

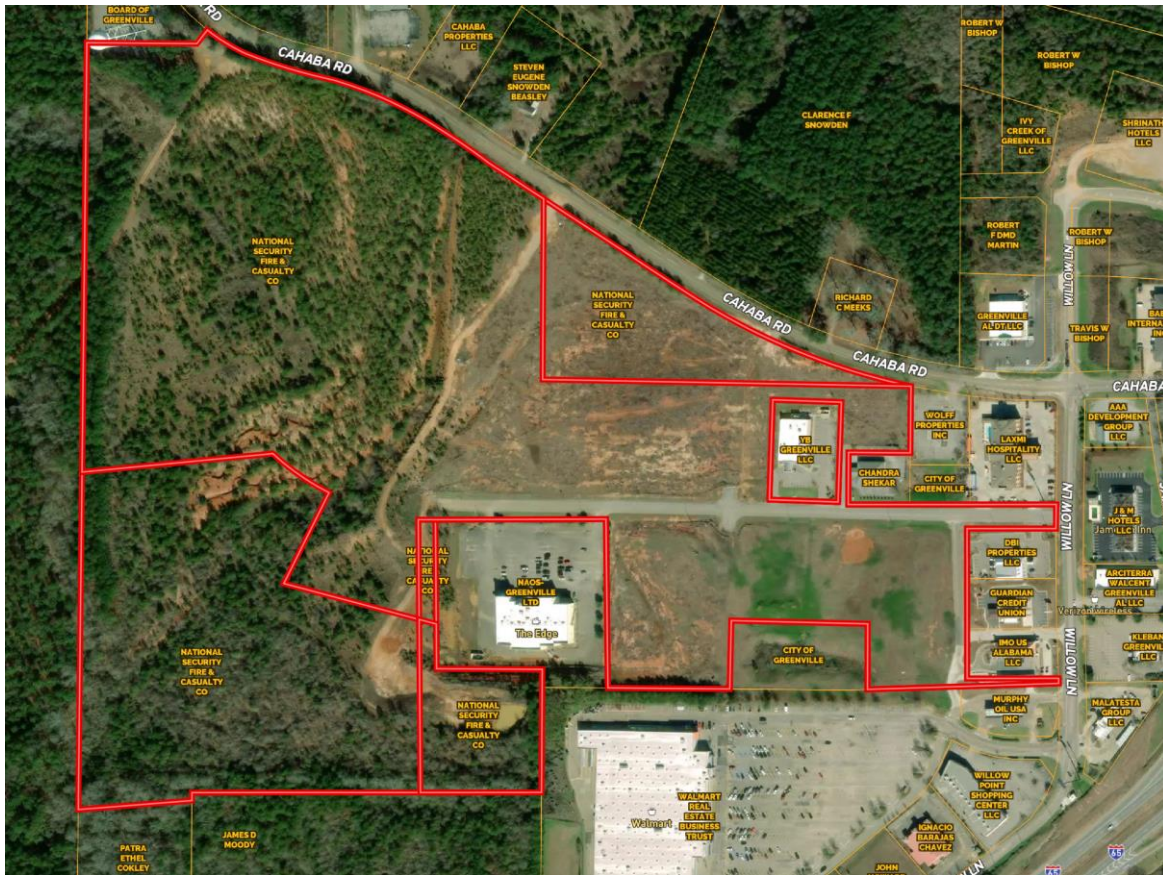


John Hall & Company

COMMERCIAL/INVESTMENT PROPERTY □ LAND

www.johnhallco.com

FOR SALE GREENVILLE COMMONS – GREENVILLE, AL



ADDRESS: Paul Stabler Drive & Willow Lane, Greenville, AL

SALE PRICE: \$2,000,000 or \$25,000 Per Acre **PRICE REDUCED!!**

LOT SIZE: 80 +/- Acres – Will Divide

CURRENT USE: Vacant Commercial, Office & Multi-Family Land

This company, or any of its agents, will not be held responsible for any false or misleading information. Information is collected by agents from sources that agent deems reliable.

Agent has used his best efforts and good faith to obtain reliable information.

CHARACTERISTICS: This large tract of land, located adjacent to Wal Mart and I-65, is the prime development property in Greenville, AL. Much of the infrastructure (streets, water, and sewer) is already in place, and several parcels have been sold, including Holiday Inn Express Hotel, Edge Cinema, Dialysis Center, American Family Care (AFC), Guardian Credit Union, Car Wash USA, a physician's office, etc. Owner will sell all or individual smaller parcels, including a 21 acre multi-family site already zoned. This is a great investment opportunity.

The small parcels have sold for \$150,000 per acre to \$325,000 per acre so there is a very large profit potential for an experienced developer. The current Owner is an insurance company and is selling because they are not real estate developers.

DEMOGRAPHICS

Radius:	Population	Household Income
3 MILES	9,078	\$56,574
5 MILES	11,054	\$56,425
10 MILES	10,171	\$58,058



PRELIMINARY PLAT

