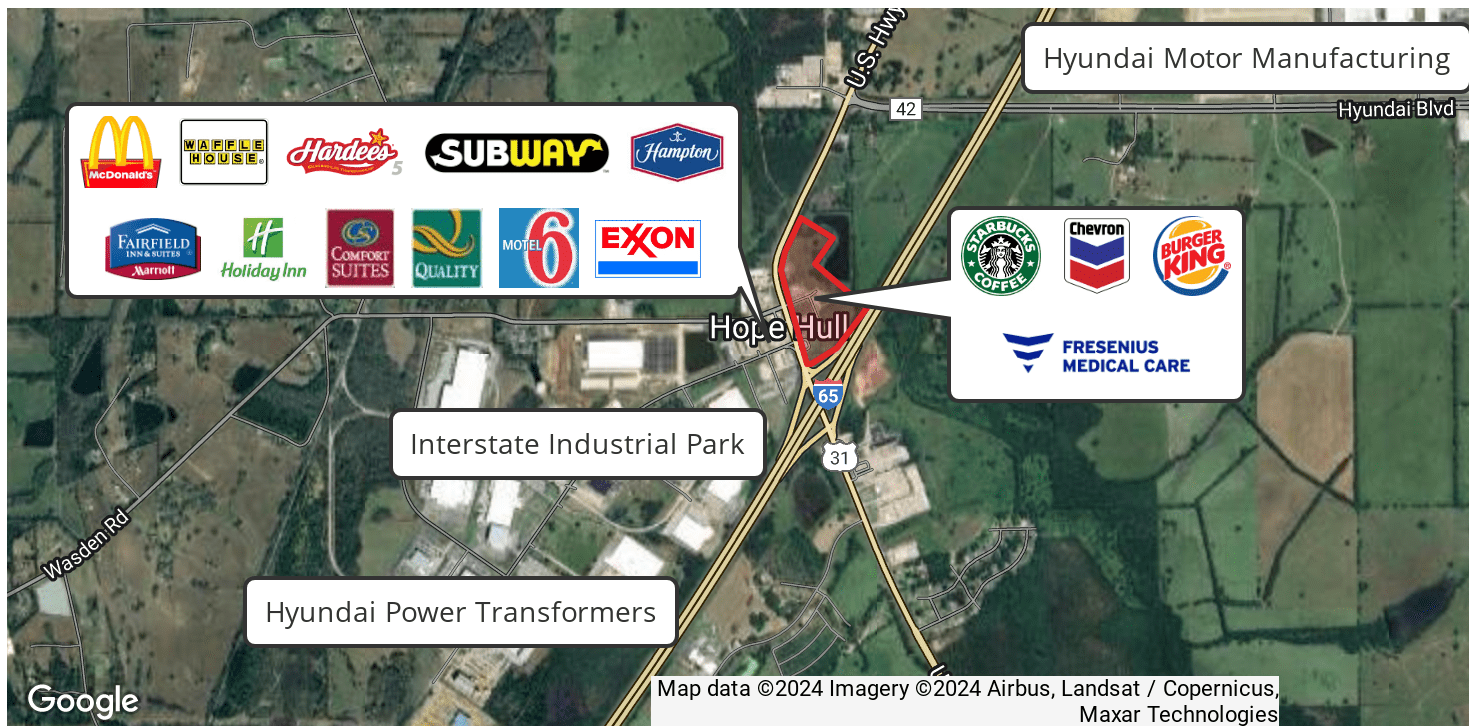


PRIME INTERSTATE LAND

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

Commercial Sales and Leasing
334.277.1000 x229
frank.potts@aronov.com

David Potts

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3500 Eastern Boulevard
Montgomery, AL 36116

PRIME INTERSTATE LAND

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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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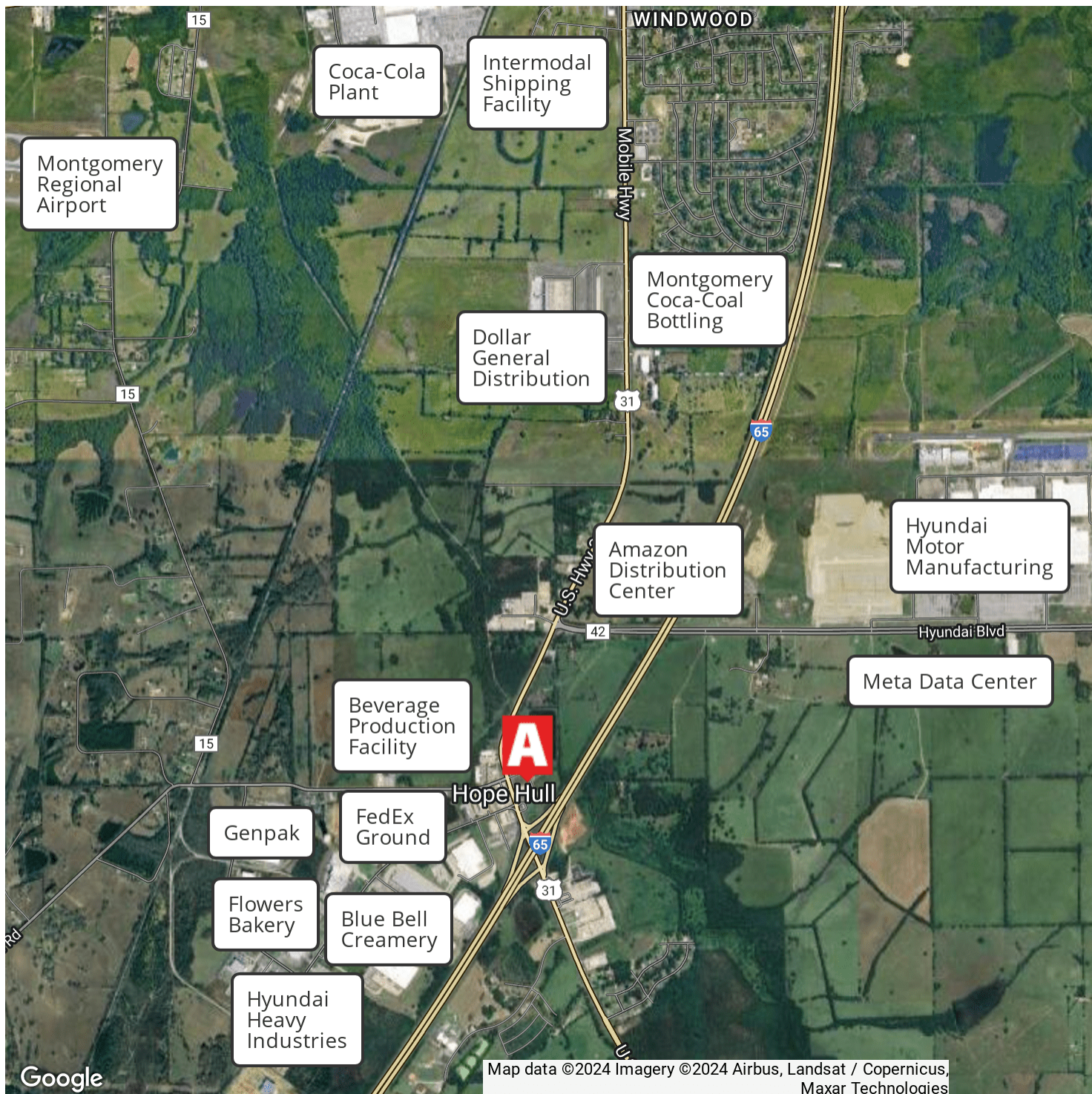
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Land For Sale

ARONOV

PRIME INTERSTATE LAND

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This information is from sources deemed reliable, but agent makes no representation or warranty as to the accuracy of the information. Package is subject to prior sale, price change, correction and withdrawal.