

# 2611 HIGHWAY 31S

DECATUR, AL

LAND AVAILABALE FOR SALE OR LEASE

**Parker**  
Real Estate, LLC

**SALE PRICE \$2,500,000.00**  
(CALL FOR LEASE PRICE)



## DETAILS: PRIME ACREAGE AVAILABLE ON HIGHWAY 31S

- ZONING: M-1 INDUSTRIAL DISTRICT (LIGHT INDUSTRY)
- ACREAGE: 8.99 +/-
- DIMENSIONS: 400' x 1000'
- OWNER WILL CONSIDER SUBDIVIDING
- CURRENTLY A MOTEL, CELL TOWER DOES NOT CONVEY

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JEFF PARKER, QUALIFYING BROKER

PARKER REAL ESTATE, LLC

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**AERIAL**



- 400'+/- OF FRONTAGE ON HEAVILY TRAVELLED HIGHWAY 31
- CONVENIENT TO BELTLINE, I-65 AND SITS AMONG VARIOUS RETAIL, AUTOMOTIVE AND DINING ESTABLISHMENTS.
- DIRECTLY ACROSS FROM THE CROSSINGS OF DECATUR SHOPPING CENTER

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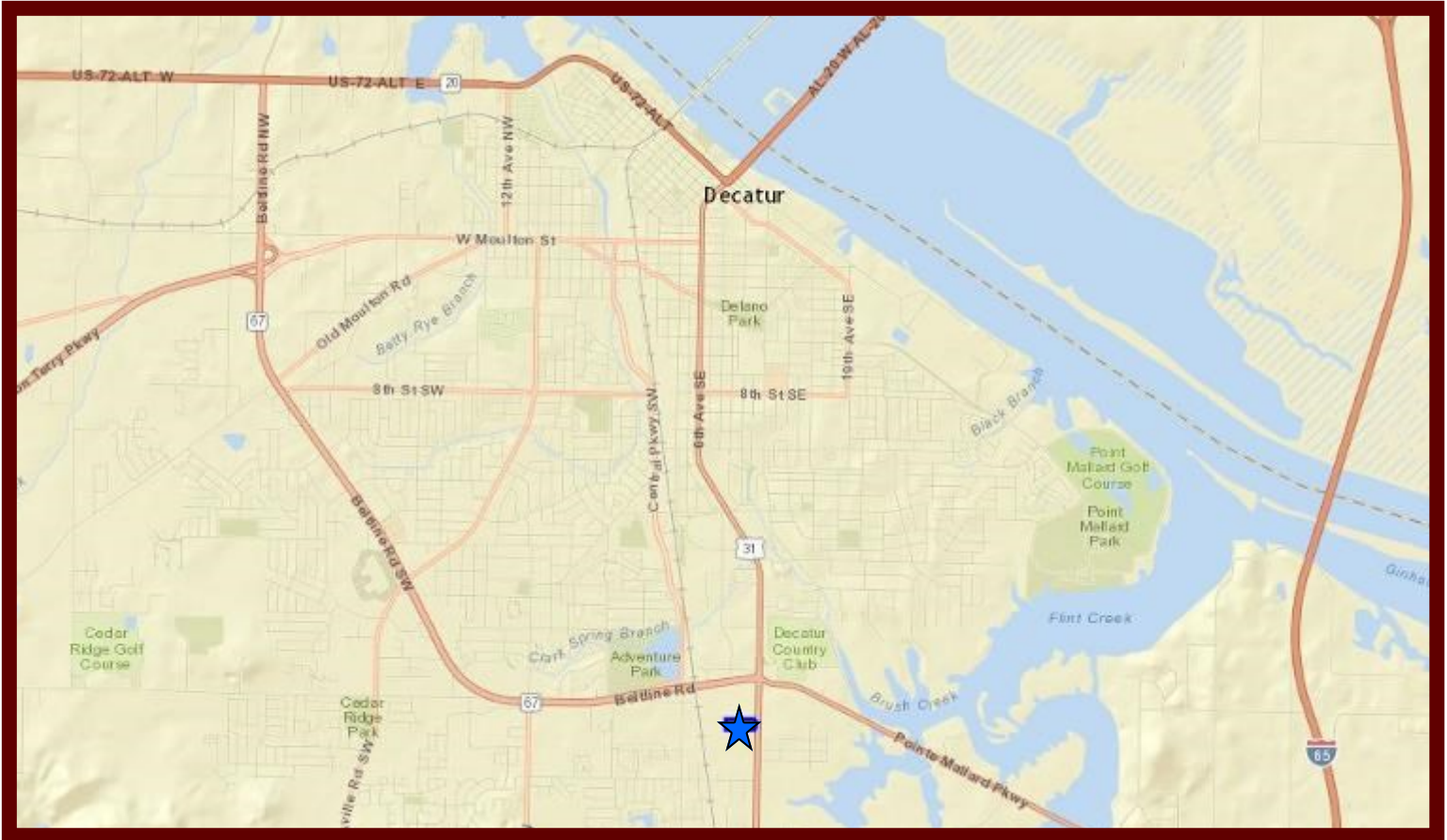
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**MAP SHOWING SITE IN  
RELATION TO MAJOR ROADS**



- EXCELLENT CENTRAL LOCATION
- MINUTES FROM ALL MAJOR ROADS - BELTLINE ROAD / POINT MALLARD PARKWAY, HIGHWAY 20 AND INTERSTATE 65

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