

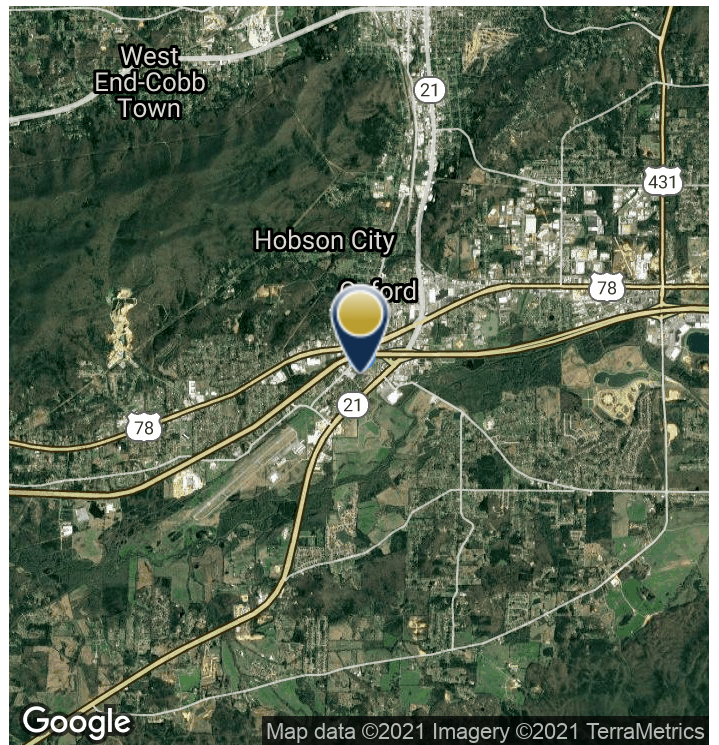


PROPERTY HIGHLIGHTS

- Multiple hotel franchise flags available
- Zoned ASC
- Directly off I-20 exit 185 (29,910 VPD)
- Adjacent to 60,000 SF "Big Time Entertainment" delivering 2020
- Proximate to Choccolocco Park
- Proximate to Quintard Mall, soon to be redeveloped
- 20 minutes from Talladega Superspeedway
- Broker of Record: Michael Bull of Bull Realty | AL License#: 000083872-0

PROPERTY OVERVIEW

Bull Realty is pleased to offer, on an exclusive basis, the opportunity acquire the fee-simple interest in a ± 2-acre (76,665 SF) site in Oxford, AL directly off I-20 exit 185, and centrally located between the major markets of Birmingham, AL and Atlanta, GA. The site is zoned Area Shopping Center District (ASC), which allows for hotel, senior living, office and retail as a use-by-right, and multifamily with a commercial use on the ground floor.



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Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.



Big Time Entertainment Advertisement



Development Site



Development Site

DEMAND GENERATORS

The site is adjacent to the under construction, 60,000 SF Big Time Entertainment amusement complex that will include over 50 arcade games, a 16 lane bowling center, ropes course, zip line, laser tag, multilevel go-kart racing experience, restaurant, outdoor patio and 18-hole putt-putt.

Oxford hosts numerous travel sports tournaments year-round at Choccolocco Park. The sports complex is a major demand generator for the market with attractive modern grounds, 11 baseball and softball fields, 4 soccer fields, as well as an 8-lane rubberized track and field.

The combination of the proximity to super-regional youth league athletics and the major entertainment complex make this site highly attractive for hotel use.

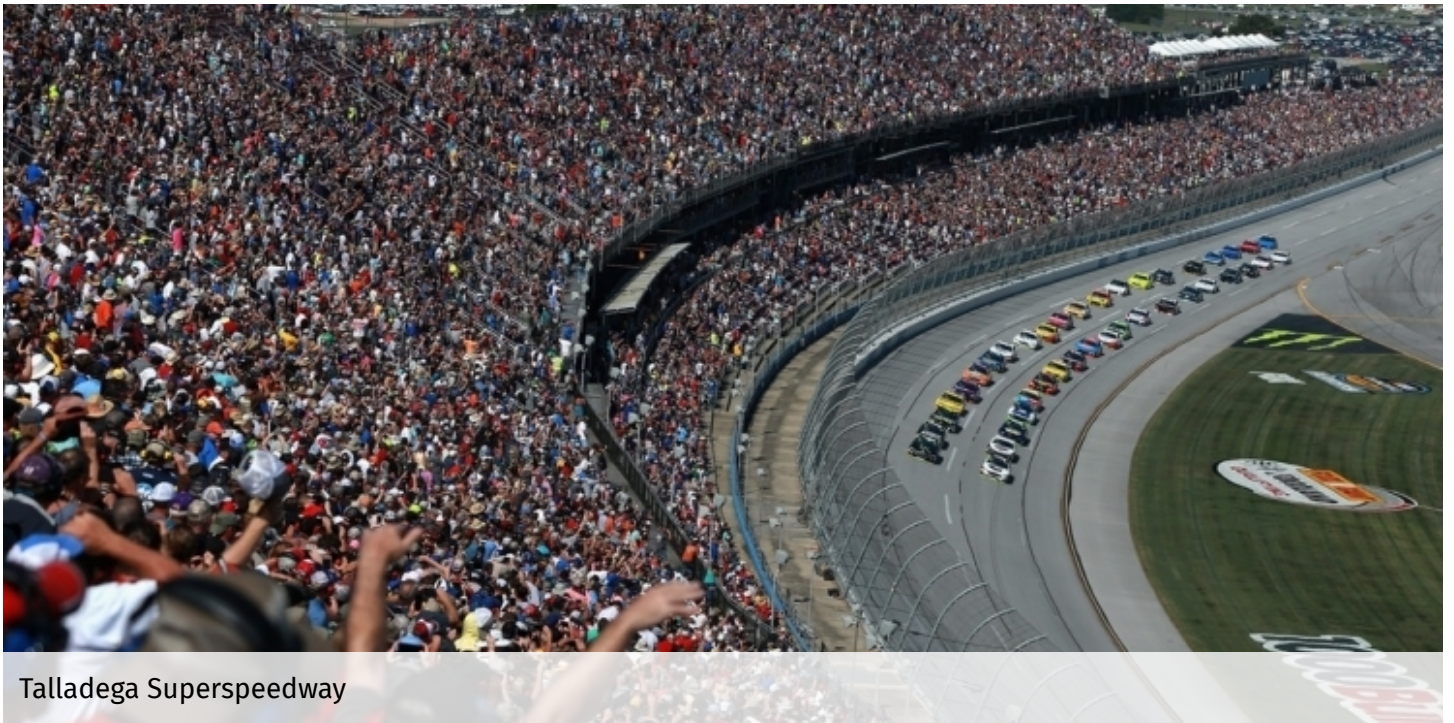
PRIME HOTEL DEVELOPMENT SITE WITH I-20 VISIBILITY | ±2 ACRES

0 ELM STREET
OXFORD, AL 36203

FOR SALE



Choccolocco Park



Talladega Superspeedway

PRIME HOTEL DEVELOPMENT SITE WITH I-20 VISIBILITY | ± 2 ACRES | Georgia | 30fs

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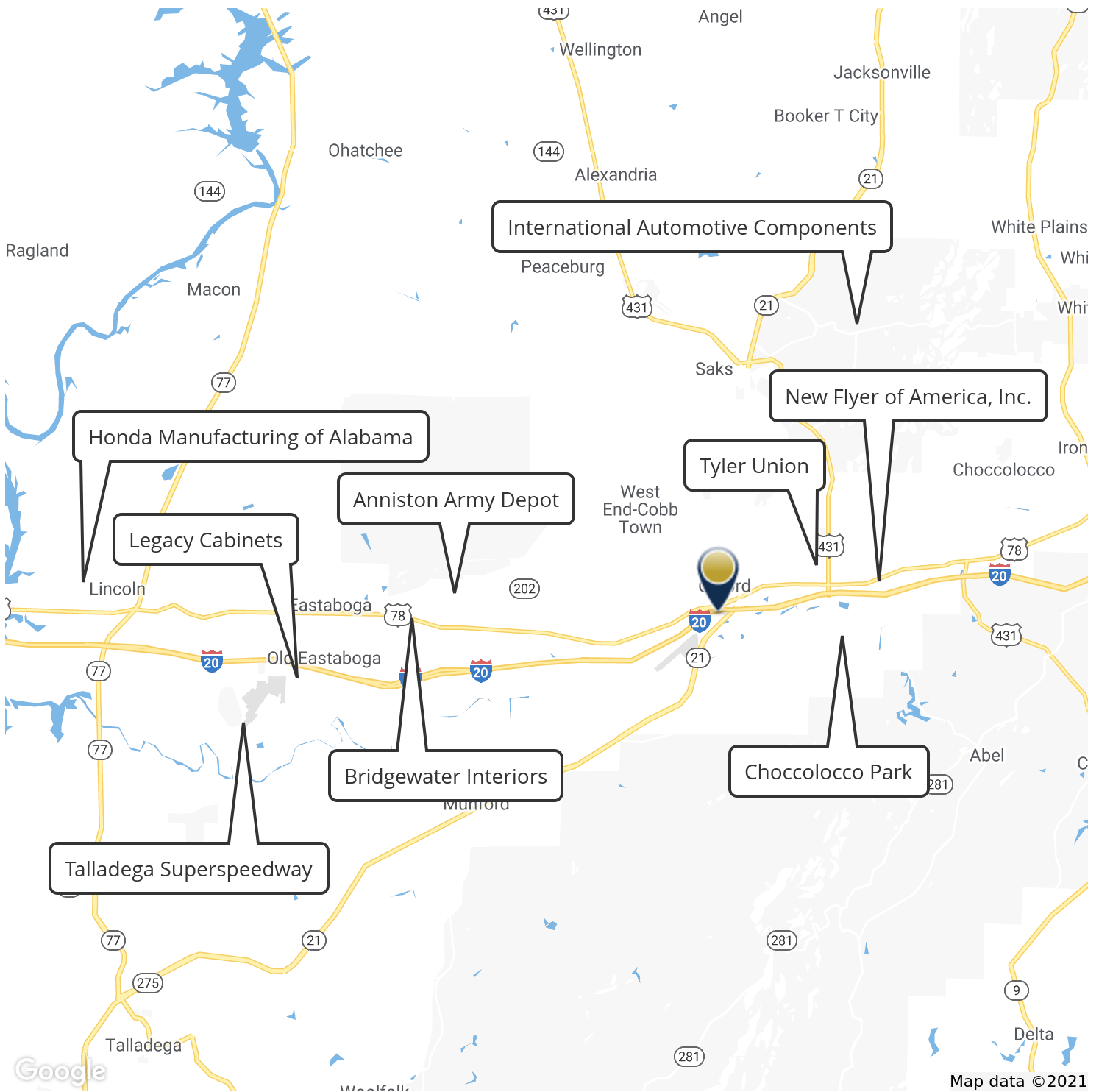
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FOR SALE



PRIME HOTEL DEVELOPMENT SITE WITH I-20 VISIBILITY | ± 2 ACRES | Georgia | 4 of 5

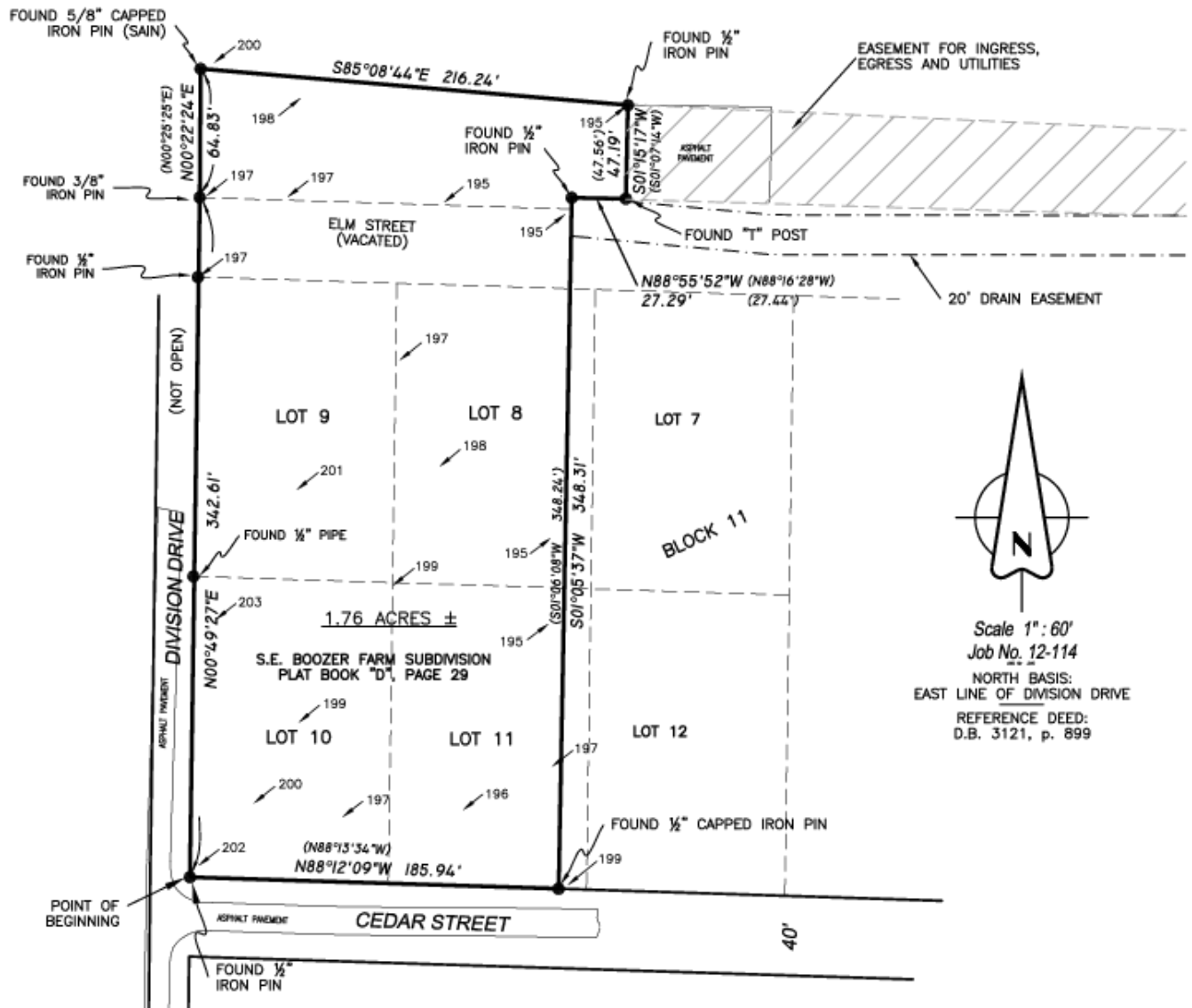
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**Lots 9 and 10 and Part of Lots 8 and 11, Block 11
S.E. Boozer Farm Subdivision
and Portion of Vacated Elm Street and Adjacent Parcel**



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