

“2.91 AC FOR SALE—JASPER, AL”

2105 HWY 78 EAST, JASPER, AL 35501
PRICE REDUCED TO \$1,500,000

**2105 HWY 78 EAST
JASPER AL 35501**

Property Info:

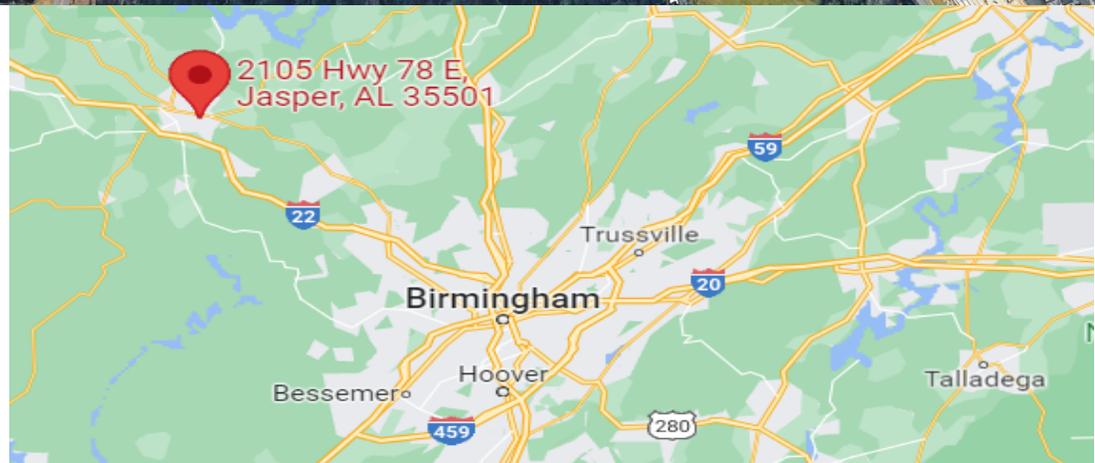
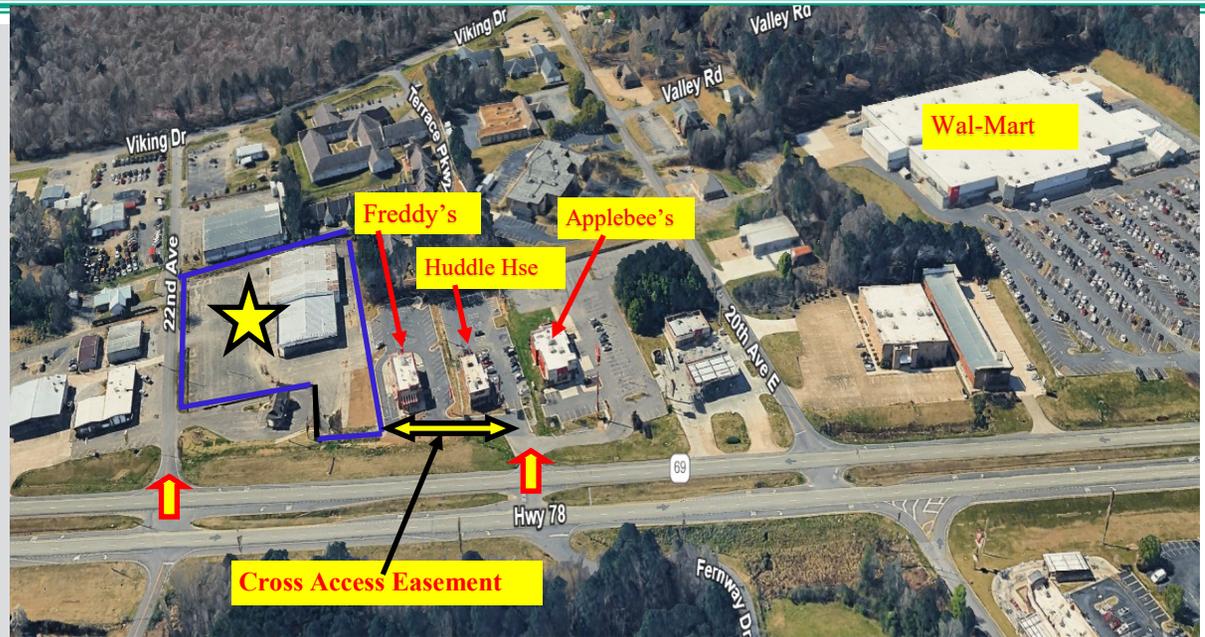
SIZE : 2.91 AC OF LAND
**22,000 SF FORMER DISCOUNT
HARDWARE BUILDING ON SITE!**

ZONING: B2

**PRICE REDUCED TO:
\$1,500,000 (\$11.83 per sf)**

* All utilities on site.

- Located at intersection of Hwy 78 East and 22nd Ave.
- Adjacent to: Huddle House & Freddy's
- Cross access from HWY 78 East though Huddle House & Freddy's site as well as from 22nd Ave.



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JASPER, AL 2.91 AC FOR SALE



Jasper is included in the Birmingham, AL MSA of 1,130,000 people. It is located roughly 45 minutes northwest of downtown Birmingham. The opening of the I-22 interstate corridor in 2016 significantly improved the commuter traffic to and from Birmingham. I-22 runs 213 miles from Birmingham to Memphis and connects I-240, I-40, I-55, and I-69 in Memphis to I-65 and I-20/I-59 in Birmingham making it a main artery throughout the Southeast. This new interstate corridor makes Jasper easily accessible to major metro areas such as Birmingham, Atlanta, Nashville, and Memphis.

In Jan of 2107, Jasper High, the state's newest high school opened. The new school was constructed on Viking Dr, less than 1 mile from the site. The development costs of the high school was \$55mm.

