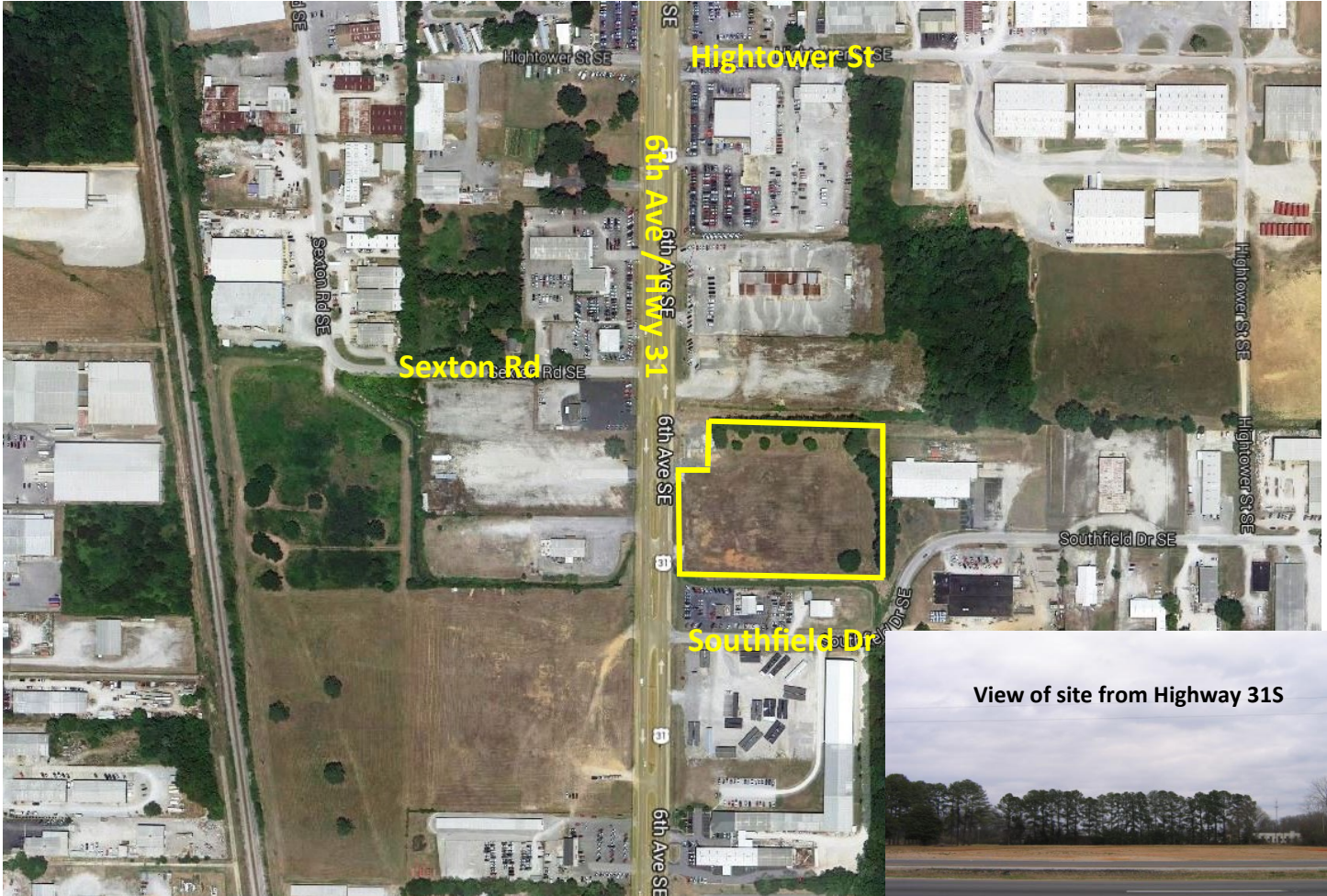


PRIME ACREAGE FOR SALE

3424 HIGHWAY 31 S

DECATUR, ALABAMA 35603



\$1,100,000.00

Zoning: B-3, Tourist Commercial

Acreage: 5.683 acres ±

- ◆ Site has approximately 300' ± frontage on U.S. Highway 31 South
- ◆ Site was former location of an older Holiday Inn that was demolished when site last sold
- ◆ To provide elevation and restore the site, fill dirt was brought in and packed for future buildings
- ◆ Approximately 1.2 miles south of Highway 67 and Highway 31 intersection (The Crossings and The Market Shoppes developments)

Parker
Real Estate LLC

Jeff Parker

401 Grant Street, S.E.
Decatur, Alabama 35601
Post Office Box 1965
Decatur, Alabama 35602

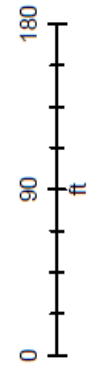
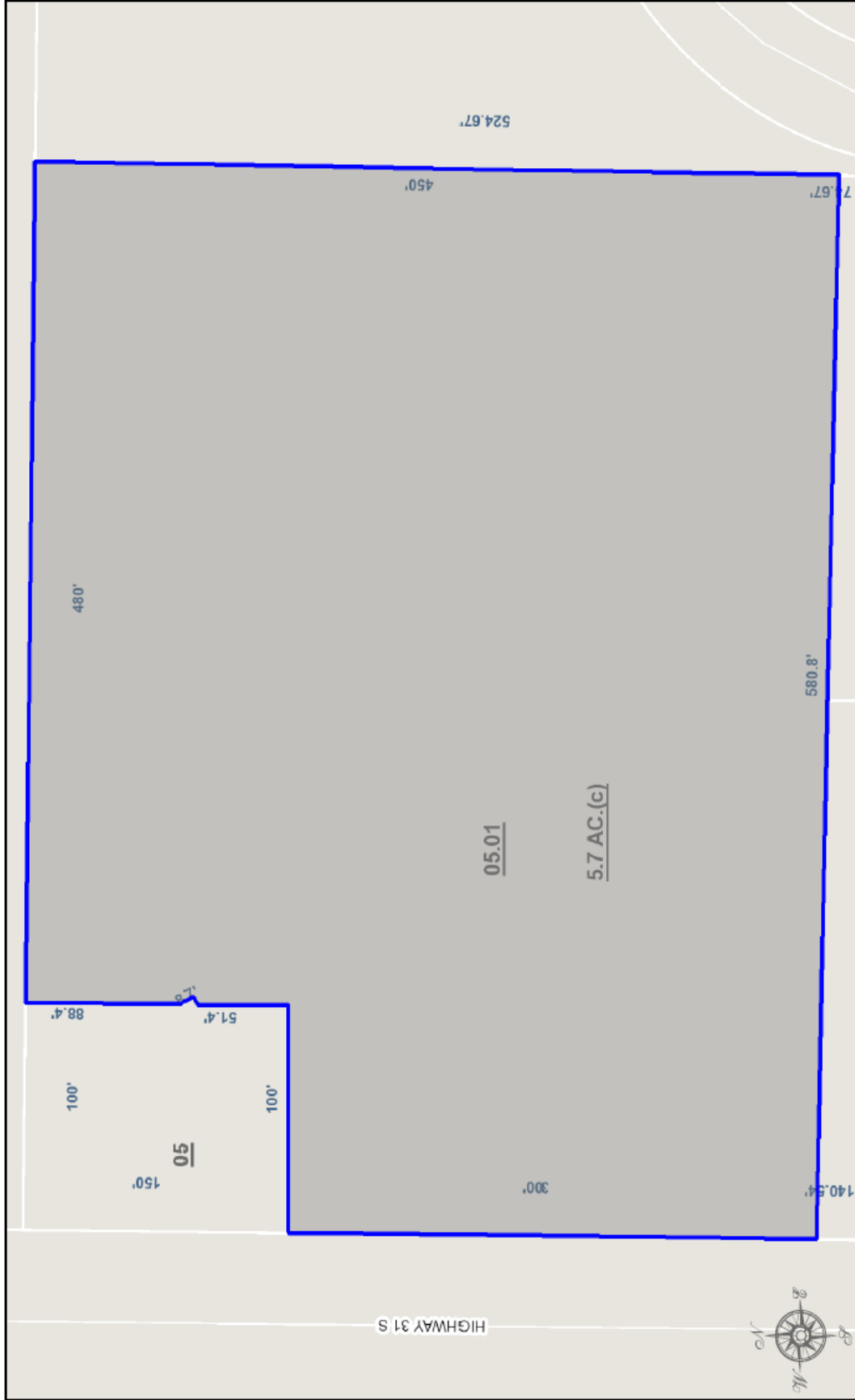
T: 256.353.1112

F: 256.308.0865

C: 256.227.7935

Email: jparker@parker-realestate.com

Tax Plat - 3424 Highway 31S



CITY OF DECATUR, ALABAMA

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.
MAP DATE: August 29, 2012



8.50 in