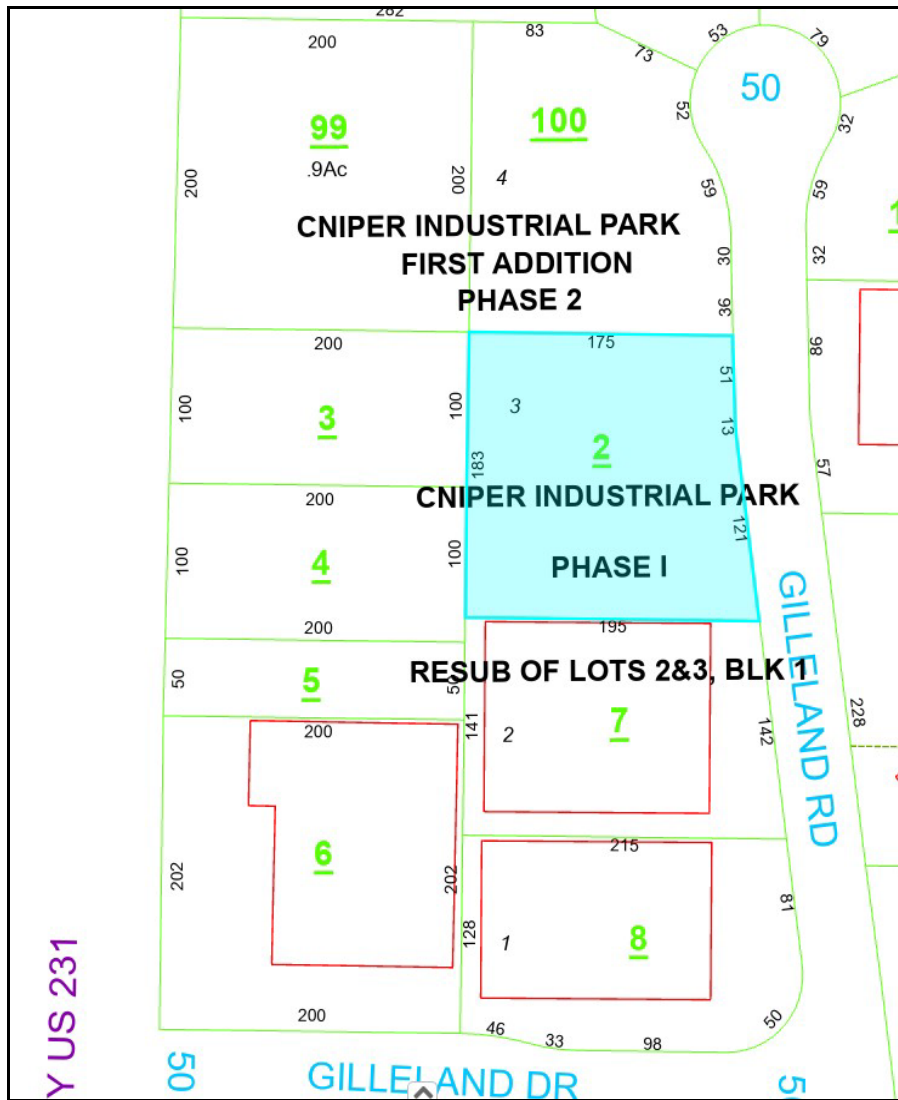




STEPHENS REAL ESTATE SERVICES

**LOT CONTAINING 0.79 ACRES
OFF SOUTH MEMORIAL PARKWAY
FOR SALE AT \$150,000**



Leigh Stephens, Broker
203 Eastside Square, Suite C-7
Huntsville, Alabama 35801
Telephone: (256) 533-7878 or (256) 652-0370
leigh@srs-hsv.com

PROPERTY HIGHLIGHTS

Lot 3 Cniper Industrial Park

West Margin of Gilleland Road, PPIN 103505, 0.79 Acres / 34,040 +/- SF

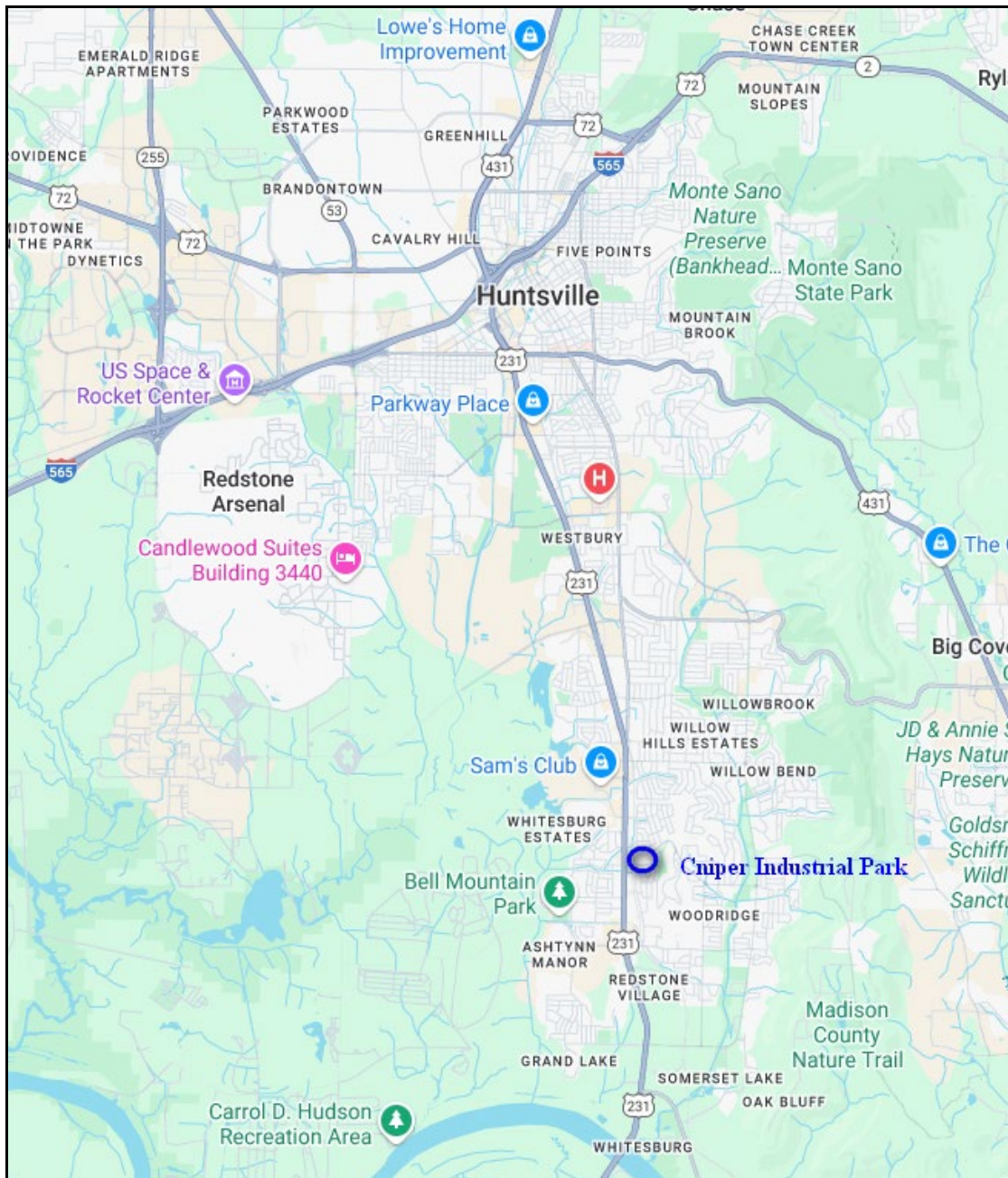
Light Industry Zoning

No Flood Hazard

Platted Lot

All utilities present

Lot has a cell tower located upon it in southwest corner, with permanent easement requiring 20-foot ingress/egress. No income to owner from cell tower lot; tenant reimburses portion of taxes.



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