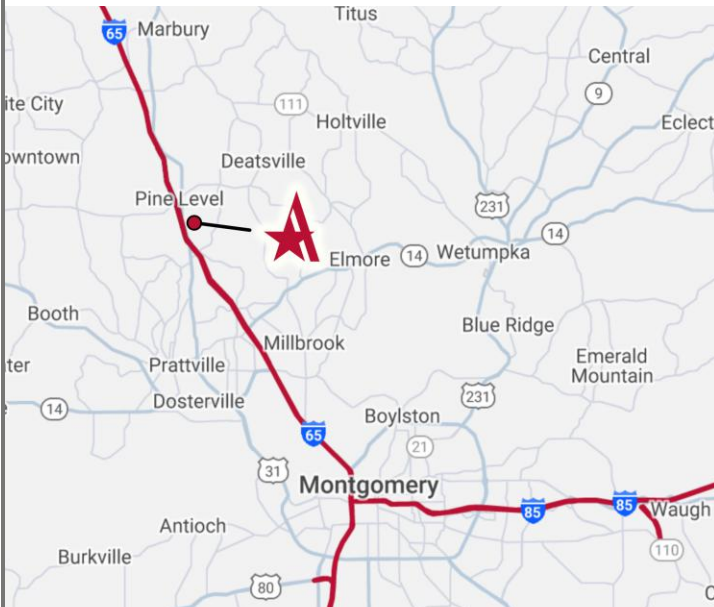


**103 JESSE SAMUEL HUNT BLVD.**  
Prattville, AL 36066

Total Site Area	12 acres
Number of Lots	15 lots
Lot Area Range	0.46-1.37 acres
Est. Building Area Range	3,000-7,500 sf

## HIGHLIGHTS

- + Less than 1 mile to I-65 Exit 186
- + Build-Ready lots for sale in Class A business park
- + Utilities and access already in place
- + Highway 31 frontage lots available
- + Signage opportunities available
- + Open your next River Region location on the primary corridor in the rapidly growing Pine Level



## KEY DISTANCES

	DISTANCE
Prattville, AL	6 miles
Millbrook, AL	7 miles
Montgomery, AL	15 miles
Wetumpka, AL	18 miles
Clanton, AL	20 miles

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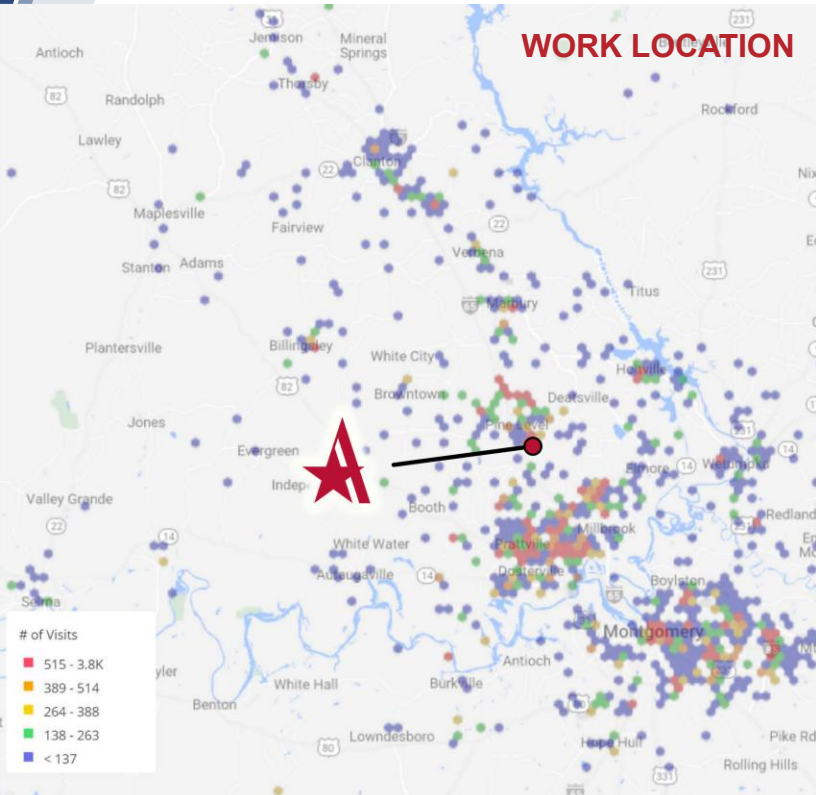
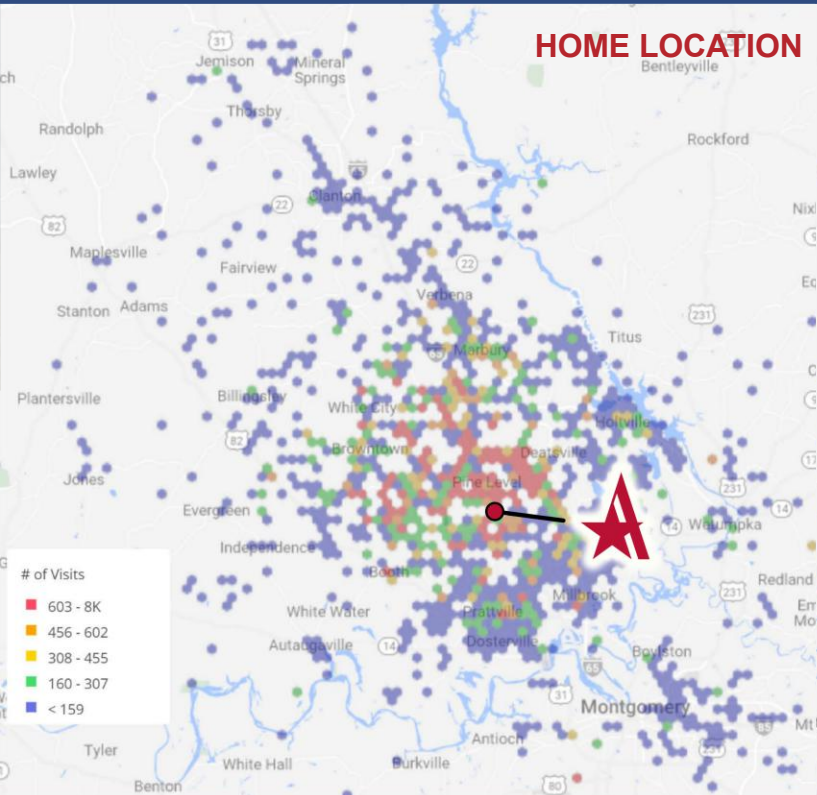


## LOCATION

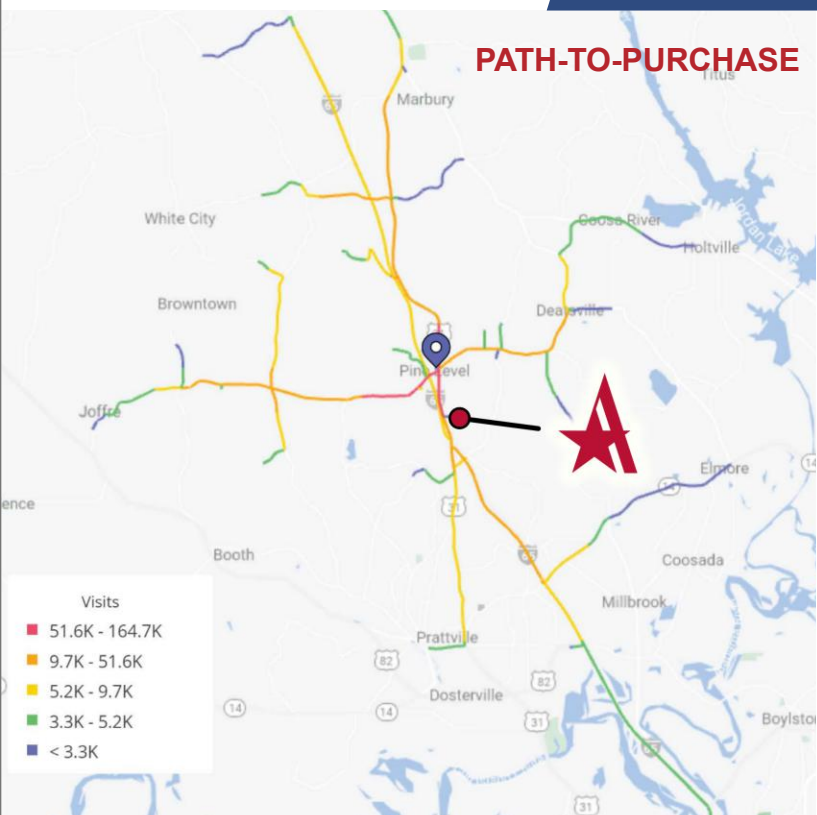


## PARK LAYOUT





# CELL PHONE STUDY



## STUDY BACKGROUND

In 2023, AllSouth obtained a PlacerAI study on Pine Level's Piggly Wiggly shoppers. The study used individual cell phone data to identify shoppers' common locations 1) during the day, 2) during the night, and 3) immediately before arriving at the Piggly Wiggly. The study was used to show the store's reach beyond its presumed trade area.

## STUDY INSIGHTS

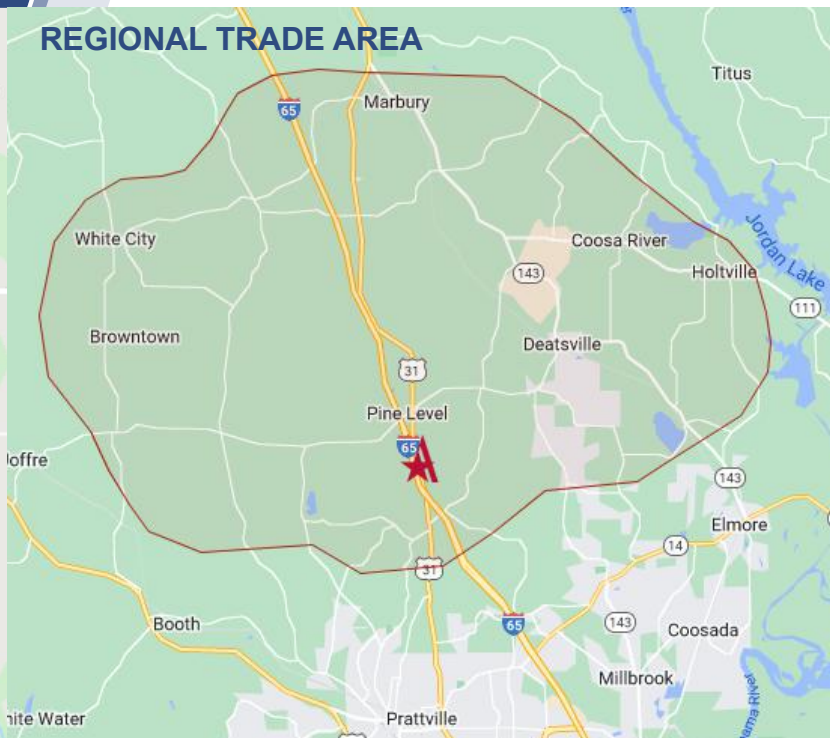
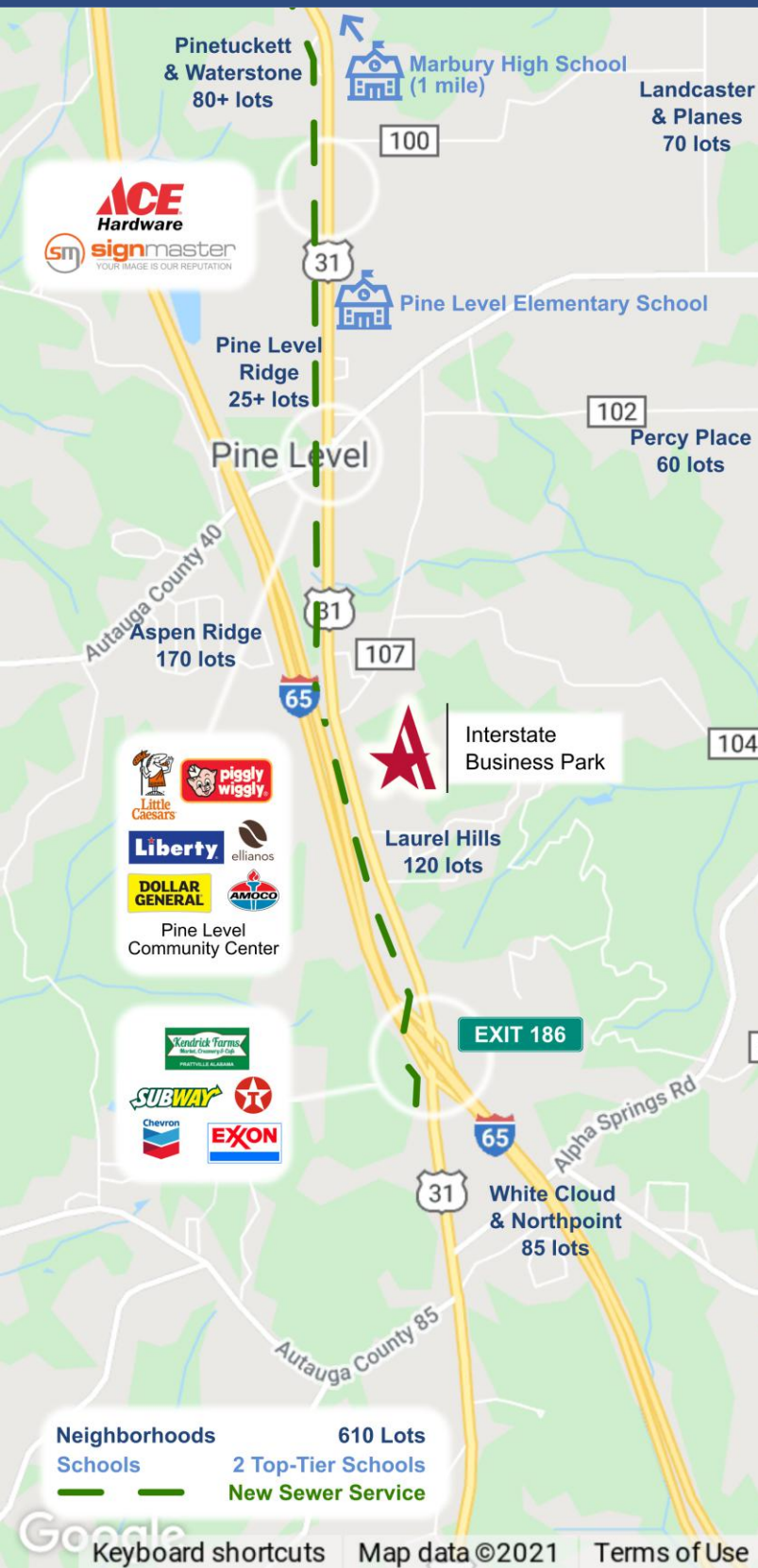
- + Pine Level draws visitors from the greater River Region
- + Pine Level is already integrated into River Region residents' normal routine
- + Most Piggly Wiggly shoppers pass Interstate Business Park on their way

## WHY IT MATTERS

***The Park is an ideal location for financial, medical, and professional services targeting the River Region.***

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## 2022 KEY DEMOGRAPHICS

Total Population	21,308
5-Year Projection	22,150
Total Households	6,294
5-Year Projection	6,595
Median Household Income	\$62,192
Unemployment Rate	1.68%

## SANITARY SEWER: A GROWTH CATALYST

Autauga County is installing new sanitary sewer infrastructure that will promote new development in the area. Commercial development at Exit 186 has previously been hindered due to the unavailability of sanitary sewer service (particularly the fast food and the hospitality industries). Single family and multi-family residential developments often require sanitary sewer service to increase lot/unit density. At the end of 2023, sewer service will be available for both residential and commercial development, and growth will follow close behind.

## SCHOOLS

Pine Level Elementary and Marbury High Schools are two of the newest and most desirable schools in the Autauga County school system.

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