

# Two Commercial Tracts Available

Tract A: - +/- 2.0 AC, Tract B: +/- 1.00 AC  
Modaus Road, Decatur, AL



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## Property Details

- ◇ 2 Frontage Tracts For Sale Located on Modaus Road in Decatur, AL
- ◇ Available Tracts:
  - Tract A: +/- 2.0 Acres
  - Tract B: +/- 1.0 Acres
- ◇ Located at Signalized Entrance of Austin High School (1,200+ Students)
- ◇ Substantial Frontage along Modaus Road
- ◇ Contiguous with B-2 Zoning which Means Property Can be Rezoned to B-2 for Commercial/Business Use
- ◇ Huntsville, AL MSA
- ◇ Less than 5 Minutes from the Decatur Mall, Academy Sports, Publix, Lowes, and Walmart, among others

For more information, please contact:

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\*Dimensions shown are approximate.

# Modaus Road Outparcels, Decatur, AL



Decatur Industrial Park

DOWNTOWN

Decatur High School

Decatur Morgan Hospital

Walmart Neighborhood Market

Decatur Mall

belk  
HIBBETT SPORTS  
Dutch Bros  
CHUCK E. CHEESE  
Chick-fil-A  
AMC

Beltline Retail

Lowe's  
Publix  
Academy SPORTS+OUTDOORS  
HARBOR FREIGHT  
HOME DEPOT  
ALDI  
Walmart


Decatur Plaza

Kroger  
T.J. MAXX  
petco  
HOBBY LOBBY

Crossings of Decatur

target  
PET SMART  
ULTA BEAUTY  
Bath & Body Works  
ROSS DRESS FOR LESS  
Chick-fil-A  
OLD NAVY  
BAM! BOOKS-A-MILLION  
LONGHORN STEAKHOUSE  
Panera BREAD  
FIVE GUYS  
Mo's southwest grill.  
five BELOW

Austin High School

  
SUBJECT

MING  
Commercial Real Estate  
GROUP