



I-59 and Hwy 174

20-Minutes North of Birmingham

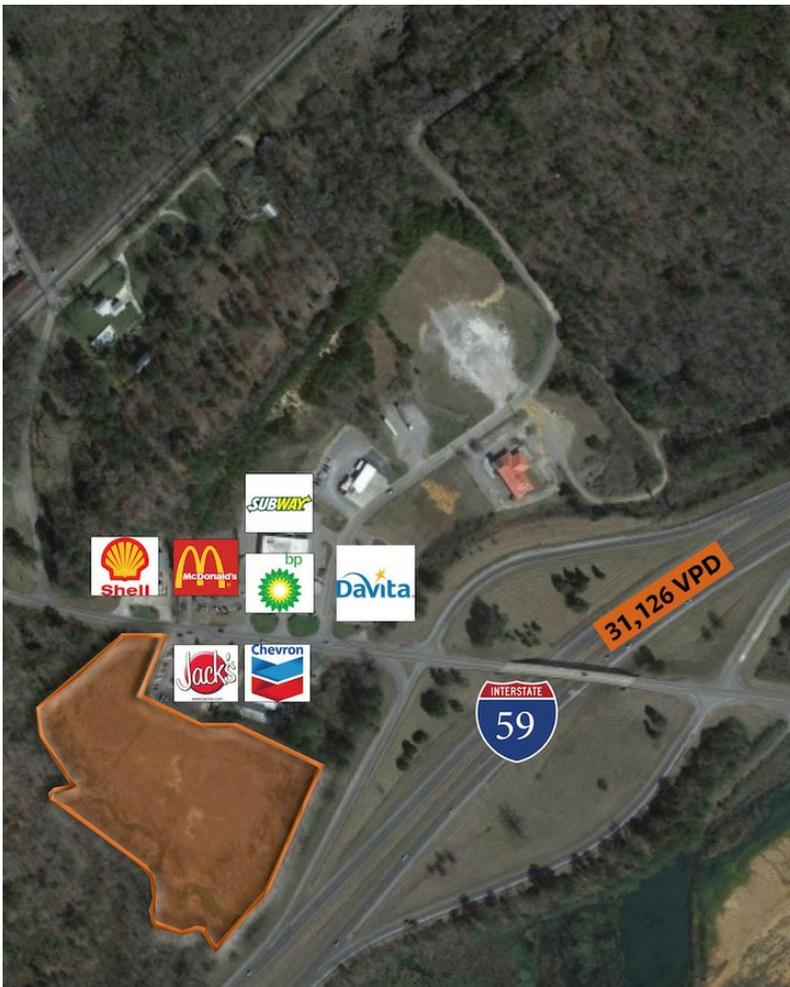
Springville, AL 35146

Michael MacFarlane

SMRE INVESTMENTS

2219 Sawdust Rd, Suite 902, The Woodlands, TX 77380

(281) 660-4108



I-59 and Hwy 174

Price below market - \$383,328

- 2 Acres - 87,120 Sq-ft
- Zoning: B-2 - General Business District
- 473 ft of I59 Interstate Frontage visibility!
- Property previously cleared
- Storm sewer system already installed...

2 Acres - PRIME COMMERCIAL LAND FOR SALE!OWNER FINANCING AVAILABLE!
Price - \$383,328.00 (Under market value)

- *20-Minutes to Birmingham Airport!
- *10-Minutes to Pinnacle Shopping Area!
- *Direct visibility and easy access from Interstate 59 (Exit 154).

- 473 ft of I59 direct visibility and easy access from Interstate 59
- High Traffic Volume: Over 31,000 Vehicles Per Day (VPD)

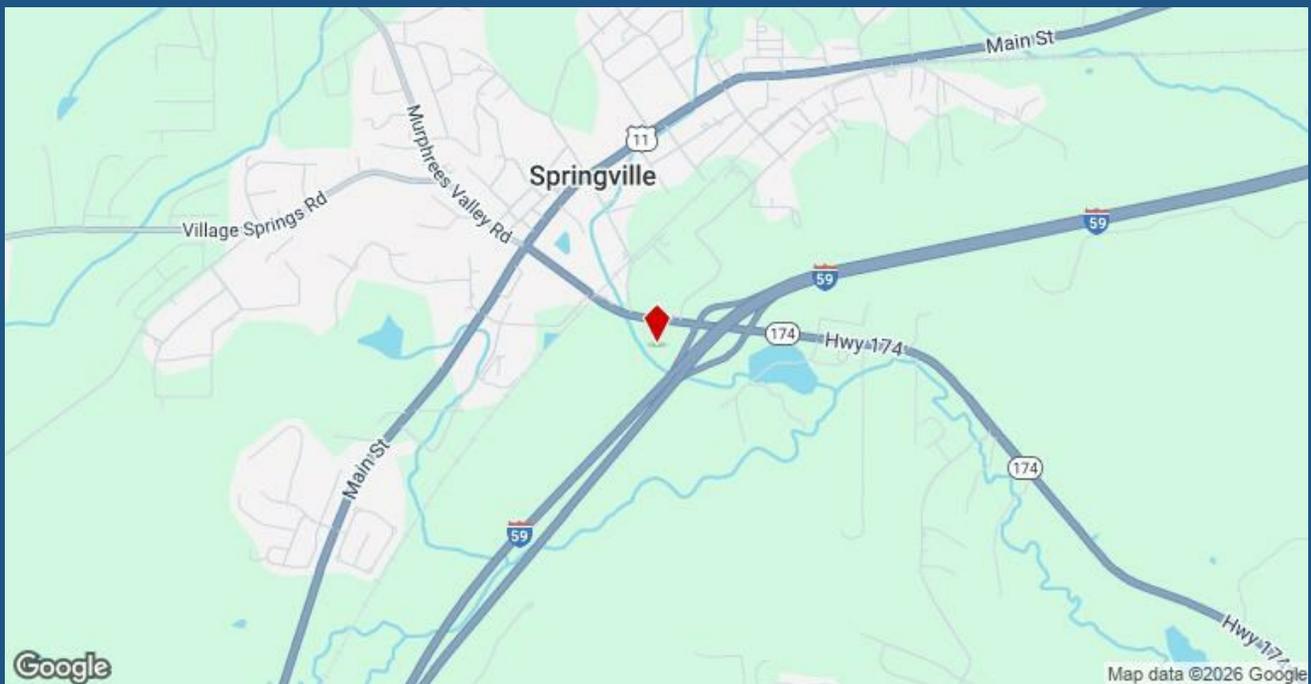


Price:	\$383,328
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	2.00 AC
No. Lots:	1
Zoning Description:	B-2

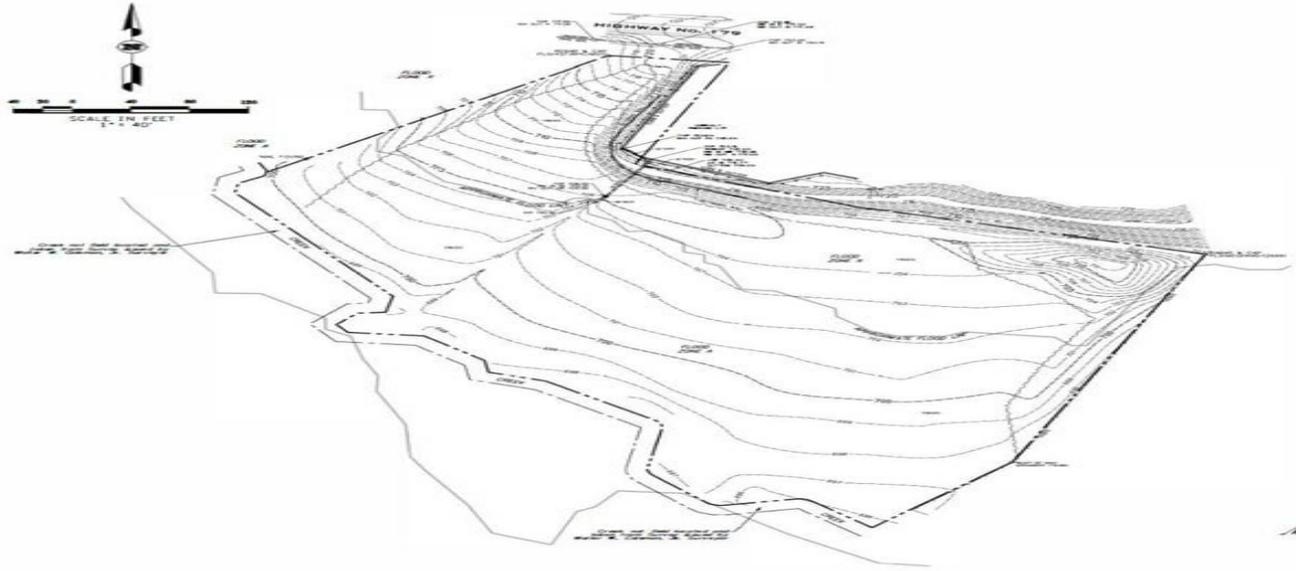


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Property Photos



According to FEMA

- FEMA Zone X** - Minimal Annual Chance: Less than a 0.2% chance (500-year flood) **Description:** Areas with minimal flood hazard, including areas protected from 100-year floods by a levee. This was previously designated as Zone C. You can build in Flood Zone X, as it is considered a low to moderate risk area and you are not required to have flood insurance for a mortgage in this zone. Building in Zone X still requires compliance with local ordinances and careful consideration of flood risk to ensure your structure is safe, though regulations are less stringent than in high-risk zones
- FEMA Zone A** - is a special flood hazard area with a 1% annual chance of flooding, also known as a 100-year flood. This area will required fill dirt of approximately 12-36 inches to raise elevation to Zone X levels.

