

# 3105 UPPER RIVER ROAD S.E.

DECATUR, AL

FOR SALE - DEVELOPMENT ACREAGE

**Parker**  
Real Estate LLC

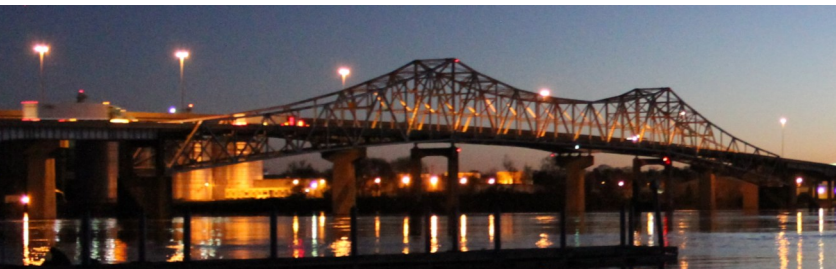
**\$50,000.00 PER  
SURVEYED ACRE**



## DETAILS:

- ACREAGE AVAILABLE IN RAPIDLY, DEVELOPING AREA NEAR THE NEW PUBLIX
- ZONING: AG -1 (AGRICULTURAL DISTRICT)
- ACREAGE: 30 ACRES +/-
- SUITABLE FOR POSSIBLE SINGLE FAMILY, MULTI-FAMILY OR COMMERCIAL USE DEVELOPMENT

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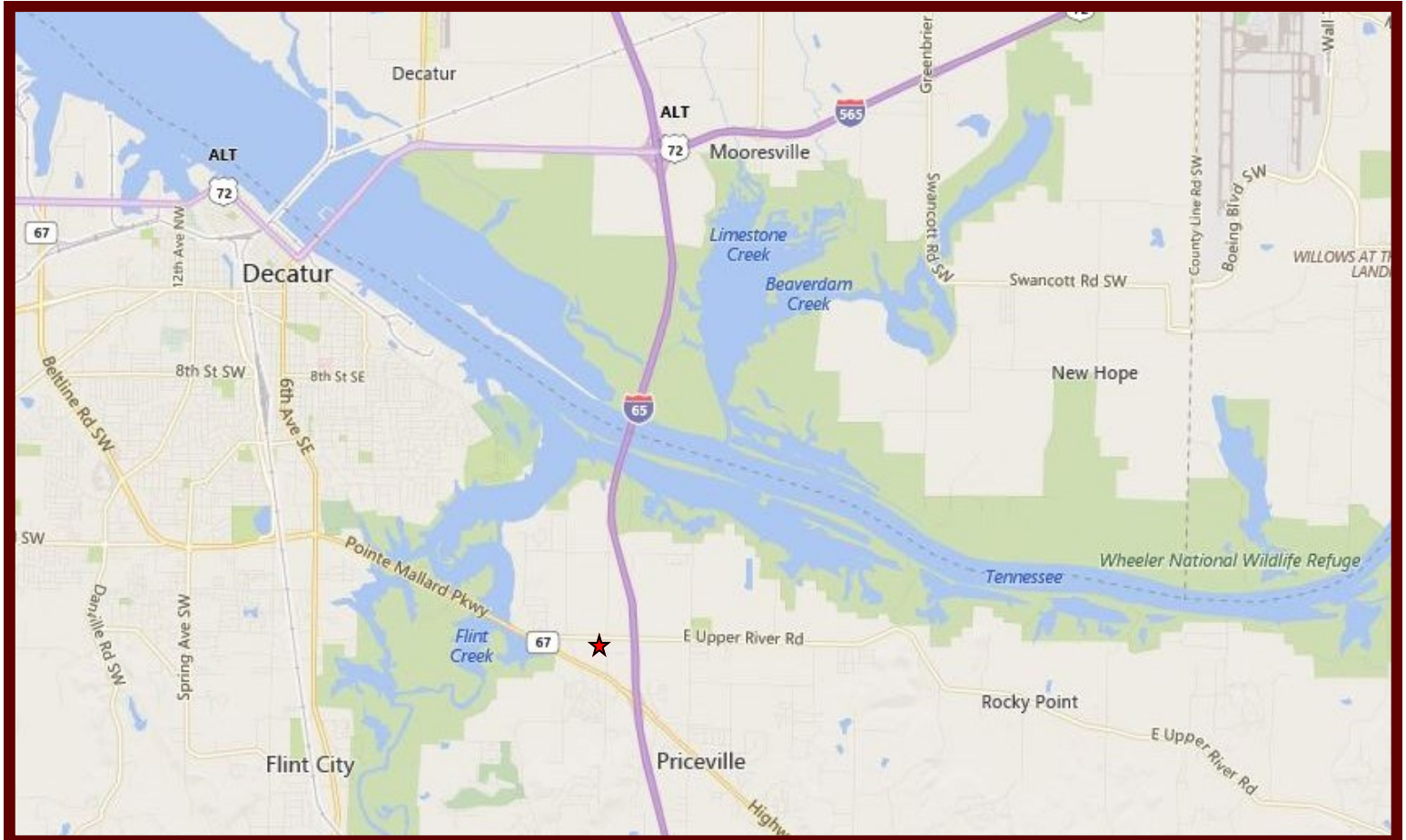
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**LOCATION**



- LOCATED OFF HIGHWAY 67 (POINTE MALLARD PKWY) NEAR PUBLIX.
- ACCESS FROM BOTH UPPER RIVER ROAD AND DEERE ROAD.
- IN DECATUR CITY LIMITS, NEAR PRICEVILLE AND BURNINGTREE
- CONVENIENT TO HIGHWAY 67, BELTLINE ROAD, 6TH AVENUE AND INTERSTATE 65

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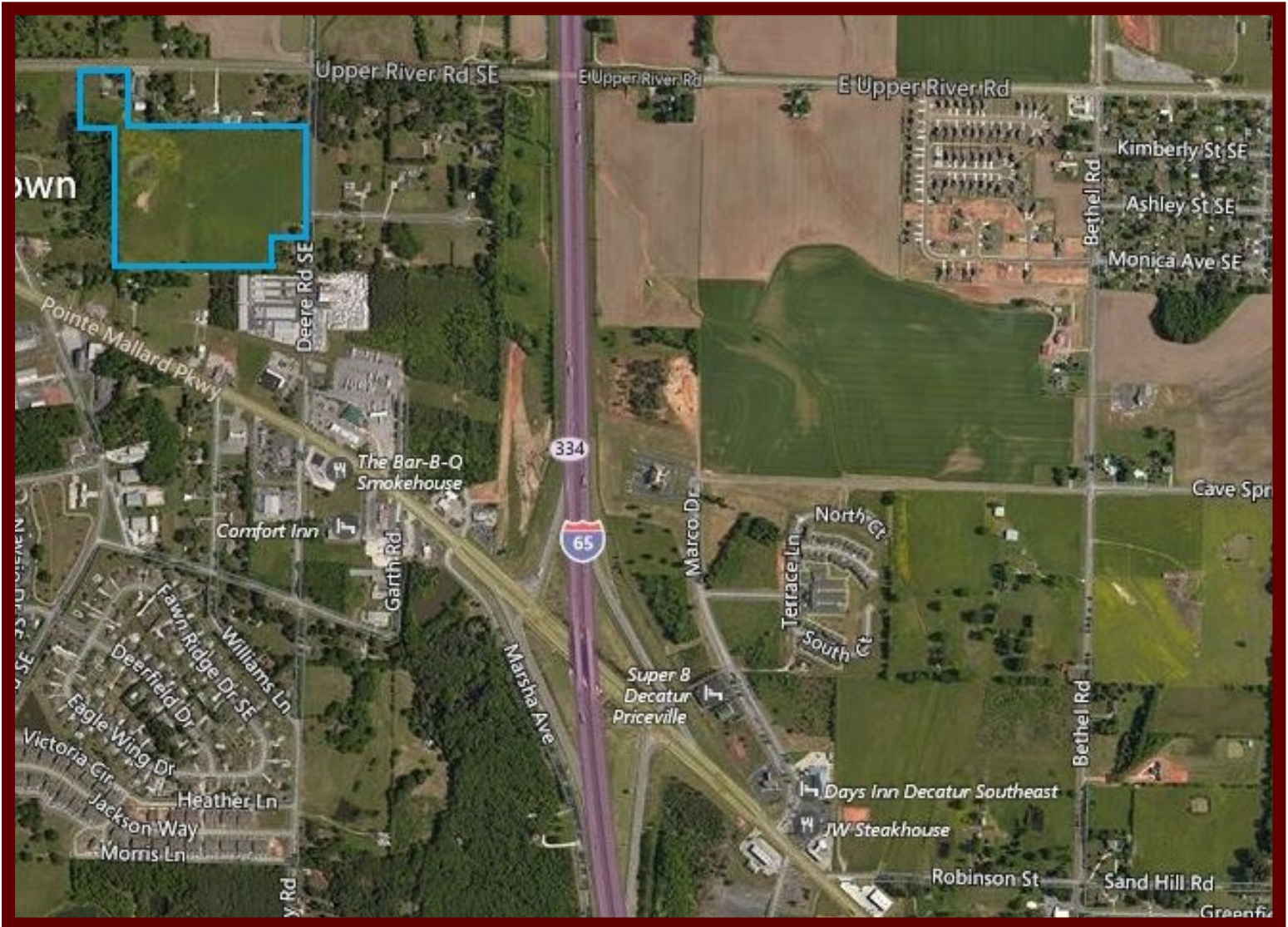
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**AERIAL**



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