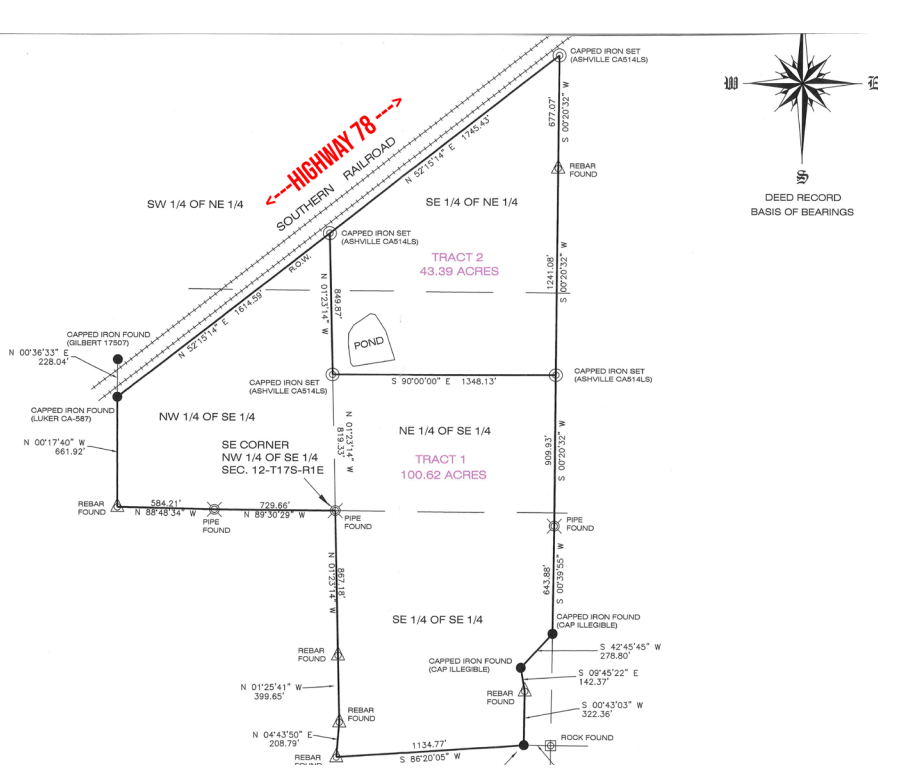


LARGE SITE WITH OFFICE/ WAREHOUSE DEVELOPMENT POTENTIAL

\$1,410,000

Hwy 78 at Brompton/I-20 Exit
Moody, AL 35094



- Site: Approximately 144 +/- AC
- 1.3 +/- miles from Dragline Road to I-20/ Brompton Exit
- Approximately 24 miles away from the town of Lincoln and the Honda plant, and approximately 59 miles from the town of Vance and the Mercedes plant
- Development incentives possible
- Owner may divide (see conceptual layout)
- Rail: Norfolk Southern Railroad - Main Line



KEITH ARENDALL
karendall@lahcommercial.com | 205-870-8580

SCOTT SMITHSON
ssmithson@lahrealestate.com | 205-879-8580

Information deemed reliable but not guaranteed

INDUSTRIAL LAND FOR SALE

- Location:** On the south side of US Highway 78, just off of the Brompton/I20 exit. Approximately 24 miles away from the town of Lincoln and the Honda plant and approximately 59 miles from the town of Vance and the Mercedes plant.
- Size:** Approximately 144+/- acres, owner may divide (see preliminary development plan)
- Current Zoning/
Municipality:** Currently zoned AG-1 in the City of Moody, St. Clair County, Alabama.
- Available Utilities:** Water (8" line, Cook Springs Water Authority), Power, Sanitary Sewer on the north side of Highway 78.
- Rail:** Norfolk Southern Railroad-Two main lines run in front of the property parallel to Highway 78.
- Terrain:** Rolling
- Amenities:** Two single family homes, a barn, a shed, and a one acre pond
- Potential Highest
And Best Use:** Automotive supplier or other industrial users who require rail service.
- Price:** \$2,100,000 or \$14,894.00 per acre.
- Exclusive Agent:** Lawrence-Arendall-Humphries Real Estate, Inc.
Keith Arendall or Scott Smithson
870-8580 or 879-8580

All information is from sources deemed reliable but subject to verification by Purchaser.



Love's Travel Stop



IWS Moody • **SITE**



WOODLAND VILLAGE

Markeeta Spur Rd

Park Ave

Moody

Park Ave

Kelly Creek Rd

Ashville Rd

HWY 471

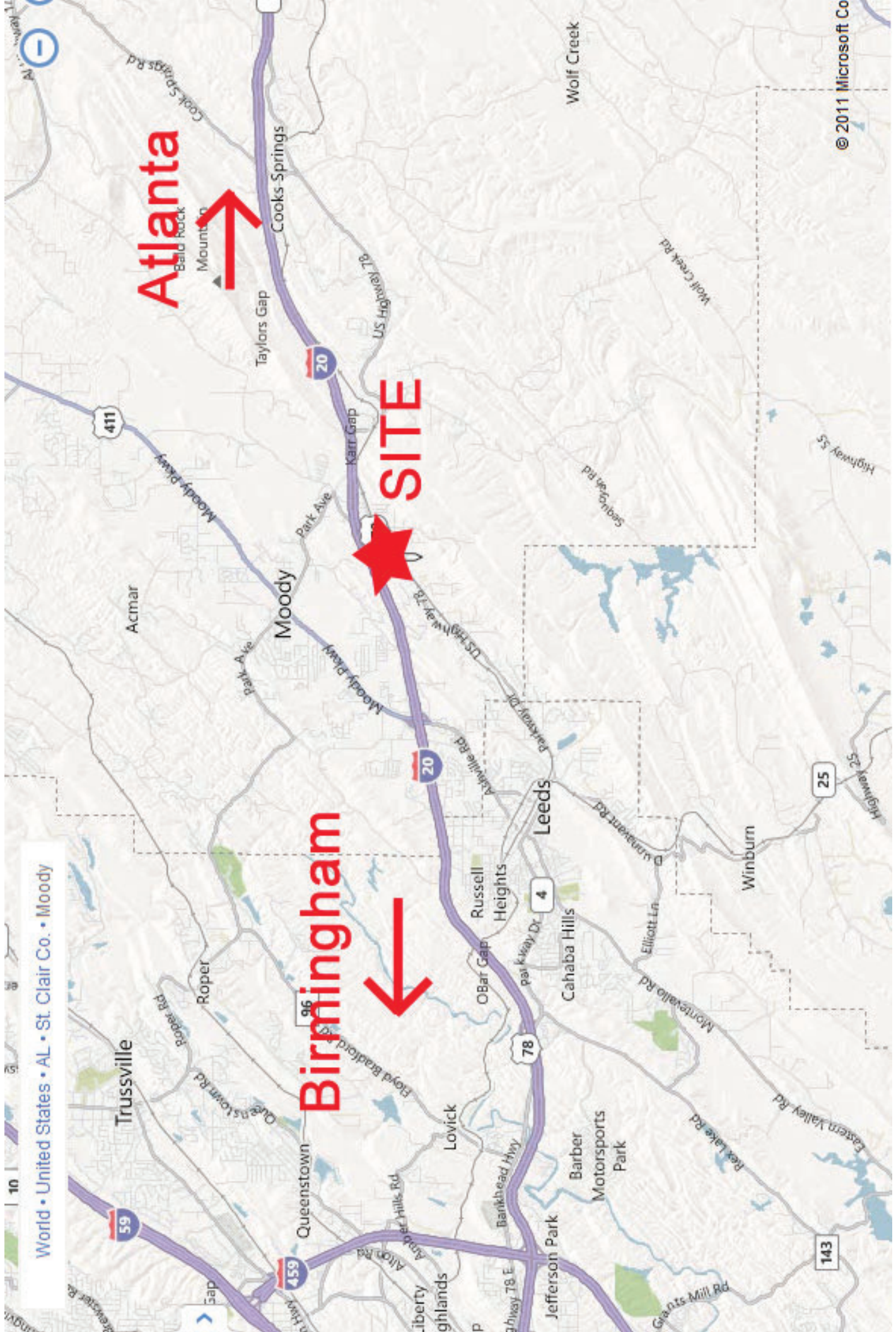


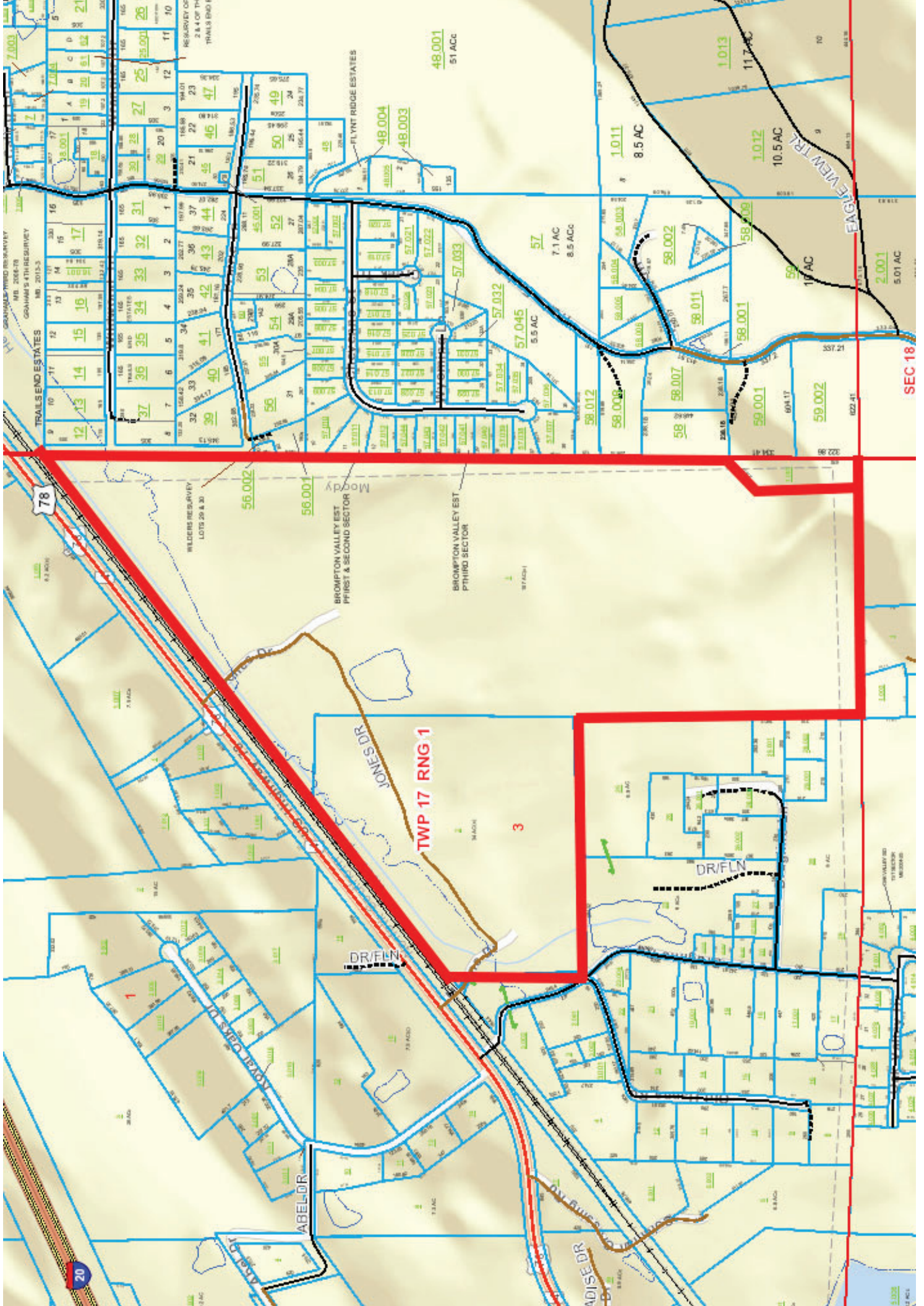
World • United States • AL • St. Clair Co. • Moody

Atlanta

Birmingham

SITE





TRAILS END ESTATES
GRANDMA'S 4TH RESURVEY
NO. 206-78
NO. 2013-3

TRAILS 10 11 12 13 14 15 16 17 18 19 20 21
TRAILS 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

WILDER RESURVEY
LOTS 29 & 30
56.002
56.001

BROMPTON VALLEY EST
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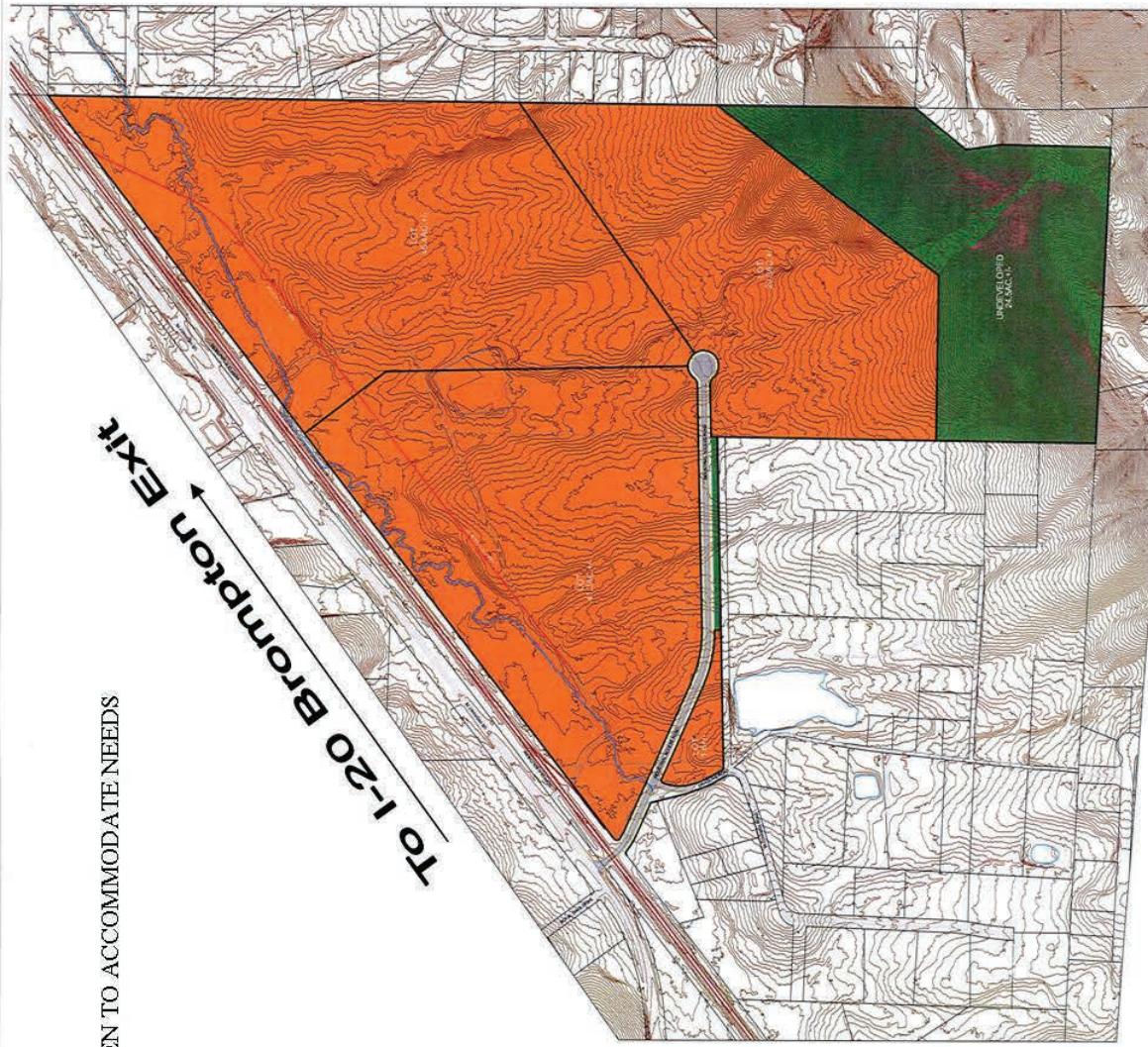
BROMPTON VALLEY EST
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SEC 18

- *LOT SIZES - 1.6 ± ACRES
- 41.3 ± ACRES
- 45.4 ± ACRES
- 20.9 ± ACRES

*CONCEPTUAL LAYOUT - OPEN TO ACCOMMODATE NEEDS




DATE: _____

A NEW INDUSTRIAL PARK DEVELOPMENT
ST. CLAIR COUNTY ECONOMIC DEVELOPMENT COUNCIL
CONCEPTUAL LAYOUT

ST. CLAIR COUNTY, ALABAMA

CONCEPT LAYOUT	ISSUE DATE
VELOCITY	
Checked by:	
Drawn by:	


GOBBWYN MILLS CAWOOB

2701 1st Ave South, Suite 100 | Birmingham, AL 35233
 Tel: 205.879.4422 | GMBNETWORK.COM

CONCEPTUAL LAYOUT
ST. CLAIR COUNTY ECONOMIC
DEVELOPMENT COUNCIL

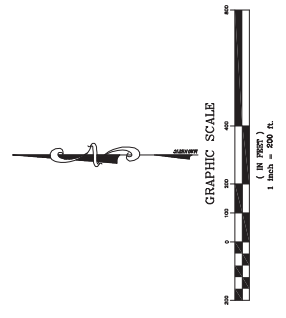
CONCEPT LAYOUT	08/13/2015
VERSION A	
ISSUE DATE	
drawn by:	
checked by:	

2701 1st Ave South, Suite 100 | Birmingham, AL 35233
Tel 205.879.4492 | GIMNETWORK.COM

GOODWYN | MILLS | CAWOOD



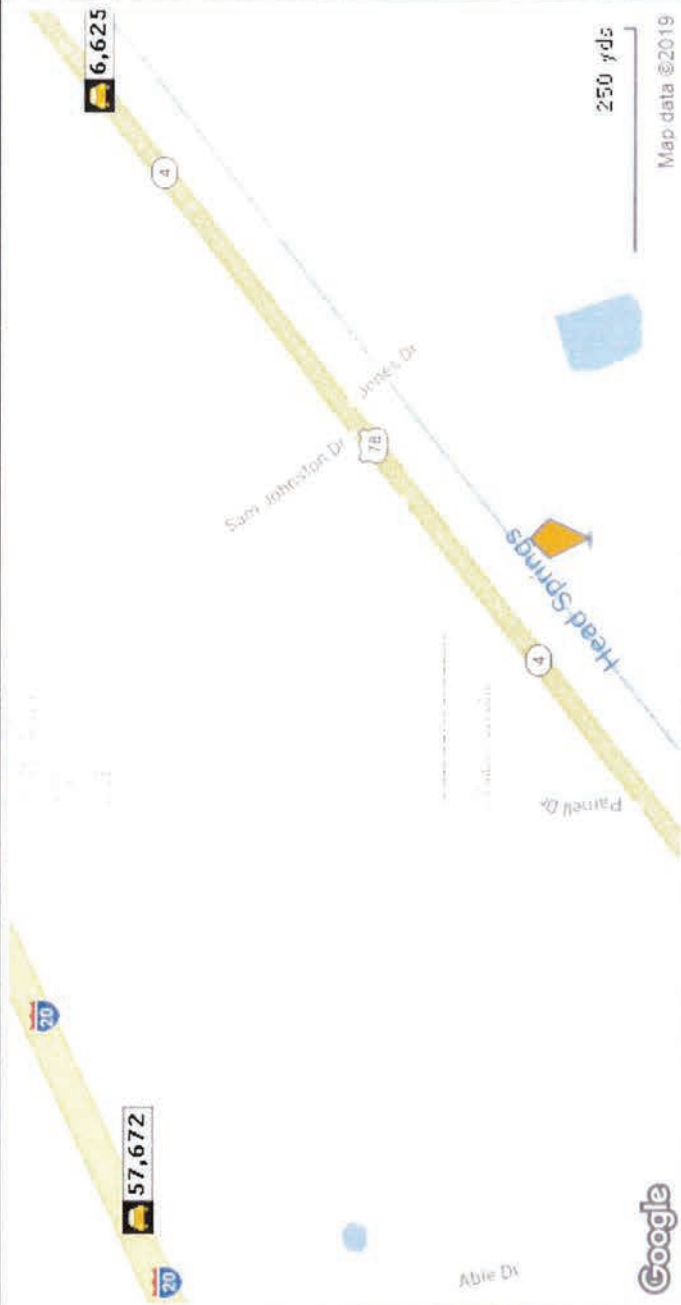
A NEW INDUSTRIAL PARK DEVELOPMENT



Traffic Count Report

141 Industrial Acres
 Hwy 78, Moody, AL 35004

Building Type: Land
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 US Hwy 78	Kelly Creek Rd	0.29 NE	2018	6,625	MPSI	.43
2 I-20	Kelly Creek Rd	1.18 NE	2018	57,672	MPSI	.53