



MLS #: 21906899 CI ACTIVE LP: \$1,800,000
 County: MADISON Type: CT
 Address: 2387 HIGHWAY 72 EAST E
 City: HUNTSVILLE Unit #: 35811
 Municipality: VALLEYMLS
 Subdivision:
 Neighborhood:
 Lot Size: 425x1178 Zip: 35811
 Acreage: 11.00 Orig MLS: VALLEYMLS
 # Bldgs: 0 CityLimits?: N
 Frontage: # Restrms: # Docks: Lot:
 Bay Size: Rail Avail: Block
 Floor Loading: Handicap Access: # Park:
 Virtual Tour Int: Ext: Traffic Count:
 Additional Link Ceiling Hgt:
 Sprinkler Sys:

Directions From Huntsville, take Hwy 72 E. Property is half a mile past the Food City development on the left.

Legal Description SEC 15 T3S R1E TR 1: COMM AT THE SE COR OF SEC 15 TH N 330 FT N 85 DEG W 876.50 FT TO THE POB TH N 1176.80 FT N 82 DEG E 425.10 FT S 1276 FT & S 85 DEG W 425.1 FT TO POB

Property Facts All facts and measurements to be verified by the purchaser.

Pub Rmks Outstanding commercial development opportunity w/ over 400' of high-visibility frontage on Hwy 72 E. This 11-acre, flat parcel offers excellent flexibility, currently located in the county w/ the option to annex into the city. Ideal for commercial, office, storage, or multifamily, the property is surrounded by rapid growth, including nearly 2,000 apartment units within a mile radius & multiple new developments underway. Strong traffic exposure, expanding demographics, and a prime location make this a rare opportunity.

Gross Bldg Sqft: 0	Retail Sqft:	Sales Sqft:
Rentable Sqft:	Warehouse Sqft:	Net Leasable Sqft:
Office Sqft:	Office \$/Sqft \$	Other \$/Sqft \$
Business Only:	\$ Includes:	Lease Only:
Lease Finance:		Lease Incl:
Value of Assets \$	Yearly Rent Amount \$:	
Gross Income:	Vacancy:	Annual Taxes:
Insurance:	Gas & Elec	Water & Sewer:
Waste Removal:	Maintenance:	Other Exp:
Total Expenses:	Net Op Income:	Assessment:
Tax Rate:	Tax ID: 1305150001057000	Bus Name:

No current survey.

Parcel ID#: 1305150001057000	Foreclosure: N Short Sale: N	
ZONING Business, Commercial, Industrial, Unzoned GAS Natural SHOWING INSTRUCTIONS ShowingTime	CURRENT USE See Remarks FOUNDATION See Remarks WATER Public ELECTRIC See Remarks LEVELS See Remarks	Apx Age FLOOR See Remarks SEWER Public, Private, Septic OCCUPANCY At Closing, Negotiable SELLING TERMS Conv, Cash OTHER FEATURES High Visibility City Limits No

Own... B & E Management LLC	DOM/CDO... 2 / 159	Owners Phone:	Occ: N
LstAgt: SC6927 Casey A Stafford	CELL: 256-653-4861	Show: ShowingTime	
LstOff: 29100 A Stafford Realty, Inc.	OFC: 256-852-8501	Code: Other:	
Co-Agt:		Concessions Considered U	
Co-Off:		Short Sale: N	

Contract Date:	Sold Date:	Purchaser:	SPP:	Concessions	SP:
SellOff:				Sold Terms:	Prc/Sqft:

SellAgt:

Sale Notes:

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