

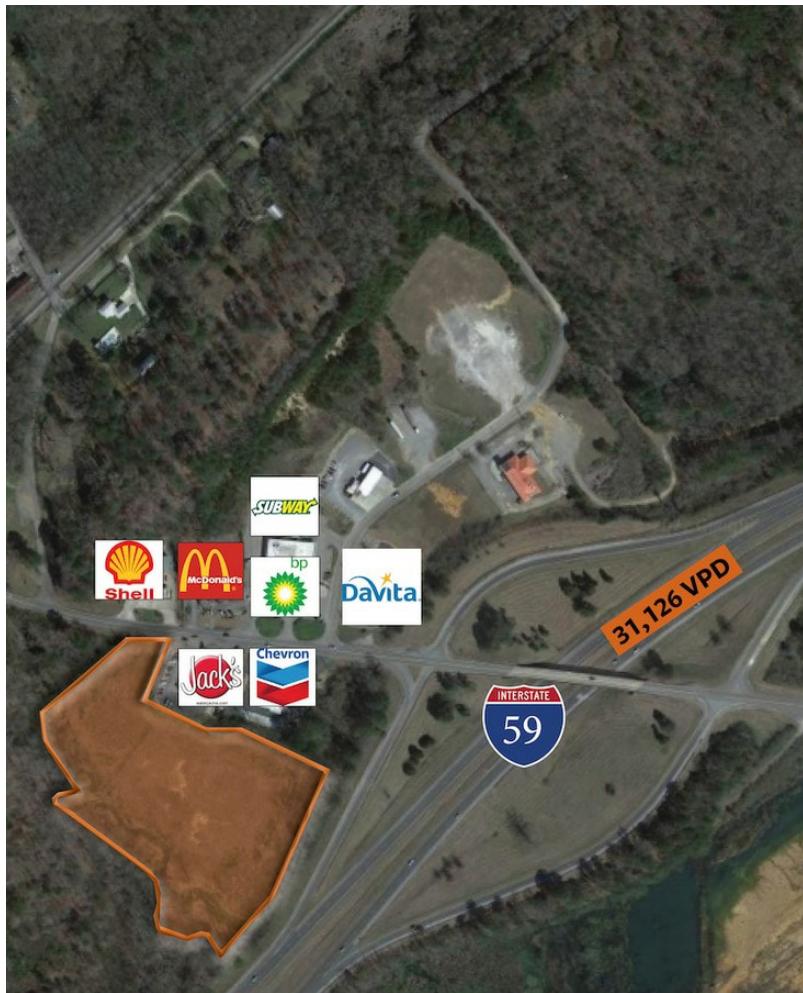


PRIME COMMERCIAL LAND I-59 and Hwy 174

Springville, AL 35146

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I-59 Freeway and Hwy 174

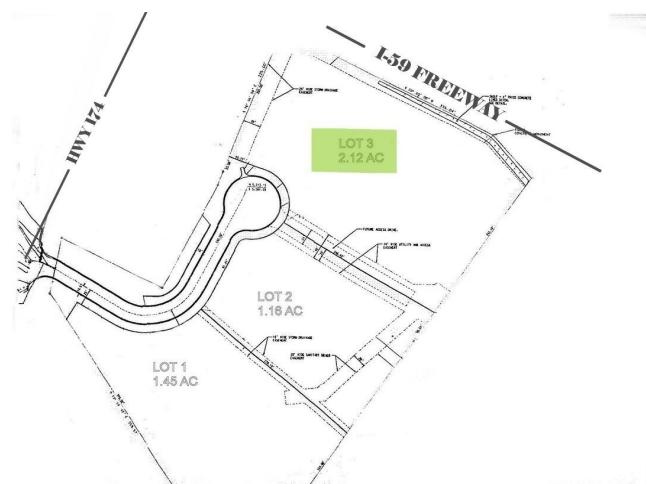
Price - \$4.85 Psf

(Priced under market value)

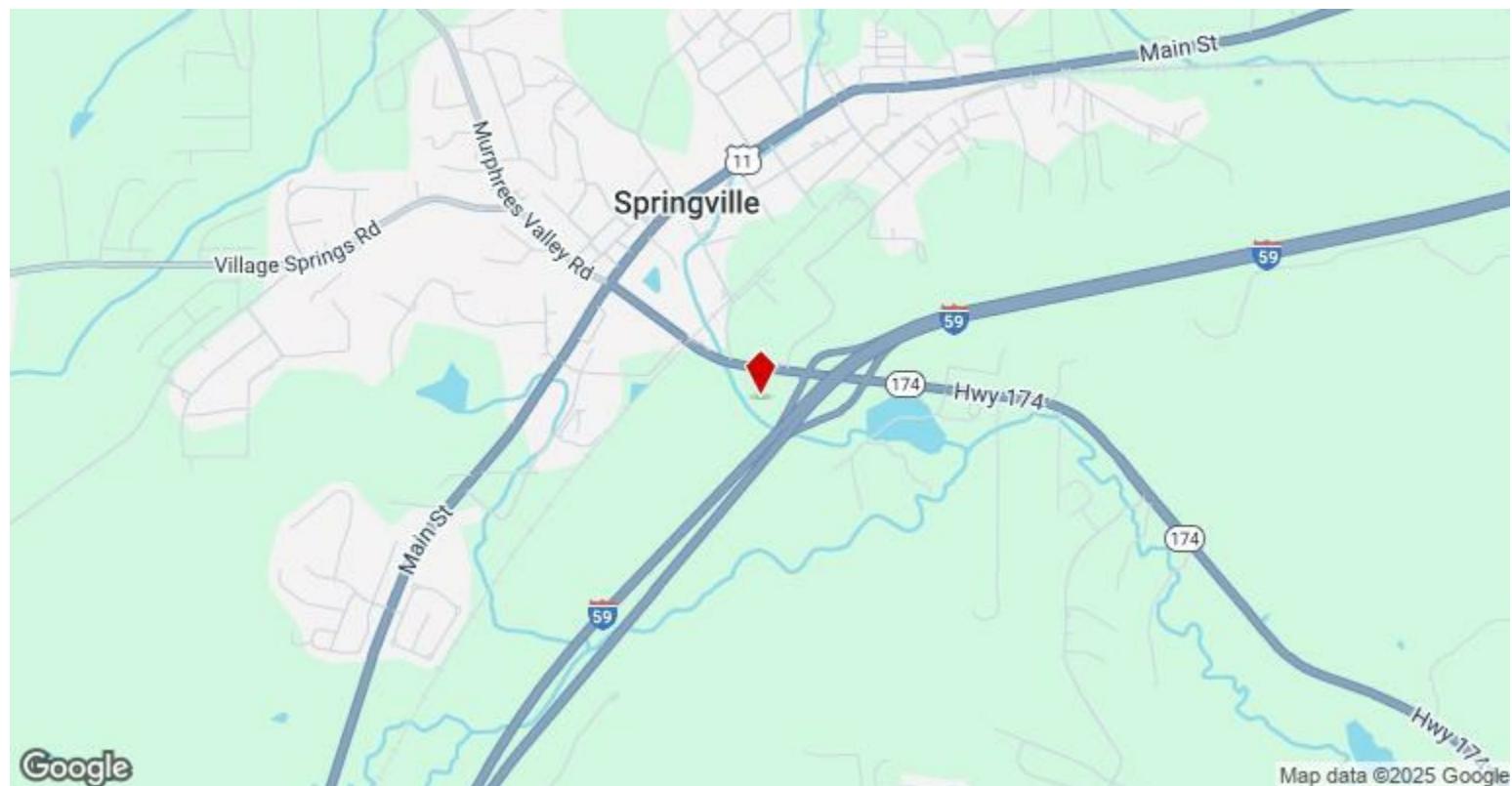
- 2.12 Acres - 92,347.2 Sq-ft
- Zoning: B-2 - General Business District
- 473 feet of I59 Interstate Frontage visibility
- Property previously cleared
- Storm sewer system already installed

➤ OWNER FINANCING AVAILABLE!

- 20-Minutes to Birmingham Airport!
- Direct visibility and easy access from Interstate 59 (Exit 154).
- St. Clair County's fastest-growing commercial hubs!
- 473 ft of I59 Interstate direct visibility and easy access from Interstate 59 (Exit 154).
- High Traffic Volume: Over 31,000 Vehicles Per Day (VPD)



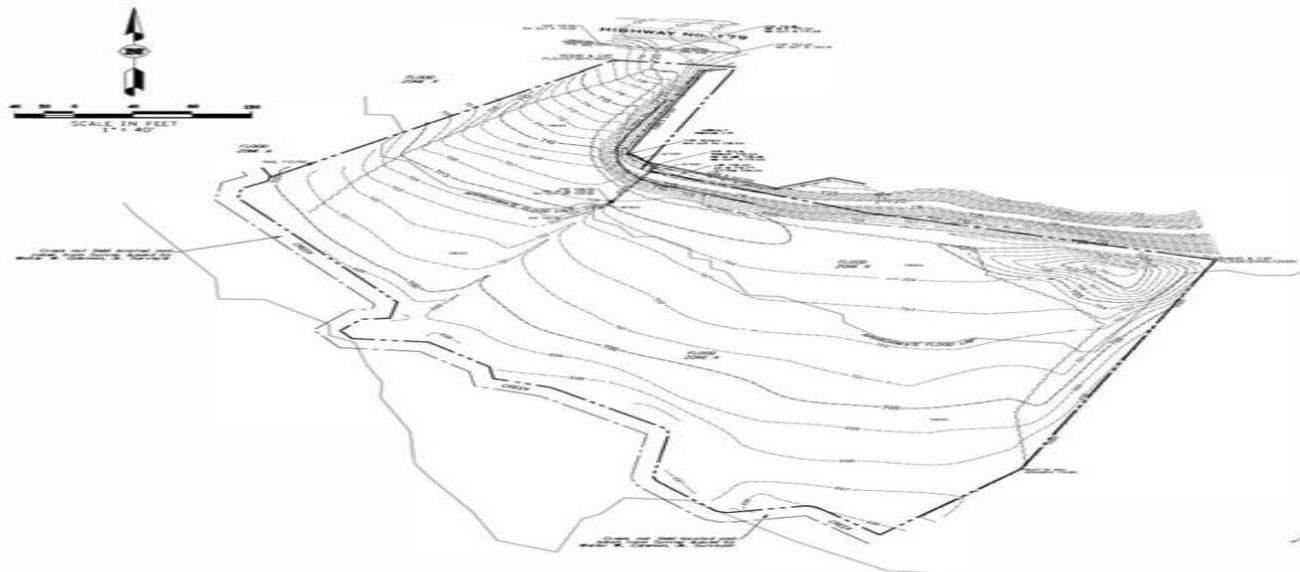
Price:	\$4.85 Psf
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	2.12 AC
No. Lots:	1
Zoning Description:	B-2
APN / Parcel ID:	13-09-31-0-010-032.000



I-59 Interstate and Hwy 174, Springville, AL 35146

- 2.12 Acres - 92,347.2 Sq-ft
- Zoning: B-2 - General Business District
- 473 ft of I59 Interstate Frontage & Visibility!
- Property previously cleared
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Property Photos



According to FEMA

- **FEMA Zone X** - Minimal Annual Chance: Less than a 0.2% chance (500-year flood) **Description:** Areas with minimal flood hazard, including areas protected from 100-year floods by a levee. This was previously designated as Zone C. You can build in Flood Zone X, as it is considered a low to moderate risk area and you are not required to have flood insurance for a mortgage in this zone. Building in Zone X still requires compliance with local ordinances and careful consideration of flood risk to ensure your structure is safe, though regulations are less stringent than in high-risk zones.
- **FEMA Zone A** - is a special flood hazard area with a 1% annual chance of flooding, also known as a 100-year flood. This area will require fill dirt of approximately 12-36 inches to raise elevation to Zone X levels.

