

FOR SALE

348 acres+/-

Special Features:

- **Zoned: PUD**
- **All utilities available**
- **Great development or investment property**
- **40 acre tracts may be purchased**
- **Only minutes from I-65, exit 231**
- **Fast Growing Area**
- **Seller willing to hold mortgage**

RealtySouth

Shelby Commercial Division
3170 Highway 31 South
Pelham, Alabama 35124



Debbie Seale

Direct Line: 205-620-2712
Voice Mail: 205-244-0162
Website: www.debbieseale.com

FOR SALE

40-348 acres+/-

Highway 70
Calera, AL 35040

Sales Price:

40 acre tracts: \$880,000 (\$22,000/acre)

348 acre parcel: \$6,960,000 (\$20,000/acre)

P.I.D.: 22-7-36-0-000-003.003,22-7-36-0-000-003.004,22-7-36-0-000-004.000,
22-7-36-0-000-005.000,22-7-35-4-001-004.000

Zoned: PUD (City of Calera)

Utilities Available: All available: Sewer, Gas, Electricity, Water

Special Features:

- Only minutes from I-65, exit 231
- Fast Growing Area
- Seller willing to hold mortgage

Directions: Take I-65 south to Alabaster exit, 231 . Turn left onto Hwy 31. Go approximately .5 miles and make a right onto Hwy 70. Go approx. 3 miles and look for property on right.

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COMMERCIAL



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