



John Hall & Company

Land | Commercial | Investment Property
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DUGAN CREEK COMMERCIAL TRACT

11.55 +/- Acres



LOCATION: U.S. HWY 43 – Hamilton, AL 35570 (Marion Co.)

ACREAGE: 11.55 +/- Acres

LAND USE: Commercial

PRICE: \$1,525,000

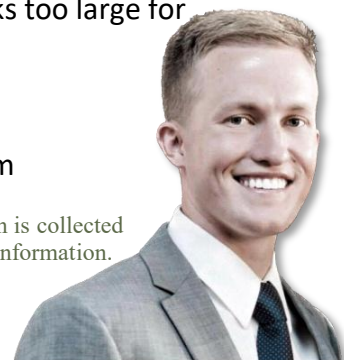
SPECIAL FEATURES: Welcome to the "**Dugan Creek Commercial Tract.**" The property lies **PERFECTLY** flat with frontage on **EXIT 16** at the corner of **Interstate 22 & U.S. HWY 43**. Notably, the property is highly visible and located in a highly traveled and an ever-growing area of new development from Exit 30 to Exit 14 including: *Love's Truck Stop, Pilot Travel Center, Southern Tire Mart, Exxon, Shell, Hampton Inn & Holiday Inn*. Accessibility and visibility is prime in this prime location and a blank slate to make your own planned development. In addition of convenience to interstate travel the property is only miles from Marion County Airport, Marion County Lake & Pikeville Country Club. Unmistakably, the **Dugan Creek Tract** is a one-off opportunity to develop a Multi-Use Travel Destination along one of Alabama's newest and most used Interstate Corridors. Along with its raw development potential, the site provides an opportunity to incorporate the elegance and charm of, the Rock-Bottom, *Dugan Creek* that meanders along the southern boundary of the property all while engulfed in the canopy of centuries-old bottomland Hardwoods and Eastern Hemlocks too large for forestry tools to measure; an ideal opportunity to embrace an adjacent Conservation Easement to compliment new development.

AGENT: Mack Brasher – 205.495.4650 | Mack@JohnHallCo.com

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.

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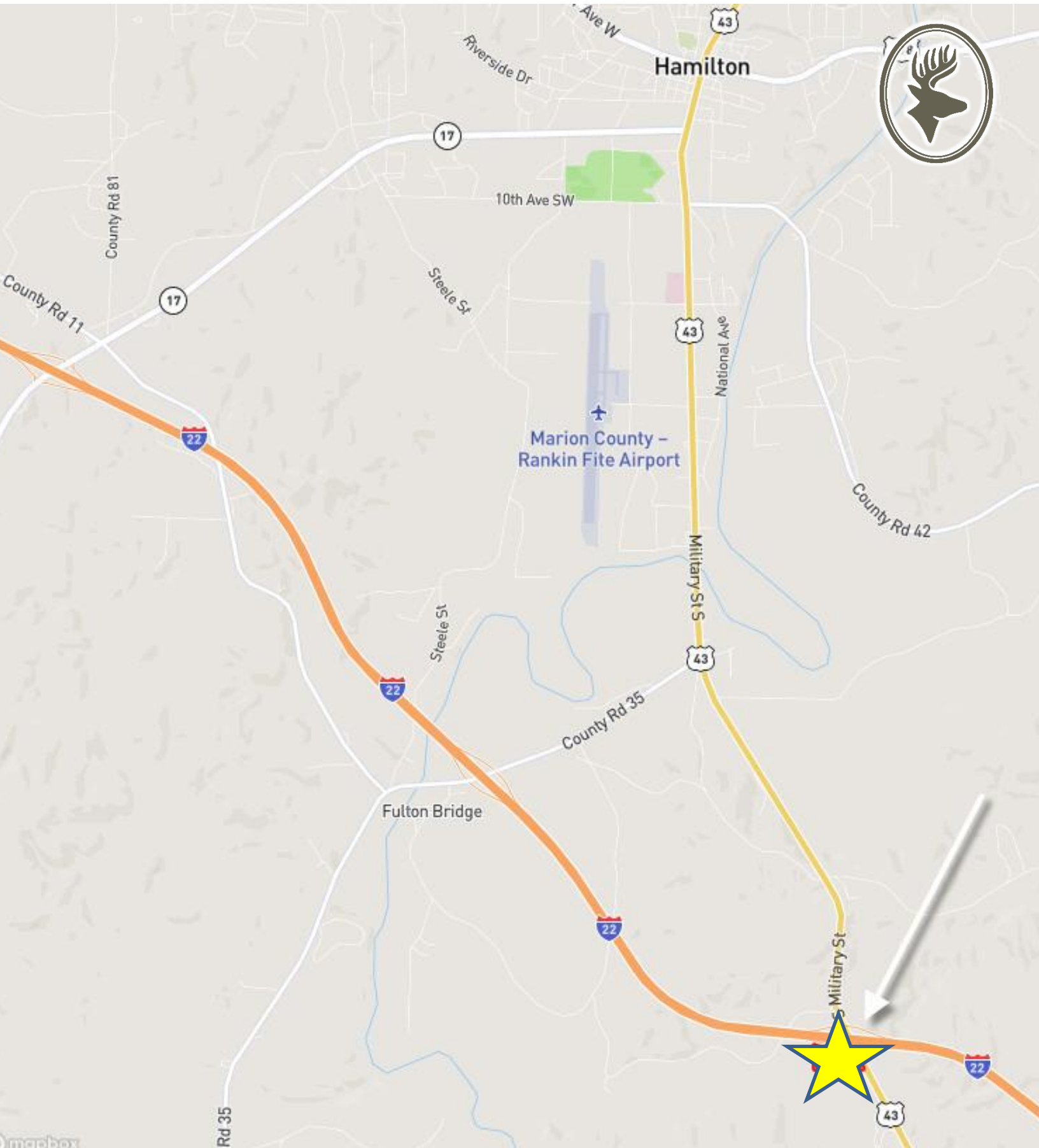
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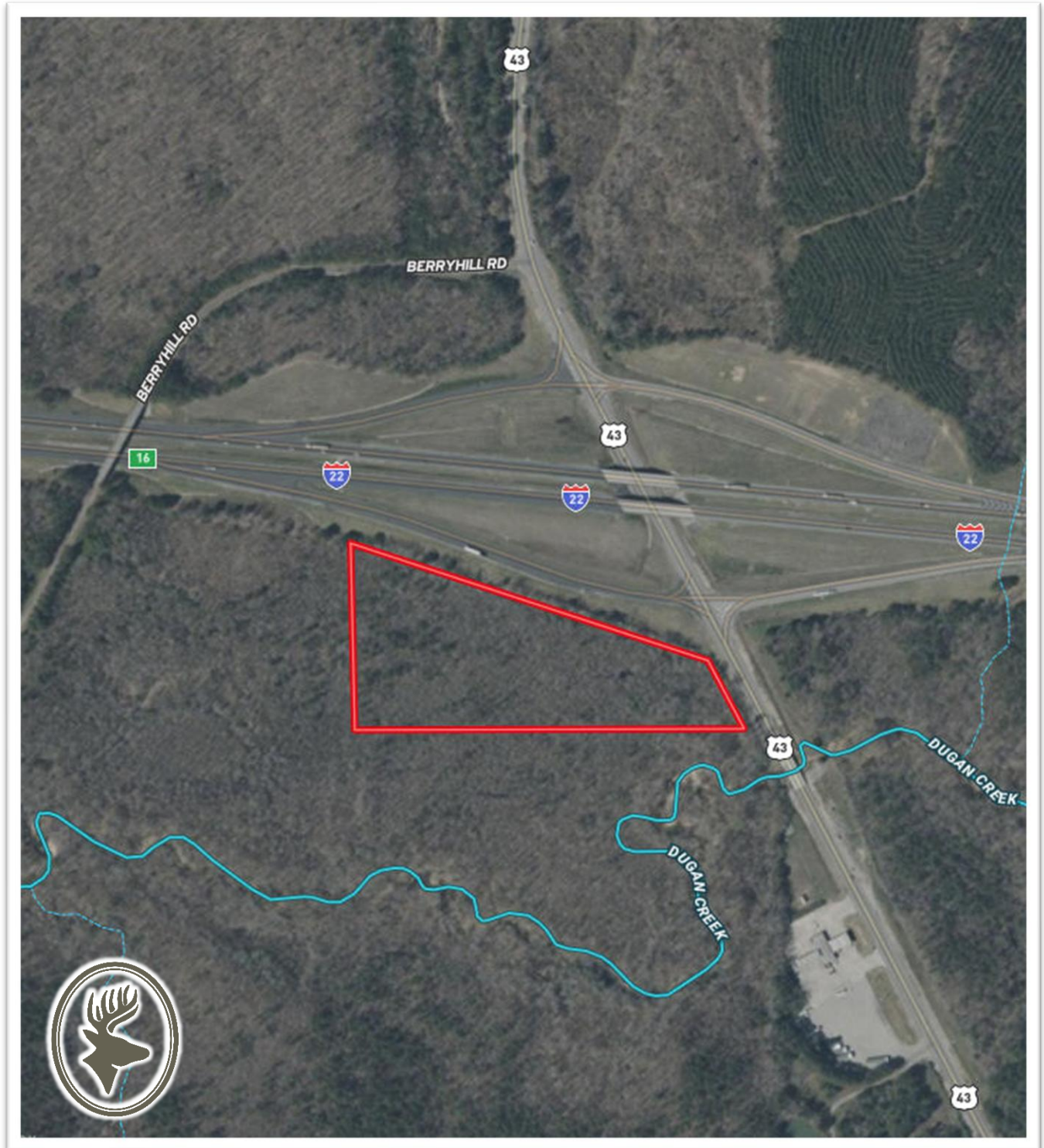
QUICK FACTS

- **Address:** I-22 & US HWY 43
- **School District:** Marion County Schools
- **Marion Co. Parcel #:** 16-07-26-0-000-005-0010 (Split)
- **Sewer, Water, Natural Gas & Power are available at US HWY 43**
- **Convenient to “Sam R. Murphy Wildlife Management Area”**
- **Convenient to Hamilton & Guin (Exit 16 – Interstate 22)**
- **Property Taxes:** \$135.04
- **6.5 Miles South of recently improved & restored Downtown Hamilton, AL.**
- **Notably, the property is only miles away from the “Buttahatchee River” – which is a famed tourist attraction Rated as a Class I River – float, fish and enjoy the scenery of the many beautiful cliffs and rock outcrops along 9 miles of the float way.**
- **Hamilton** is home to one of the top-rated public schools in the State as well as home to **Bevill State Community College.**
- **Marion County is host to the following Major Employers:** Kith Kitchens, 3M Company, Komatsu Mining Corp., Buccaneer Homes, Kontoor Brands Inc., Clayton Homes, Tiffin Motorhomes, NTN Bower, Hamilton Homebuilders, & Deer Valley Homebuilders.
- **Marion County is ranked #4 in Alabama in “Lowest Cost of Living.”**
- **Hamilton** is located in the beautiful hills of Northwest Alabama, 100 miles northwest of Birmingham, Alabama and 50 miles east of Tupelo, Mississippi. Within our city limits, there are four exit ramps to Interstate 22, the super-highway connecting Memphis, Tennessee and Birmingham, Alabama.
- **Mileage to Hamilton:** Birmingham: 93, Florence: 55, Nashville: 172, Gulf Shores: 356, Atlanta, GA: 238, Huntsville: 109, Memphis: 150, Montgomery: 183, Tupelo, MS: 50, Tuscaloosa: 84

Property Location



Aerial Map



Topo Map





