



LAND | FOR SALE

TWIN TOWER ROAD, LAKE OLIVER, AL

Over 2,700' of frontage available on beautiful Lake Oliver in Lee County, AL – a great opportunity for residential development!

ERNEST SMALLMAN IV, CCIM

c 706-888-6651

ernie@erniesmallman.com

1025 1st Ave | Columbus, GA 31901 | 706-256-1500



COLDWELL BANKER

**KENNON, PARKER,
DUNCAN & DAVIS**



PROPERTY INFORMATION

ACREAGE

218 ± Acres*

FEATURES

- Over 2,700' Oliver Lake frontage
- Owner will subdivide
- Numerous lot layout scenarios
- Potential for gated community
- City water available
- Loaded with timber
- 1.5 miles to Publix, CVS & Walgreens
- 3.3 miles to Jack Hughston Hospital
- 3.5 miles to Home Depot, Super Walmart, Aldi & Chick-Fil-A

LIST PRICE

\$3,550,000

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

SAMPLE COMMUNITY SCENARIO



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