

687 ACRES FOR SALE

I-65 @ Martin Line Road
Tanner, AL 35671

Parcel Numbers: 16 06 14 0 000 004.000
16 05 15 0 000 001.000
16 01 11 0 000 002.000

PRICING: \$15,200,000

PROPERTY DESCRIPTION

Offering 687 acres, this parcel was deemed Alabama's 1st megasite.

Originally intended for an automotive development, the site offers all relevant features to support immediate infrastructure.

The site is ideally suited for industrial or multi-use development. Located in the county, the site is currently under no city zoning ordinances.

The parcel is located along I-65 and Martin Line Road, with convenient access to surrounding cities including Huntsville, Decatur and Madison; it offers incredible growth potential.

PROPERTY HIGHLIGHTS

- Infrastructure in place; leveled and cleared site poised for development
- Phase 1 Engineering and Environmental study completed
- Immediate interstate access
- High growth potential
- 9,000+ linear feet of road frontage along I-65;
7,000+ linear feet of road frontage along Martin Line Road

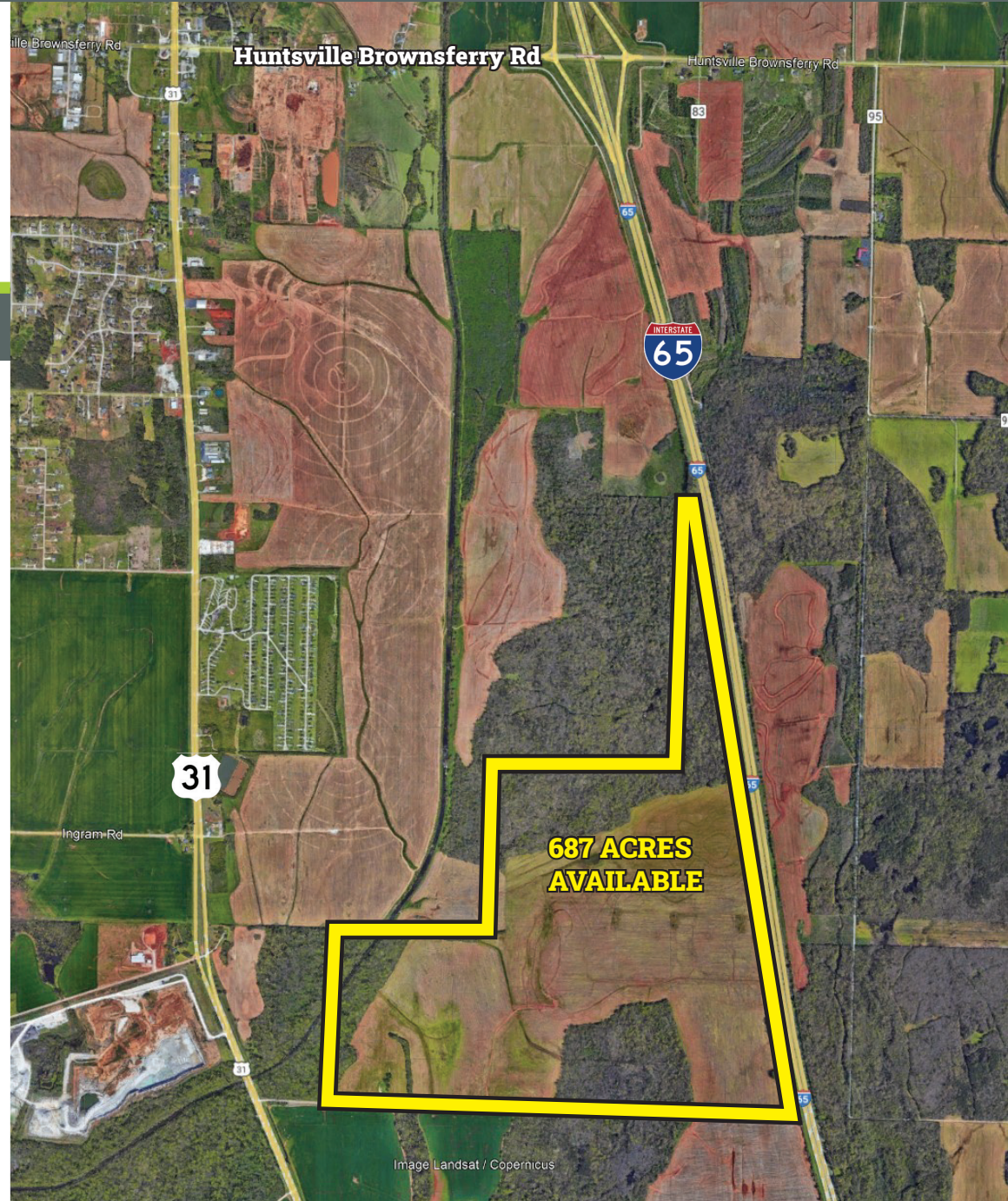


Image Landsat / Copernicus

UTILITIES

Water & Sewer

More than 13,000 linear feet of 16" water pipe installed.

More than 13,000 linear feet of 14" sewer pipe installed.

(The existing waterline across the property had to be increased in size.)

Provider: Limestone Co. Water Authority

Natural Gas

A natural gas substation and more than 1 mile of natural gas pipeline has been installed.

Provider: Athens Utilities

Electricity

Tennessee Valley Authority (TVA) installed 500V and 160V transmission lines.

Provider: Athens Utilities

