

FOR SALE

PROPERTY SUMMARY

223+/- acres for sale on Hwy 43 just north of Calvert, AL. This property is located across Hwy 43 in very close proximity to the Outokumpu steel mill. The property is in Washington County AL, is unzoned, and just north of the Washington County, Mobile County Line. This property has 1750' of frontage on Hwy 43 with direct access to Hwy 43. The property consists of Washington County AL PIN 21017, 21152, and a portion of 21026. The owner will retain the portion of PIN 21026 that contains the owner's business. The approximate size of the retained portion will be 30+/- acres and will be determined by a future survey.

AVAILABLE

- ± 223 Acres

SALE PRICE

- Total: \$1,115,600
- Per Acre: \$5,003

NEARBY LANDMARKS

- Outokumpu Steel Mill
- Olin Chemical
- BASF McIntosh

LOCATION HIGHLIGHTS


- High visibility on a major transportation corridor.
- Unzoned land, ideal for commercial or industrial use.
- Close to major industries with easy county access.


TRAFFIC COUNT (ADT 2023)


- Hwy 43: 8,523



2024 DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
	2,927	7,143	14,930
POPULATION			

	5 MILE	10 MILE	15 MILE
	\$80,689	\$84,875	\$88,764
AVG. HH INCOME			

	5 MILE	10 MILE	15 MILE
	1,229	2,884	5,976
HOUSEHOLDS			

