SAUNDERS COMMERCIAL

MMK 8.75 Commercial Acres

Billy B Dyar Blvd, Boaz, Alabama 35957

Neil Colbert, ALC
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Offering Summary

Sale Price:	$962,000
Lot Size:	8.75 Acres
Price / Acre:	$109,943
Zoning:	B2
PIN:	25-03-06-4-001-003.000 & 25-03-06-1-001-106.001
Road Frontage:	700 ± FT (Billy Dyar Blvd)
City:	Boaz
County:	Marshall
State:	Alabama
Property Type:	Development Land

Property Overview

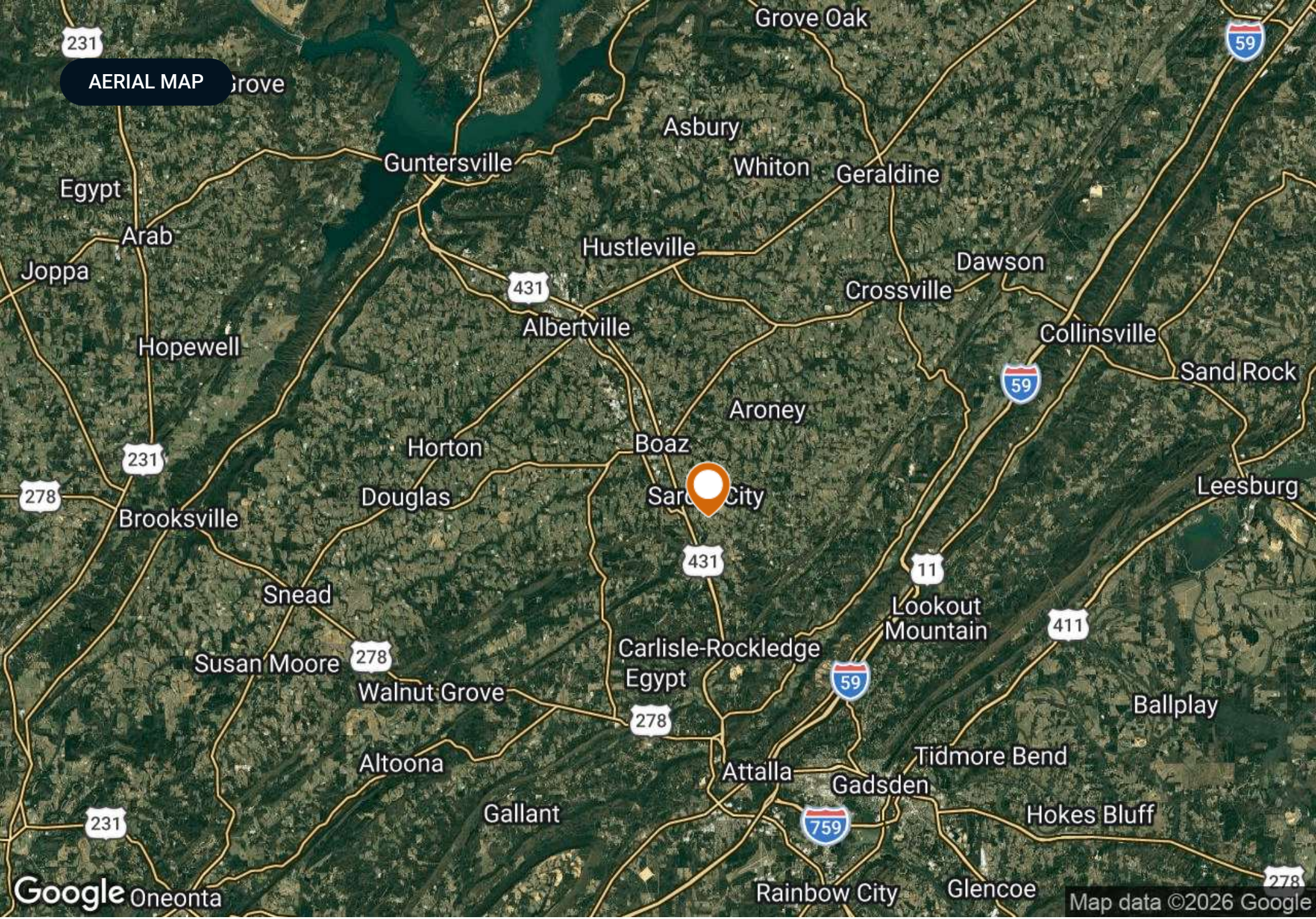
Unlock the full potential of your next commercial development with this high-visibility 8.75-acre parcel in the growing Boaz market. Boasting flexible B2 (General Business) zoning, this expansive tract offers the ultimate blank canvas for investors and developers looking to capitalize on high traffic and versatile usage. Contact us today to secure this high-impact commercial site before it's gone.

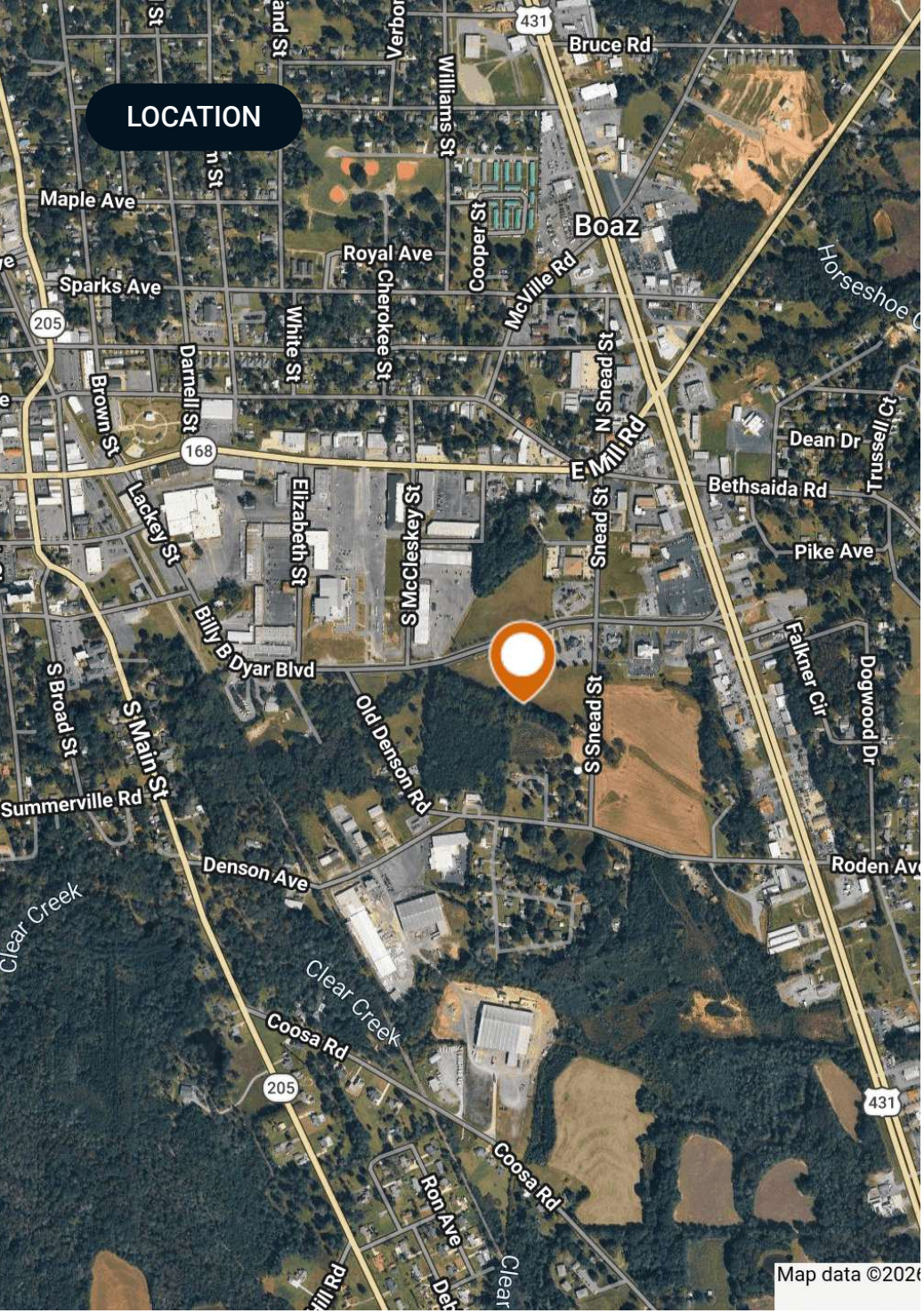
Property Highlights

- 8.75 Prime Acres: Exceptional footprint offering ample space for expansive builds, multi-structure projects, and generous parking.
- Flexible B2 Zoning: Ideal for retail centers, modern office parks, medical facilities, automotive services, or mixed commercial use.
- Strategic Location: Situated in a high-growth corridor with excellent access to major thoroughfares and local commerce hubs.
- Development Ready: Versatile topography and frontage setup streamline planning for maximum return on investment.
- Position your business or investment portfolio for long-term growth.

Specifications & Features

Uplands / Wetlands:	100 % Uplands
Soil Types:	• AcB2 Albertville very fine sandy loam: 52% • WnB2 Wynnville-Nauvoo fine sandy loams: 17% • AcC2 Albertville very fine sandy loam eroded: 14% • Pa Philo and stendal soils local alluvium: 13% • WyB2 Wynnville fine sandy loam: 2-6%
Taxes & Tax Year:	$413.00 in 2025
Zoning / FLU:	B2
Water Source & Utilities:	Public Water available, Public Sewer Available
Road Frontage:	700' on Billy B Dyar Blvd
Nearest Point of Interest:	Sand Mountain Park & Amphitheater
Land Cover:	Grass and small amount of timber


AERIAL MAP
Grove Oak
Asbury
Whiton
Geraldine
Guntersville
Egypt
Arab
Joppa
Hustleville
Dawson
Crossville
Albertville
Hopewell
Collinsville
Sand Rock
Aroney
Horton
Boaz
Douglas
Leesburg
Brooksville
Lookout Mountain
Snead
Carlisle-Rockledge
Egypt
Susan Moore
Walnut Grove
Ballplay
Altoona
Attalla
Tidmore Bend
Gadsden
Gallant
Hokes Bluff
Oneonta
Rainbow City
Glencoe
Google
Map data ©2026 Google



Location & Driving Directions

Parcel:	25-03-06-4-001-003.000 & 25-03-06-1-001-106.001
GPS:	34.1946252, -86.1540596
Driving Directions:	• Take US 431 to Billy B Dyar Blvd in Boaz, AL • Turn onto Billy B Dyar Blvd and property is approximately 1/4 mile on the left.
Showing Instructions:	Contact listing agent for showing instructions.

OUTLINE MAP

SAUNDERS REAL ESTATE
MMK 8.75 Commercial Acres
Polygon
S McCleskey St
Billy B. Dyar Blvd
Billy B. Dyar Blvd
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0.09
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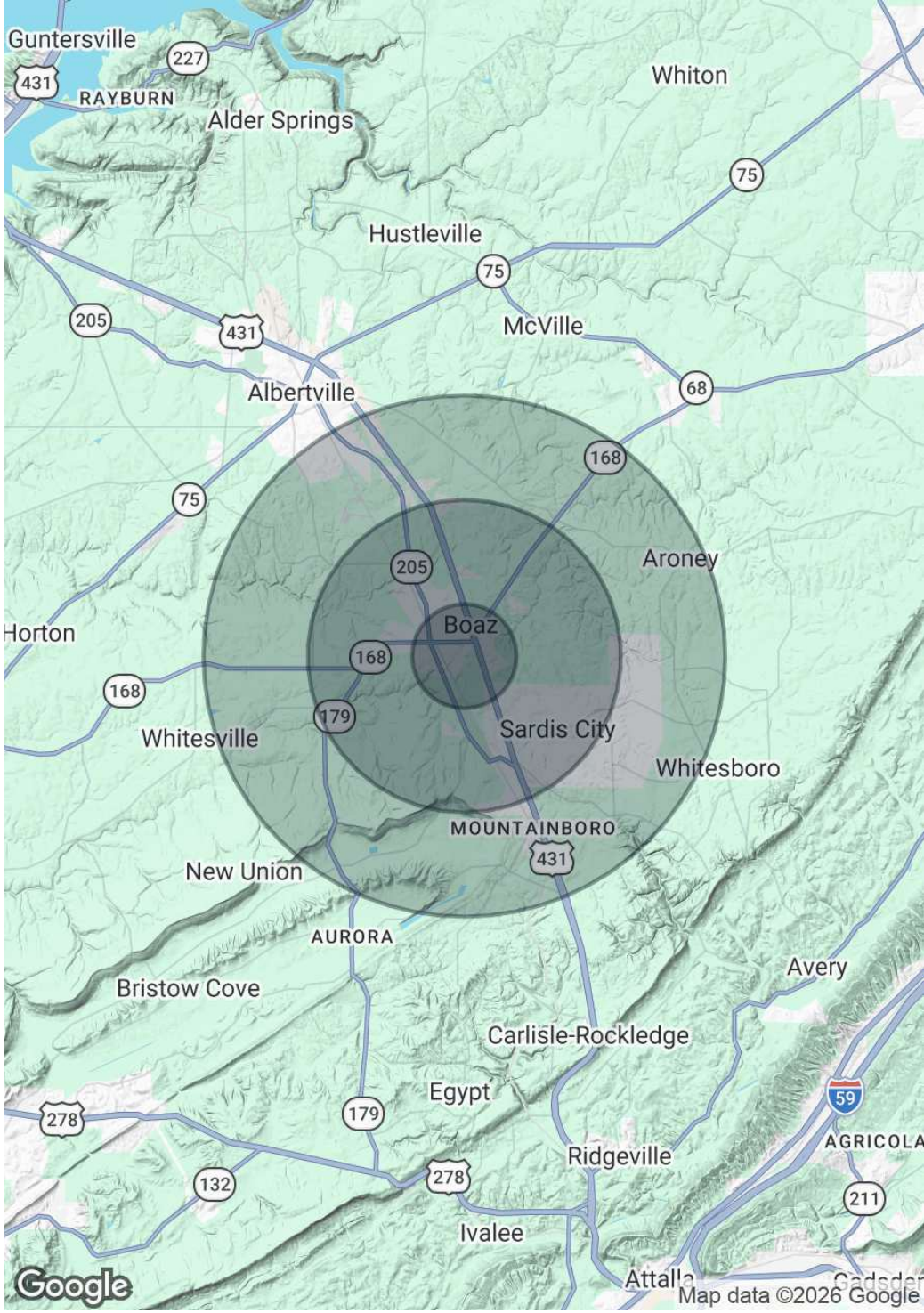
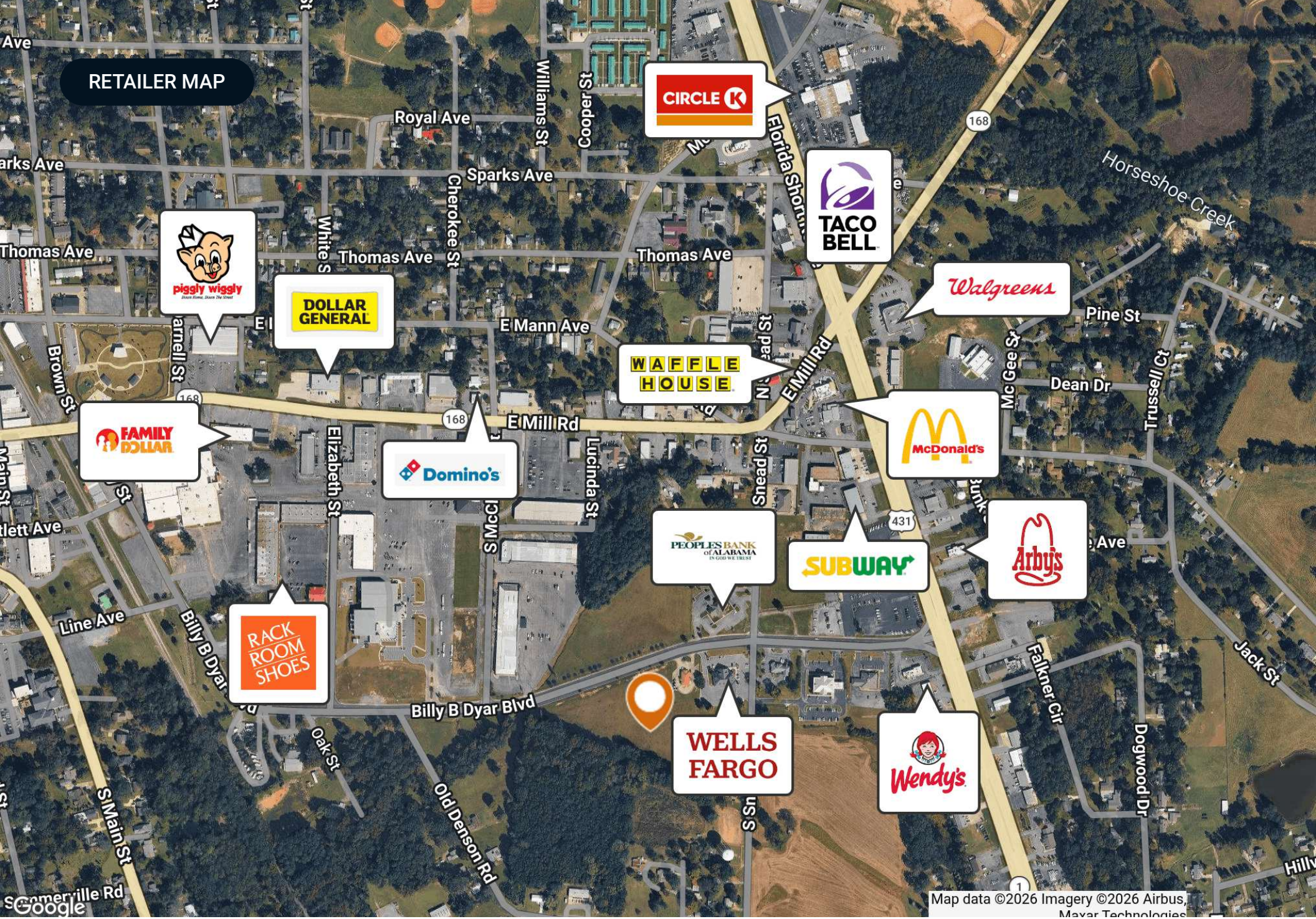
DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	2,260	12,061	24,515
Average Age	26.6	36.8	35.4
Average Age (Male)	26.9	36.5	33.8
Average Age (Female)	27	37.3	36.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	689	4,386	8,528
# of Persons per HH	3.3	2.7	2.9
Average HH Income	$58,694	$69,595	$69,465
Average House Value	$171,350	$179,332	$170,826

2023 American Community Survey (ACS)




RETAILER MAP
CIRCLE K
TACO BELL
Walgreens
piggly wiggly
DOLLAR GENERAL
WAFFLE HOUSE
FAMILY DOLLAR
Domino's
McDonald's
PEOPLES BANK of ALABAMA
SUBWAY
Arby's
RACK ROOM SHOES
WELLS FARGO
Wendy's
Royal Ave
Sparks Ave
Thomas Ave
E Mann Ave
E Mill Rd
Billy B Dyar Blvd
Line Ave
Pine St
Dean Dr
Horseshoe Creek
Old Denson Rd
S Main St
Somerville Rd
Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

ADDITIONAL PHOTOS

ADVISOR BIOGRAPHY

Neil Colbert, ALC

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Professional Background

Neil Colbert, ALC is a Senior Advisor at Saunders Real Estate.

Based in North Alabama, Neil brings over 30 years of real estate sales experience and a hard-earned reputation as one of the region's most respected land professionals. Known as the Alabama and Georgia "Land Pro," he has built a loyal client base through expert guidance, honest counsel, and a results-driven approach to selling land, farms, and rural homes.

An Alabama native, Neil grew up in Gaylesville (Cherokee County) and is a graduate of Gaylesville School and Northeast Alabama Community College. He also attended Jacksonville State University. Neil and his wife, Deb, now live in Fort Payne, where they enjoy small-town life surrounded by the natural beauty of the region.

As a member of the REALTORS® Land Institute (RLI), Neil is one of fewer than 10 Accredited Land Consultants (ALC) in North Alabama—a designation held by fewer than 1,000 land professionals nationwide. His expertise, integrity, and commitment to excellence ensure that every client receives top-tier representation.

A seasoned and trusted real estate advisor, your local Land Professional, Neil, focuses on getting properties sold—not just listed. His clients benefit from strategic marketing, local expertise, and a high-touch service experience that's focused on results. Whether selling a farm, a large land tract, or a home on acreage, Neil provides the knowledge and professionalism to guide every transaction smoothly to the finish line.

Beyond real estate, Neil is an avid outdoorsman who enjoys hunting, fishing, and golfing. While he has achieved great success in his career, his greatest joy comes from his family - he and Deb are the proud grandparents of two granddaughters and a grandson.

What Others Say About Neil:
Dedicated • Genuine • Results-Driven • Diligent • Laidback • A True Outdoorsman • A Great Friend • Always Willing to Help • One of a Kind

Neil specializes in:
• Farms and Cropland
• Acreage and Estates
• Hunting and Recreational Land

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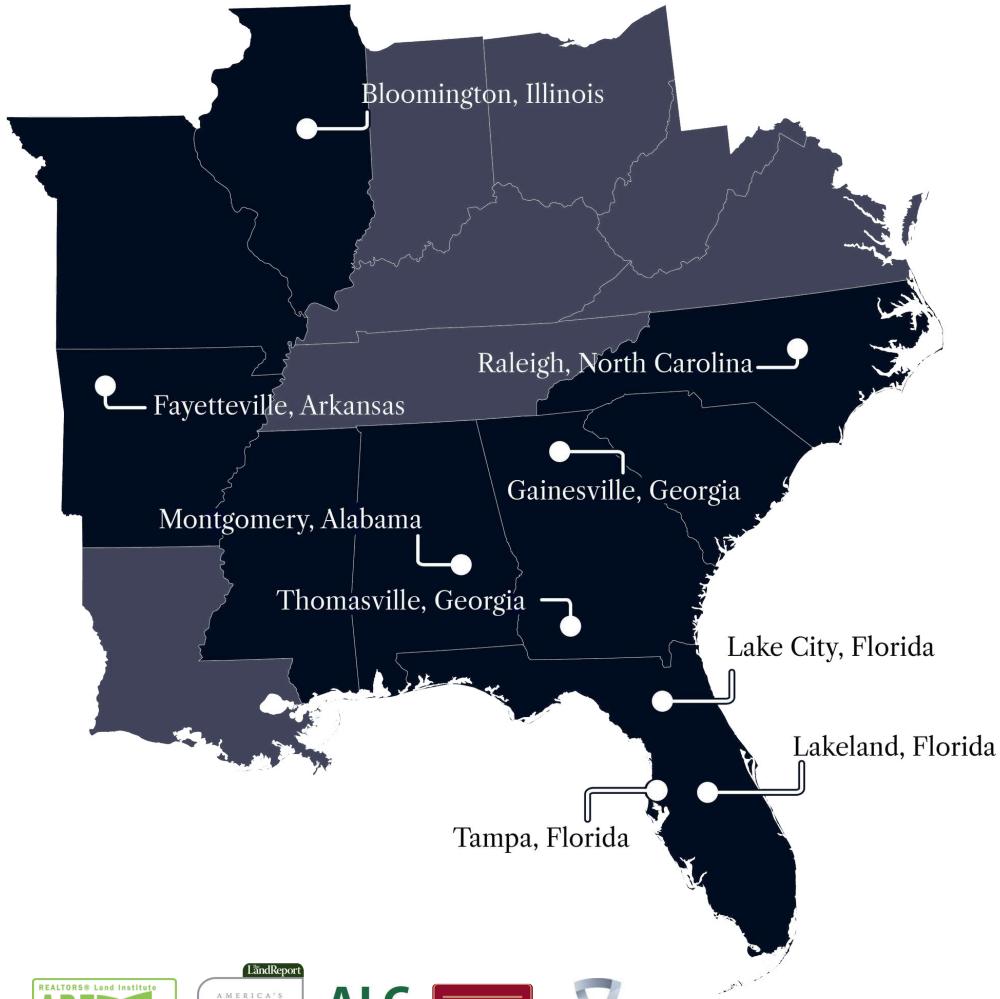

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