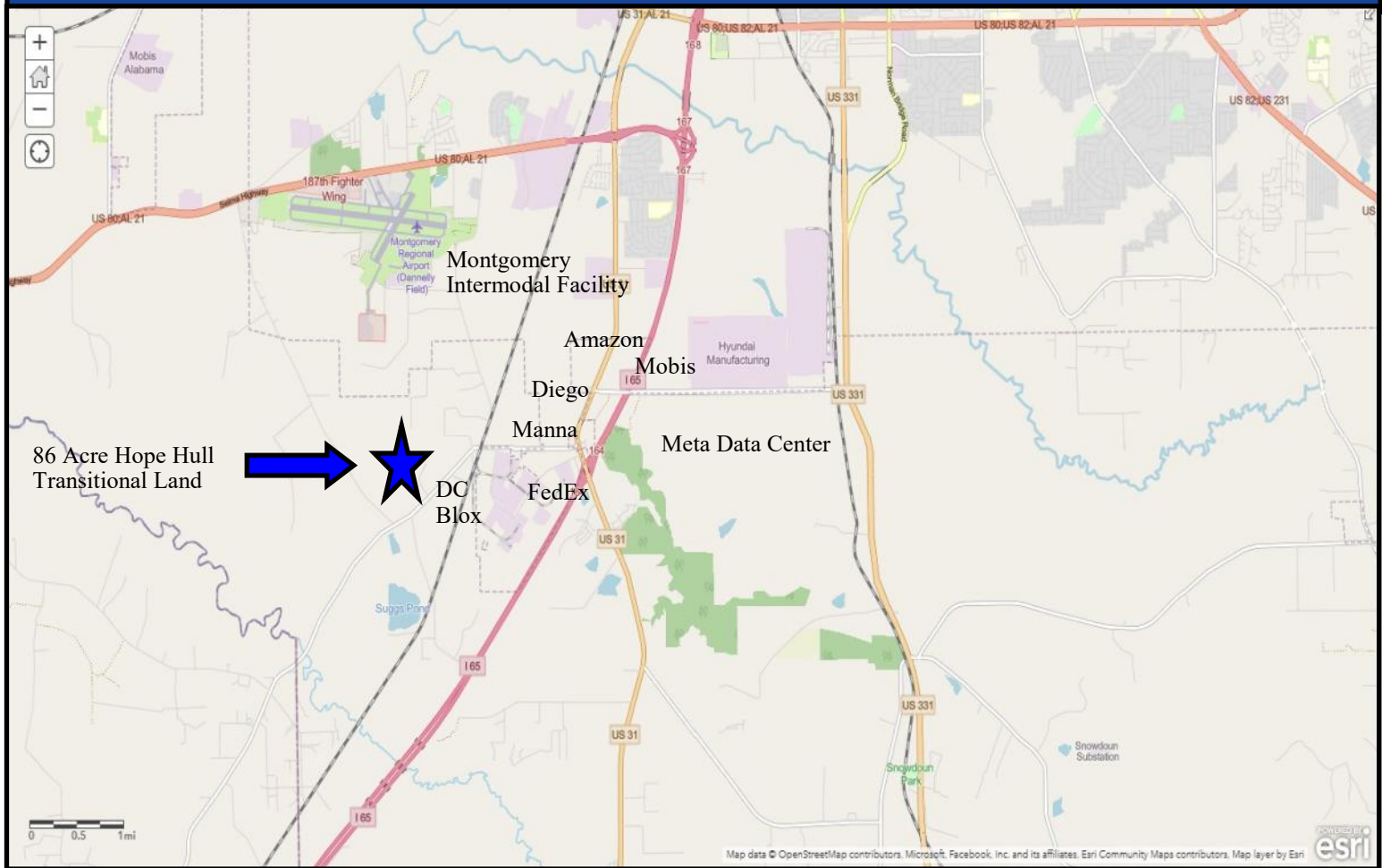


#03-057 Hope Hull Transitional Land 86+/- acres- Located in Montgomery County, Alabama. Offered at \$1,250,000.00



Eric Leisy, ALC, GRI
Land Broker
Eric@GreatSouthernLand.Com
334-657-6707

GREAT SOUTHERN
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Alabama's Trusted Land Company Since 1974

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86 Acres in the Path of Progress — Industrial Growth Meets Natural Beauty

Within just three miles of this property, more than **\$7 billion in industrial and commercial investment** is reshaping the region — and driving tremendous demand for well-located land.

This 86-acre tract sits right in the middle of it all.

Positioned in one of Central Alabama's fastest-growing logistics and manufacturing corridors, this land offers a rare combination of **strategic location, natural beauty, and long-term investment potential.**

Surrounded by Major Investment

Within a three-mile radius:

- **Montgomery Intermodal Container Transfer Facility** – \$87 million investment on 272 acres, sparking over **\$3 billion in private industrial development** nearby
- **Diego Beverages** – \$415 million investment
- **Manna Beverages** – \$600 million investment
- **Amazon Distribution Center** – 650,000 sq. ft. facility, \$100 million investment
- **Mobis North America** – \$205 million investment
- **Hyundai Motor Manufacturing** – 3.4 million sq. ft. facility, \$3.3 billion investment on 1,774 acres
- **Meta (Facebook)** – 1.3 million sq. ft. data center with a \$1.5 billion investment
- **FedEx, Hyundai Transys, Genpac LLC, DC Blox**, and others are strengthening the industrial network around it.

A Property with Immediate Enjoyment and Future Potential

Beyond its prime location, this property is simply *beautiful land*. A mix of **open fields and rows of mature trees** create a peaceful setting, and a **well-stocked pond** offers fishing, relaxation, and scenic views. The **gently rolling terrain** provides excellent drainage and flexibility for future development.

Whether you're looking to **enjoy it now** — for recreation, weekend retreats, or light agricultural use — or **position it as a long-term investment**, this property delivers the best of both worlds.

Highlights:

- _ 86 acres of gently rolling land with open fields and timber
- _ Well-stocked pond and internal access roads
- _ Within 3 miles of over \$7 billion in active industrial projects
- _ Excellent access to major highways and logistics routes
- _ Ideal transitional property — hold and enjoy now, develop later

In short: this is the kind of land you can *feel good about owning* — peaceful today, powerful tomorrow.

For a tour or for more information please call me, Eric Leisy, 334-657-6707.

