



# FOR SALE:

**COMMERCIAL ACREAGE FOR SALE**  
**+/- 13 HARD CORNER ACRES**  
**ON US HWY 231 S**

**12575 US HWY 231,**  
**TROY, AL 36081**

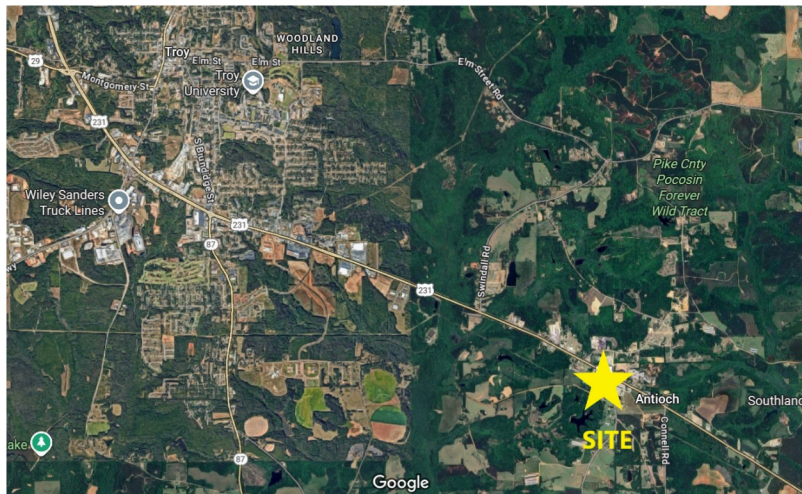
**\$1,100,000**

## PROPERTY OVERVIEW:

- Utilities: County Water
- Excellent Frontage and Visibility On US HWY 231
- Access from both travel directions
- 17,960 Average Daily Traffic
- Located on the growth side of Troy, AL with proximity to Wal- Mart Distribution Center and across the street from The Pike County Fairgrounds

## DIRECTIONS:

From the intersection of Highway 231 and Highway 87 take Highway 231 South. Property is about 4 miles on the right.



**HARWOOD**  
**REAL ESTATE LLC**

550 GREENSBORO AVE. UNIT 101.  
TUSCALOOSA, AL 35401

This document has been prepared by Harwood Real Estate, LLC for advertising and general information only. Harwood Real Estate makes no guarantees, representations, or warranties of any kind, expressed or implied regarding the information including, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Harwood Real Estate, LLC excludes unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Harwood Real Estate LLC. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



**RICHARD HARWOOD, PARTNER**

205.799.2210

richard@harwoodrealestate.com



**NEAL DICHARA, CCIM, PARTNER**

205.292.1346

neal@harwoodrealestate.com