

# DEVELOPMENT ACREAGE FOR SALE

2201 HIGHWAY 20

DECATUR, ALABAMA 35601



**\$435,000.00**

**Zoning:** In County

**Acreage:** 34.50 acres  $\pm$

- ◆ Site has approximately 466'  $\pm$  frontage on U. S. Highway 20 and a depth of approximately 2,500'  $\pm$
- ◆ Located just east of the intersection of U.S. Highway 20 and State Highway 67
- ◆ Site has all utilities located and available in the general area; there is a sanitary sewer easement located on rear of tract; annexation into City of Decatur would be required to connect
- ◆ Alabama 2011 Daily Traffic Count: 26,132

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**Larger Aerial of Site**  
**2201 Highway 20**  
**Decatur, Alabama 35601**

