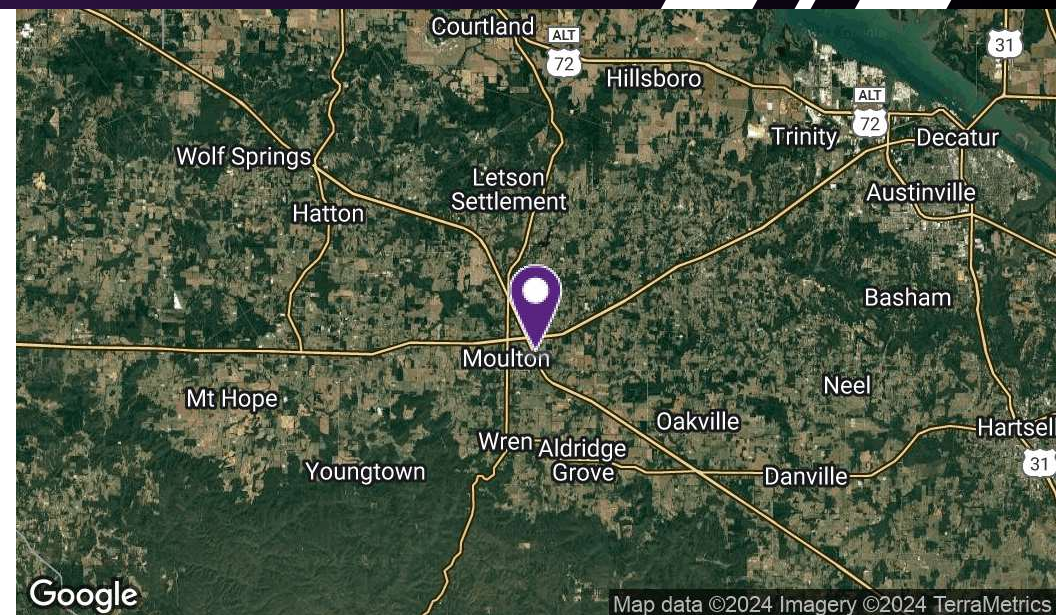


RACEWAY OUTPARCELS

HWY 157 AND COURT ST, MOULTON, AL 35650



LOCATION DESCRIPTION

Moulton is the county seat of Lawrence County (33,000 pop) and included in the Decatur MSA (153,000 pop).

Economy: The local economy is supported by agriculture, manufacturing, and some light industrial businesses. Major Employers include:

- International Paper – A global leader in paper and packaging products.
- Lawrence Medical Center – The primary healthcare provider for the county.
- Joe Wheeler Electric Membership Cooperative – Electric utility company
- Lawrence County School System – One of the largest employers, with a workforce consisting of teachers, administrators, and support staff.
- Norbord Alabama – A producer of engineered wood products, including oriented strand board (OSB).

Transportation: U.S. Highway 157 provides connectivity for local businesses to access regional markets.

Tourism: Proximity to Bankhead National Forest and the Sipsey Wilderness attracts visitors for outdoor activities, adding some seasonal boosts to the local economy through lodging, dining, and recreational services.

PROPERTY HIGHLIGHTS

- Three parcels located on the southeast corner of Hwy 157 and Court Street in Moulton, Alabama
- Full access with a traffic light at the corner
- Parcels will be graded and all utilities are available.

OFFERING SUMMARY	SIZE	PRICE
Outparcel #1	+/- 2.43 Acres	\$750,000
Outparcel #2	UNDER CONTRACT	
Outparcel #3	+/- 1.15 Acres	\$600,000
Outparcel #4	+/- 0.91 Acres	\$650,000

Tyler Bradford
Andrew Collat

Director
Associate Broker

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All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.



RACEWAY OUTPARCELS

HWY 157 AND COURT ST, MOULTON, AL 35650



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RACEWAY OUTPARCELS SITE MAP

HWY 157 AND COURT ST, MOULTON, AL 35650



REVISIONS

5	
4	
3	
2	

GREENSTONE PROPERTIES, LLC
 NEW RESTAURANT CONCEPT
 ALA RACEWAY 157
 SECTION 03, TOWNSHIP 6 SOUTH, RANGE 7 WEST
 MOULTON, LAWRENCE COUNTY, ALABAMA

Date: 08/13/2020
 Drawn By: GAF
 Approved By: HL
 Scale: 1"=80'

CONCEPT

Job Number:
 652-23
 Sheet Number:
 1 OF

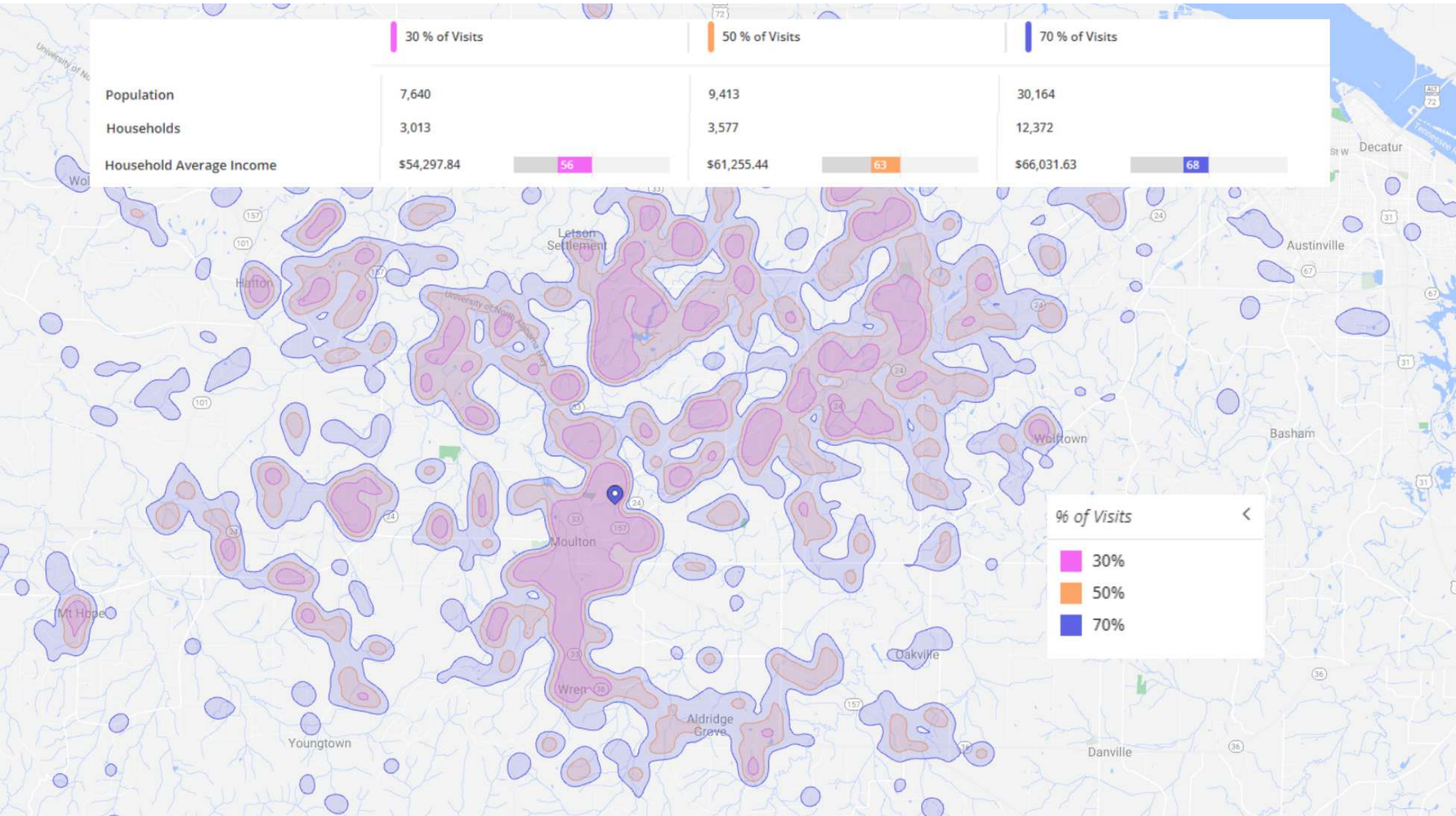
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MOULTON TRADE AREA

HWY 157 AND COURT ST, MOULTON, AL 35650



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