

LAND FOR SALE

MOODY PKWY / HWY 411 / OAK BLVD

Highway 411 & Oak Boulevard—Moody, AL 35004

- **Approx. 2.10± Acres of commercial land ideal for development**
- **REDUCED TO \$295,000** (WAS \$395,000)
- **Zoned B-3 Commercial**
- **Frontage on Highway 411 aka Moody Parkway**
- **All utilities available**
- **Located on the corner of Highway 411 (Moody Pkwy) and Oak Boulevard**
- **Prime Retail site in Moody (approximately one mile from I-20 East)**
- **19,000± cars per day**

\$295,000

SUBJECT

2.10±

PRICE REDUCED



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BOUNDARY AND TOPOGRAPHIC SURVEY
BUCHANAN-MOODY SITE
PARCELS 6 & 7 - ALABAMA HIGHWAY 411
SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 2, TOWNSHIP 17 SOUTH, RANGE 1 EAST,
ST. CLAIR COUNTY, ALABAMA

PREPARED FOR:
CIVIL CONSULTANTS, INC.
ATTN: MR. ED GASSNER
2328 WYNN ROAD
BIRMINGHAM, AL 35203
PHONE: (205) 455-1991

LEGEND

▲ EXISTING SPOT ELEVATION	FL FLOWLINE
○ CONTROL POINT	SWI SINGLE WING INLET
~ UTILITY POLE	RCP REINFORCED CONCRETE PIPE
~ CUT MARK	~ OVERHEAD ELECTRIC
~ FIRE HYDRANT	~ WATER LINE
~ WATER METER	~ GAS LINE
○ SANITARY MANHOLE	~ SANITARY LINE
~ ASPHALT	~ CHAIN LINK FENCE
~ CONCRETE	~ APPROX. LIMITS OF FLOOD ZONE AC
	~ STONE

CONTROL DATA

ID	NORTH	EAST	ELEG.
CP-RG133	1123272.38	452008.89	863.04'
CP-RG197	1123162.84	452428.80	863.35'
CP-RG247	1123532.34	452817.73	861.39'

\$295,000

