



# Kershaw Industrial Lot

315 Kershaw Industrial Blvd, Montgomery, Alabama 36117

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## PROPERTY OVERVIEW



### Sale Price

\$169,000

### Offering Summary

Acreage:	0.65 Acres
State:	Alabama
City:	Montgomery
County:	Montgomery
Property Type:	Development Land, Industrial

### Property Overview

This 0.65 ± acre commercial parcel offers a prime opportunity for investors, business owners, or developers looking for a ready-to-build site in a strategic location just outside of Montgomery. With M-1 zoning in place, the property is well-suited for a variety of light industrial and commercial uses, including a storefront with warehouse space, service-based businesses, or distribution operations.

The lot is flat, cleared, and build-ready—eliminating much of the upfront site work and allowing for a quicker path to development. With approximately 130 feet of frontage on Kershaw Industrial Boulevard and a depth of 209 feet, the layout provides excellent flexibility for building placement, parking, and access.

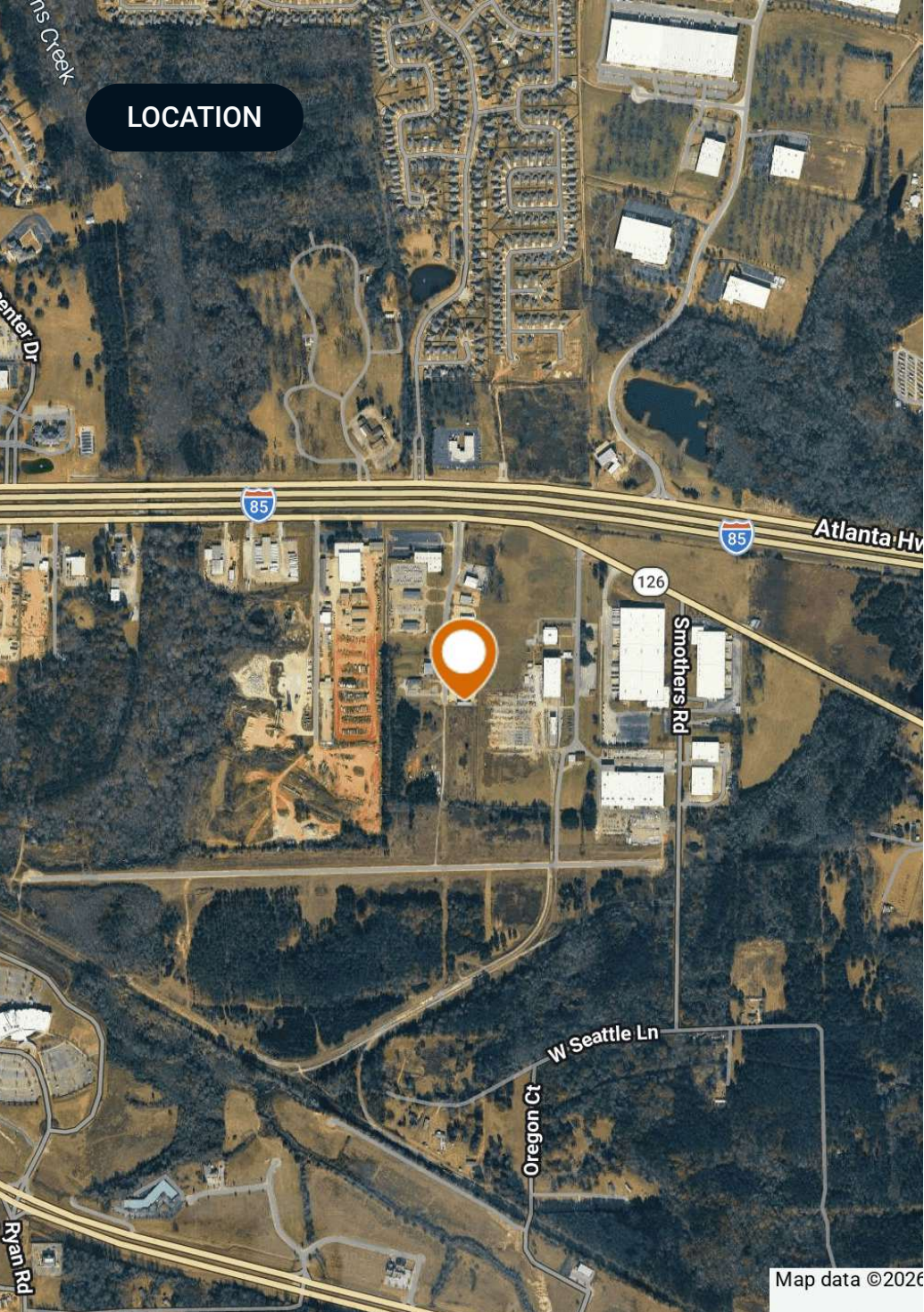
Utilities are available, and access is direct from Kershaw Industrial Boulevard, making this a highly functional site for both customers and operations. The location offers strong connectivity, situated just south of Interstate 85 and only 12 miles from Interstate 65—providing efficient routes to regional markets and logistics hubs. Additionally, the property is approximately 20 miles from Montgomery Regional Airport, further enhancing its appeal for businesses requiring regional access.

## SPECIFICATIONS & FEATURES



## Specifications & Features

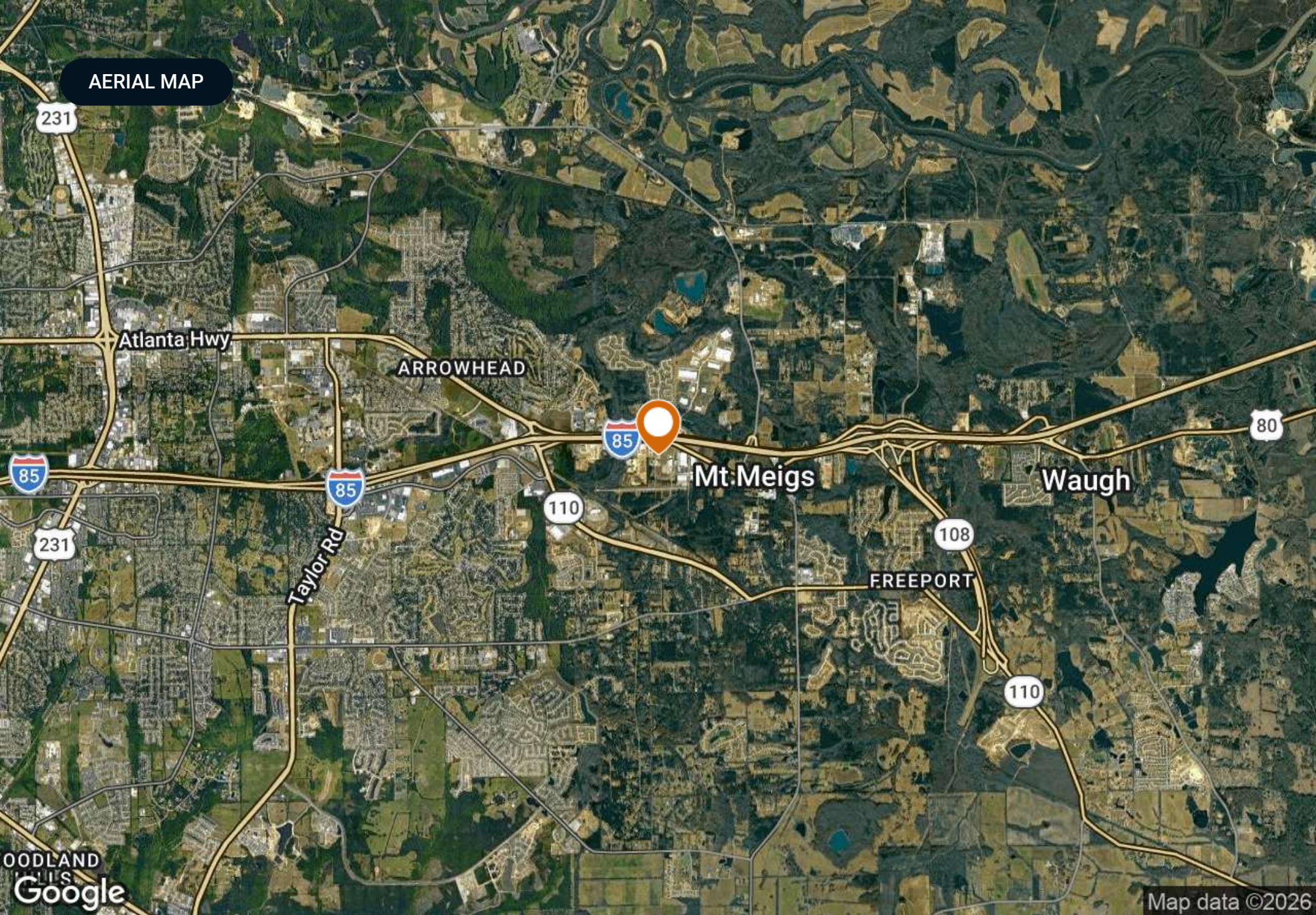
<b>Zoning / FLU:</b>	M-1 Zoning (light industrial/commercial use)
<b>Water Source &amp; Utilities:</b>	Utilities available
<b>Road Frontage:</b>	130' ± frontage on Kershaw Industrial Blvd
<b>Nearest Point of Interest:</b>	Direct access to: I-85 12 miles: I-65 20 miles: Montgomery Regional Airport



# Location & Driving Directions

- Parcel: 0906133000006009
- GPS: 32.3649901, -86.11798759999999
- Driving Directions: Contact Eric Leisy for directions
- Showing Instructions: Contact Eric Leisy for showing instructions

AERIAL MAP



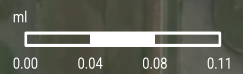
WOODLAND  
HILLS  
Google

Map data ©2026

### Kershaw Industrial

- Polygon
- Census Roadways TIGER
- County Roads
- Interstates
- State Roads
- Highways

## PROPERTY OUTLINE



## 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.

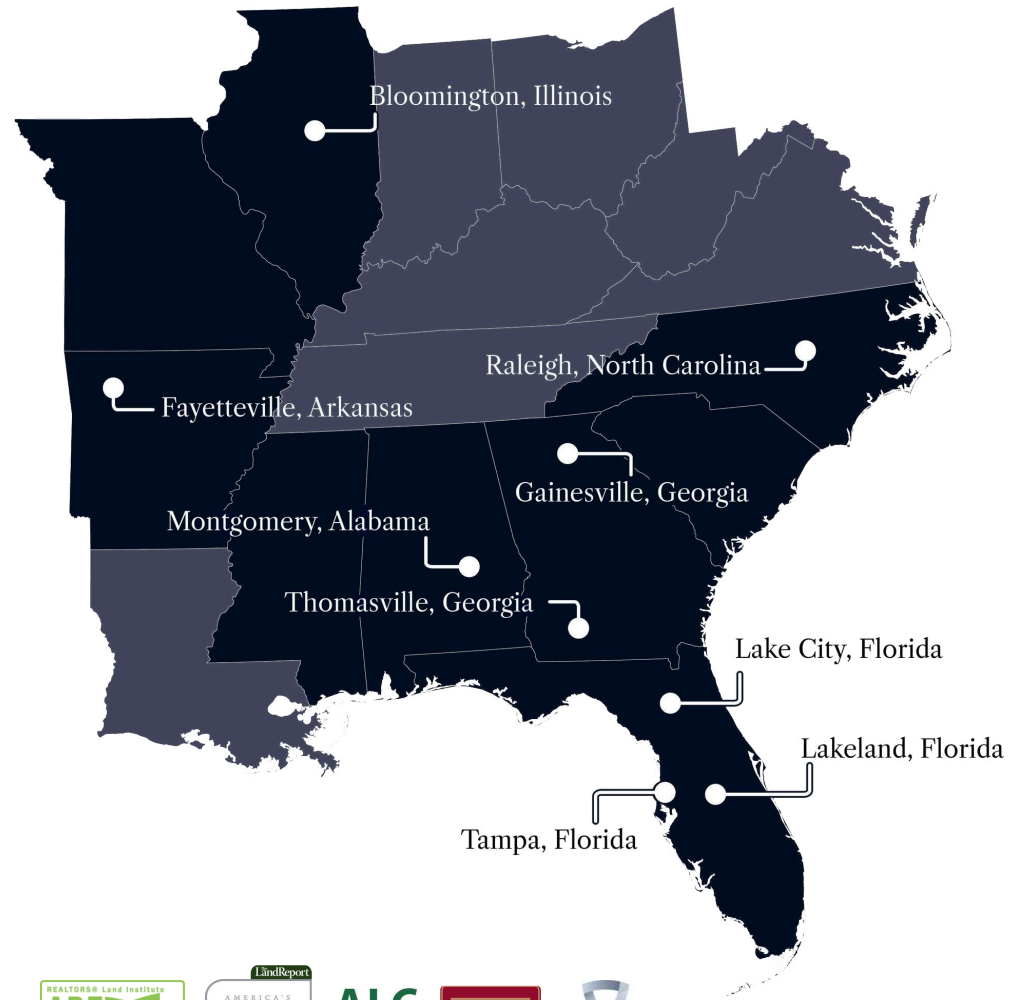
He has served in national and state leadership roles with the REALTORS® Land Institute and remains active with the Alabama Forestry Association, Alabama Wildlife Federation, and National Association of REALTORS®. These networks provide access to potential buyers, off-market opportunities, and market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