

# **PRIME COMMERCIAL TRACT**

## **38.25+ ACRES**



### **NE CORNER HWY. 20 AND RED HAT ROAD**

### **DECATUR, AL**

- Superbly located tract, surrounded by nearly \$2 billion in recent investments by First Solar, United Launch Alliance, Nucor and others
- Multiple potential uses for this site, including industrial, truck stop, mixed-use, multi-family, restaurant, retail or hospitality
- Great traffic counts with over 21,300 vehicles per day passing the site
- Frontage on four lane US Highway 20, which is the main east-west corridor through north Alabama, connecting Chattanooga and Memphis
- Located at a signalized intersection, with frontage on Highway 20, Red Hat Road and Liberty Way, providing excellent access to the site
- Directly across Red Hat Road from Mallard-Fox Creek Industrial Park, home to United Launch Alliance, Nucor Steel, Hexcel, Polyplex and other industries
- Water, sewer, power, fiber and gas are in place or adjacent to the site
- Over 8,500 employees work within five minutes of these sites



**TWELVE  
STONES**  
PROPERTY GROUP

**JOHN C. EYSTER, JR.**

**TWELVE STONES PROPERTY GROUP, LLC**

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**OWNER/AGENT**

















# Watermark Business Park

Martin Supply

3432 State

ALT  
72

Holst

Aggreko Rental

Services

Google

Ups

Red Hat Rd

Red Hat Rd

Liberty Way NW

ail

d

5:10



