

Highway 231 Commercial Lot

0 Highway 231, Wetumpka, Alabama 36093

Eric Leisy, ALC, GRI
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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$299,000
Lot Size:	4 Acres
Price / Acre:	\$74,750
Zoning:	B-2
Traffic Count:	31,023 ± Cars/Day (US Hwy 231)
Road Frontage:	412 ± FT (US Hwy 231)
Water Source & Utilities:	Utilities Available
City:	Wetumpka
County:	Elmore
State:	Alabama
Property Type:	Development Land

Property Overview

Prime Commercial Opportunity on U.S. Highway 231

In commercial real estate, exposure drives opportunity.

This 4-acre commercial tract in Wetumpka, Alabama offers a rare chance to secure a highly visible location along one of Central Alabama's busiest corridors.

Zoned B-2 and featuring approximately 412 feet of frontage on U.S. Highway 231, this property puts your business in front of approximately 31,000 vehicles every day. That kind of visibility is difficult to find and becoming even more valuable as the Wetumpka market continues to grow.

Wetumpka has become one of the most desirable communities in the Montgomery area, attracting new residents, businesses, and investment. As a rapidly growing bedroom community of Montgomery, the area continues to experience increased demand for retail, professional services, healthcare, dining, and commercial development.

With utilities available and commercial zoning already in place, this property offers a strong foundation for a variety of development opportunities.

As growth continues throughout the Wetumpka area, opportunities to acquire highly visible commercial property along U.S. Highway 231 become increasingly limited.

If your business, investment group, or development company is looking for a location positioned for long-term growth and daily exposure to thousands of potential customers, this property deserves serious consideration.

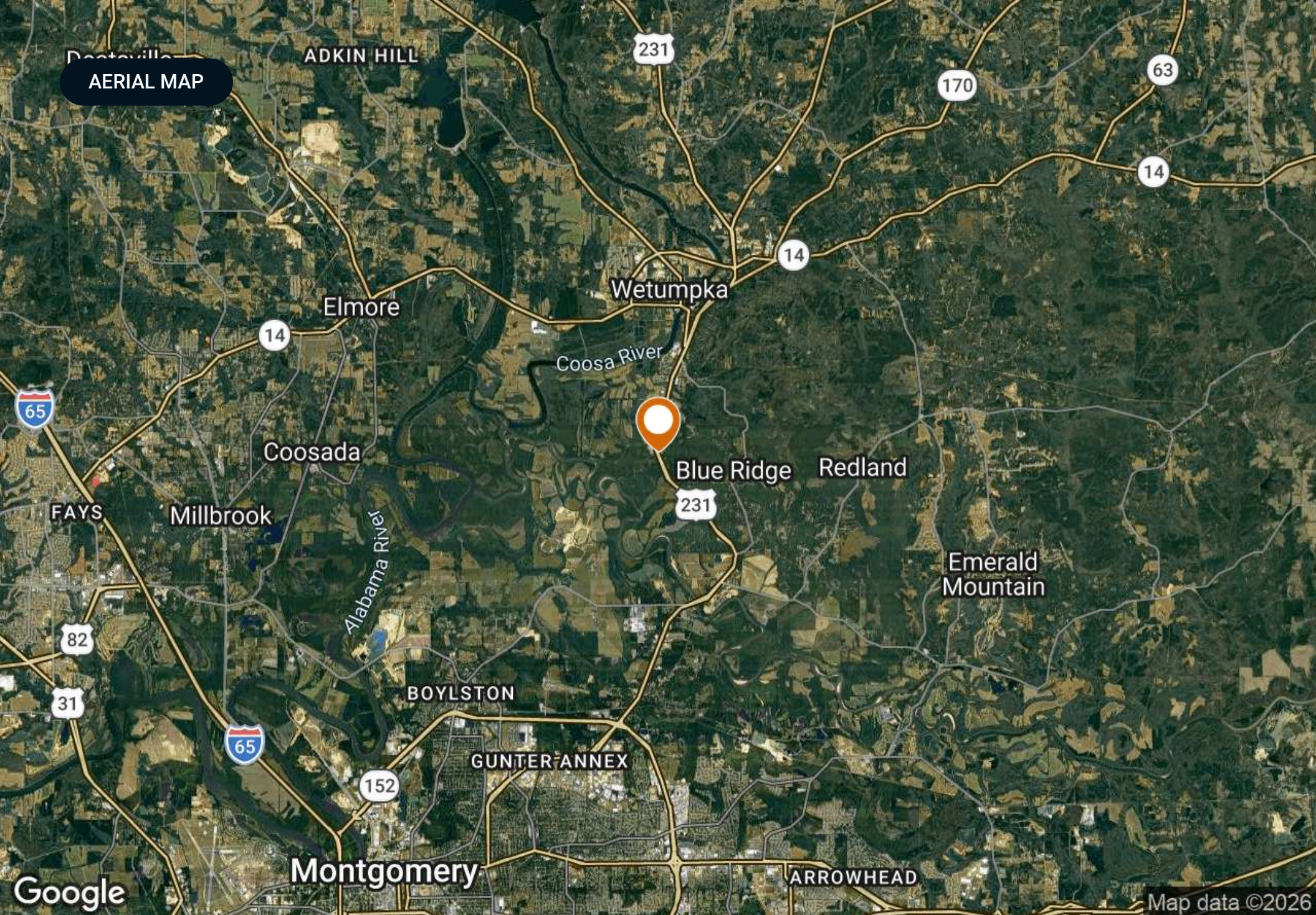
PROPERTY HIGHLIGHTS

Highlights

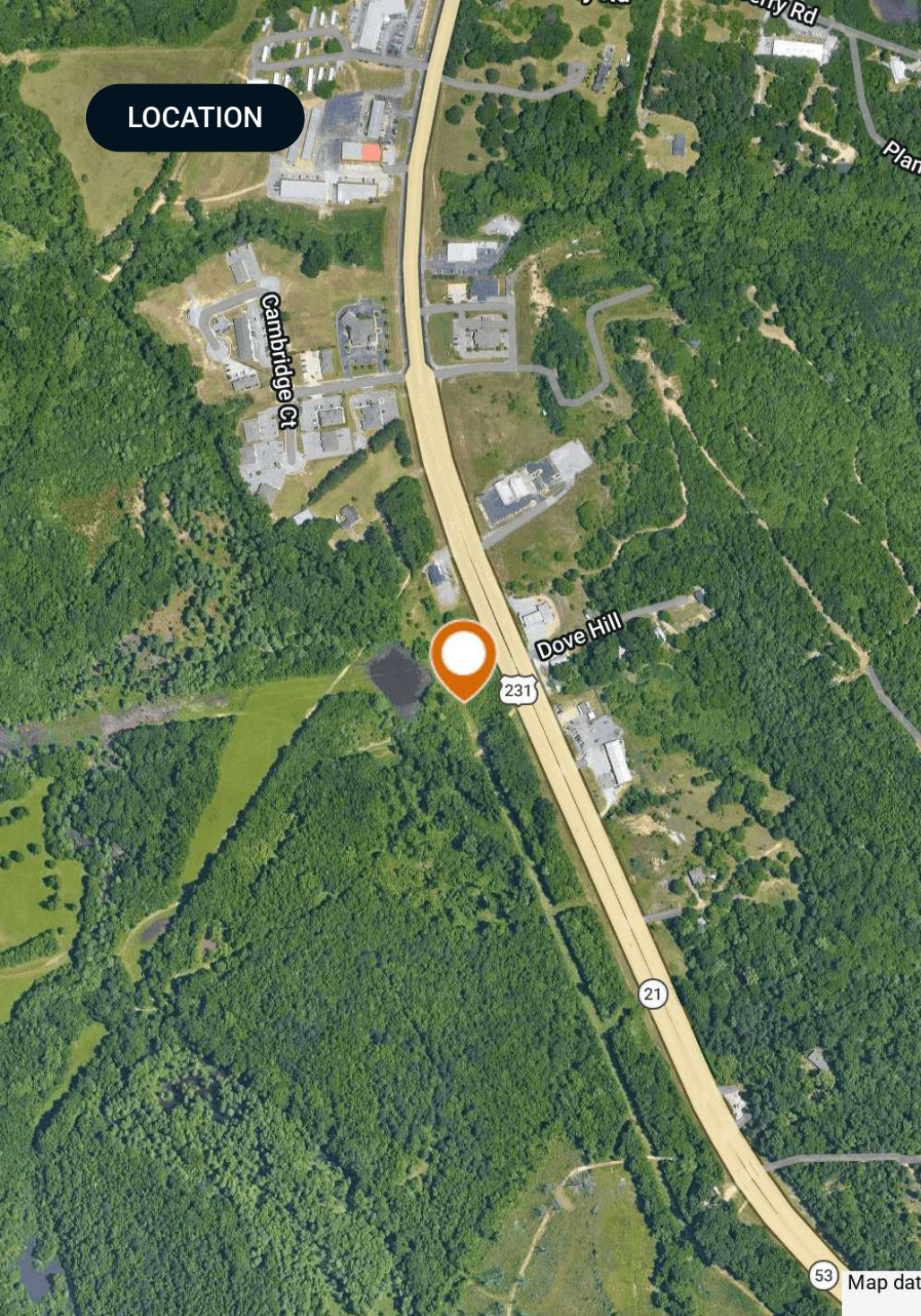
- 4 ± acres of commercial land
- Zoned B-2
- Approximately 412 feet of frontage on U.S. Highway 231
- Approximately 31,000 vehicles per day
- Utilities available
- Exceptional visibility from a major highway corridor
- Located in one of Central Alabama's fastest-growing markets
- Ideal for retail, office, medical, restaurant, service-related, and other commercial uses



AERIAL MAP



LOCATION



Location & Driving Directions

Parcel: 16-07-36-0-002-010.001

GPS: 32.495603, -86.215969

Driving Directions: Please call Eric Leisy at 334-657-6707 for driving directions

Showing Instructions: Please call Eric Leisy at 334-657-6707 for showing instructions

PROPERTY OUTLINE



Highway 231 Commercial Lot

Polygon



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ADVISOR BIOGRAPHY



Eric Leisy, ALC, GRI

Senior Advisor

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Professional Background

Eric Leisy, ALC, GRI is a Senior Advisor at Saunders Real Estate, helping clients navigate the complex process of buying and selling land. With Eric, clients receive trusted guidance, market expertise, and proven results throughout every stage of a land transaction.

With more than 30 years of experience, including land brokerage, commercial lending, appraisal, development, and investment analysis, Eric brings a comprehensive perspective to each property. He brings a strong understanding of the factors that influence land value and potential, such as timber characteristics, soil types, wildlife habitat, agricultural use, access, and overall feasibility, helping clients better understand their options and make confident decisions. Eric's experience developing lifestyle centers, power centers, and retail sites like Walgreens also provides insight into commercial and residential development potential.

Eric is a graduate of the University of Alabama with a degree in Corporate Finance and Investments, giving him a strong foundation in financial analysis and investment evaluation. He has earned recognition as a seven-time national APEX Award recipient through the REALTORS® Land Institute (RLI) and holds the Accredited Land Consultant (ALC) and Graduate, REALTOR® Institute (GRI) designations. These honors reflect his ability to close complex transactions and deliver measurable results. In 2025, he was named Land Realtor of the Year for the RLI Alabama Chapter.

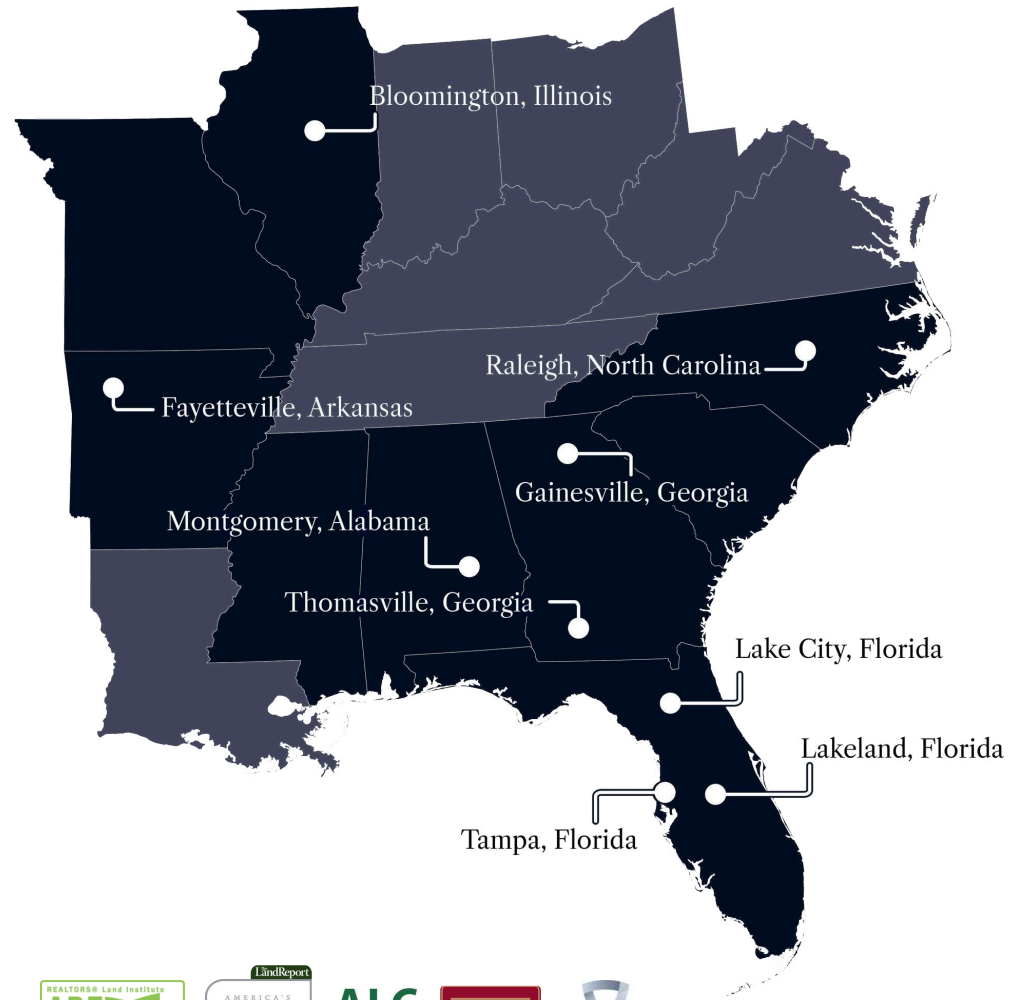
He has served in national and state leadership roles with the REALTORS® Land Institute and remains active with the Alabama Forestry Association, Alabama Wildlife Federation, and National Association of REALTORS®. These networks provide access to potential buyers, off-market opportunities, and market insights that help his clients.

Eric works with families of legacy farms and estates, heirs managing inherited property, farmers and timber investors, developers and planners, conservation-focused landowners, and recreational property buyers and sellers. Through acquisition or disposition, he combines financial insight, transaction expertise, and practical experience to guide clients through each decision, helping them achieve their goals.

Eric has been married to Melissa for 40 years. His hobbies, which include vegetable gardening, fly fishing, and turkey hunting, keep him outdoors and closely connected to the land. Playing rugby at the University of Alabama, and later coaching youth sports, taught him teamwork, discipline, and strategy: skills he applies to complex negotiations and multi-party transactions to reach successful outcomes.



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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