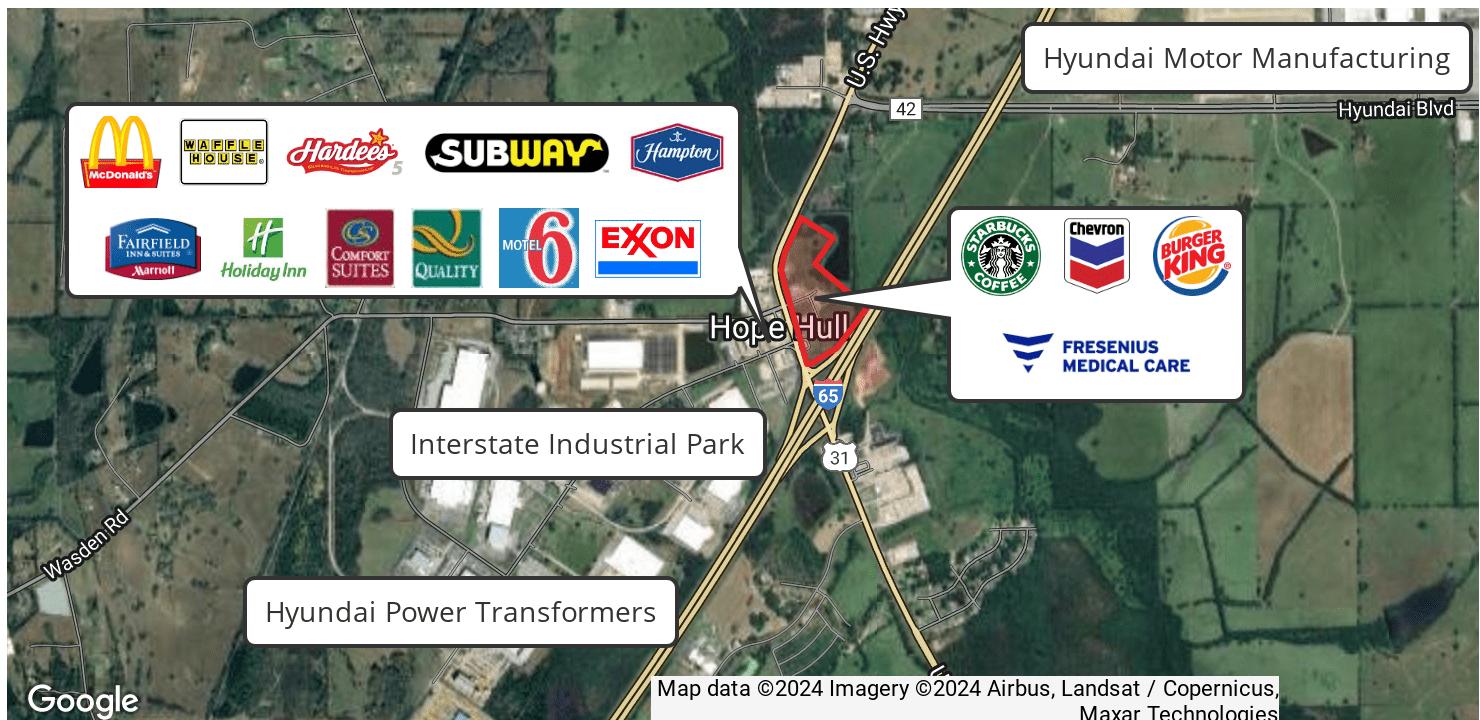


# PRIME INTERSTATE LAND

I-65 and US Hwy 31, Hope Hull, AL 36043



## PROPERTY DESCRIPTION

Aronov Realty Brokerage, Inc. is pleased to offer the opportunity to purchase retail lots located just off I-65 on Highway 31 in fast growing Hope Hull, Alabama. This exit services Hyundai Motor Manufacturing, Interstate Industrial Park including FedEx Ground, Flowers Bakery, Genpak, Blue Bell Creamery, and Hyundai Heavy Industries to name a few. The newly announced Amazon Distribution Center, Intermodal Transfer Facility and Meta's \$800 million dollar data center will also contribute to major growth in the immediate area.

## LOCATION DESCRIPTION

Conveniently located just off I-65 with direct neighbors such as Starbucks and Burger King.

## PROPERTY HIGHLIGHTS

- Ready to Build / All City Utilities
- Off Interstate 65 via Exit 164
- ADT of 53,000 Via I-65 and Mobile Hwy
- Extensive Industrial and Retail Within a 1 Mile Radius
- 6 Hotels Within Walking Distance With 70% Occupancy

## OFFERING SUMMARY

Available Lots:	4
Price Range:	\$475,000-\$1,200,000
Total Acreage:	6.87 Acres
Lot Size Range:	1.01-3.7 Acres

## PRESENTED BY:

**Frank Potts SIOR/CCIM**  
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3500 Eastern Boulevard  
Montgomery, AL 36116

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# OF LOTS | 4

TOTAL LOT SIZE | 1.01 - 3.7 Acres

LOT PRICE RANGE | \$475,000 - \$1,200,000

BEST USE | Retail



STATUS	LOT #	SUB-TYPE	SIZE	PRICE	ZONING
Available	1	Retail	3.7 Acres	\$1,200,000	B-2 and M-3
Available	2	Retail	1.09 Acres	\$875,000	B-2 and M-3
Available	7	Retail	1.07 Acres	\$475,000	B-2 and M-3
Available	8	Retail	1.01 Acres	\$475,000	B-2 and M-3

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