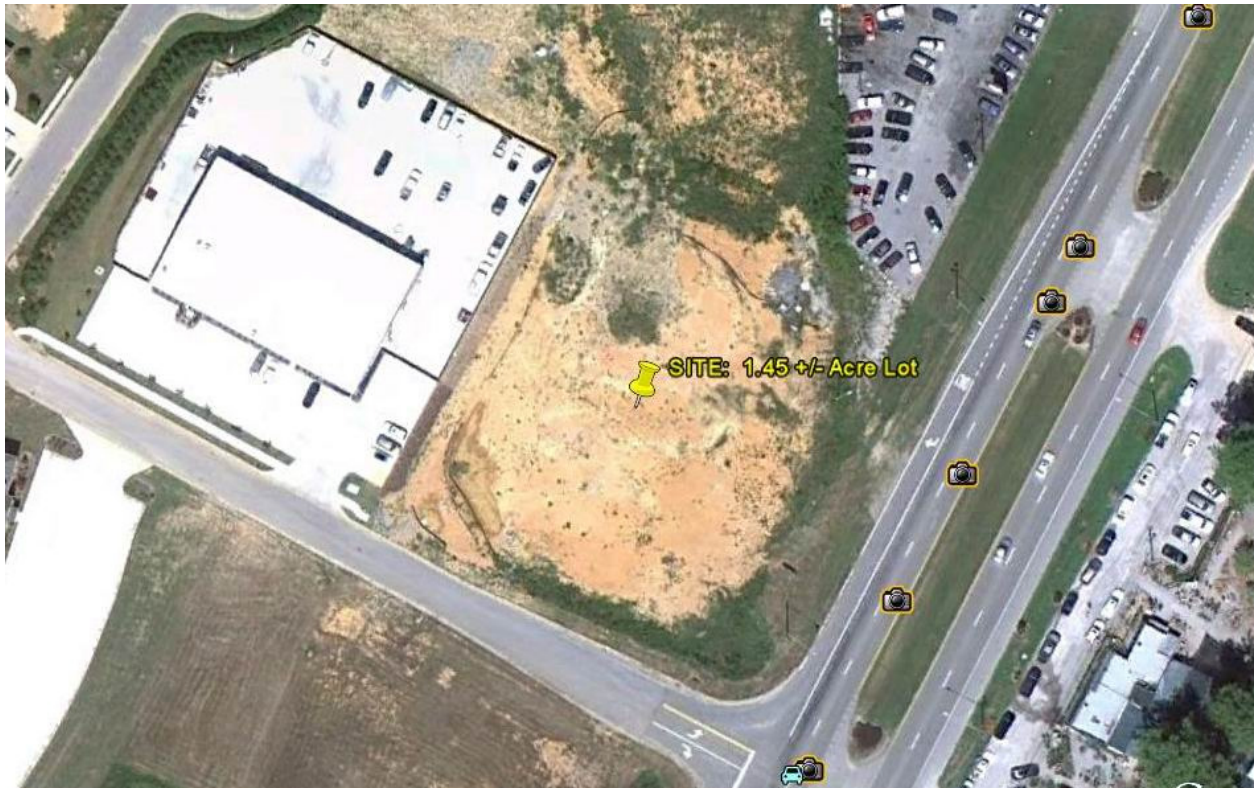


**LOT FOR SALE
HWY 31-PELHAM PARKWAY
1.45 +/- ACRES**



SPECIAL FEATURES:

- **240 FT ROAD FRONTAGE HWY 31-PELHAM PARKWAY**
- **TURN LANES AND MEDIAN CUTS IN PLACE**
- **HIGH TRAFFIC COUNT: OVER 34,000 /DAY**
- **ALL UTILITIES AVAILABLE**
- **PRICED TO SELL IN THIS MARKET!**

Debbie Seale CCIM

Direct: (205) 620-2712

Fax: (205) 877-6095

Email: dseale@realtysouth.com

Certified Commercial Investment Member



RealtySouth

Shelby Commercial Division

3170 Highway 31 South

Pelham, AL 35124

www.DebbieSeale.com

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**CORNER LOT FOR SALE
1.45 +/- ACRES**

**PELHAM PARKWAY
PELHAM, AL 35124**

**SALES PRICE: \$399,000
\$6.32/SQ. FT.**

**LOT: 1.45 +/- ACRES
240 +/- FEET ROAD FRONTAGE ON PELHAM PARKWAY
TURN LANES AND MEDIAN CUT IN PLACE**

P.I.D.: 13-6-13-2-007-029.000

TAXES: \$4,394

ZONED: B-2 (OVERLAY DISTRICT)

UTILITIES: ALL AVAILABLE

TRAFFIC COUNT: APPROX. 34,570 (AS SHOWN ON ALDOT)

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