

**HWY 280 40 ACRE
TRACT
40 +/- Acres
Shelby County, AL
CALL FOR PRICE**

**NATIONAL
LAND
REALTY®**



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**OVERVIEW:**

This 40 acre commercial tract is located at a major intersection of one of Alabama's most heavily traveled roadways. A hundred thousand cars or more pass this tract every day. The tract is located in Chelsea, one of if not the fastest growing communities in the Southeast, next to the affluent Forrest Ridge and Forrest Lake Communities. Just down the road from the multimillion dollar prestigious Greystone Legacy Golf Course and executive gated community. The new Grandview Hospital, Summit Shopping and Perimeter Office Parks are less than 20 minutes away and downtown Birmingham is less than 45 minutes away. Anything you could imagine would go well here, multifamily, professional or retail development.

PARCEL #/ID: 098280001001**TAXES:** (Call Agent for Details)**ADDRESS:**

0 US Hwy 280
Chelsea, AL 35043

LOCATION:

From I-459, travel East on Hwy 280 toward Sylacauga approximately 6 miles. Property will be on the left just passed the junction of Hwy 43.

ACREAGE BREAKDOWN:

40+/- acres mixed timber

PROPERTY HIGHLIGHTS:

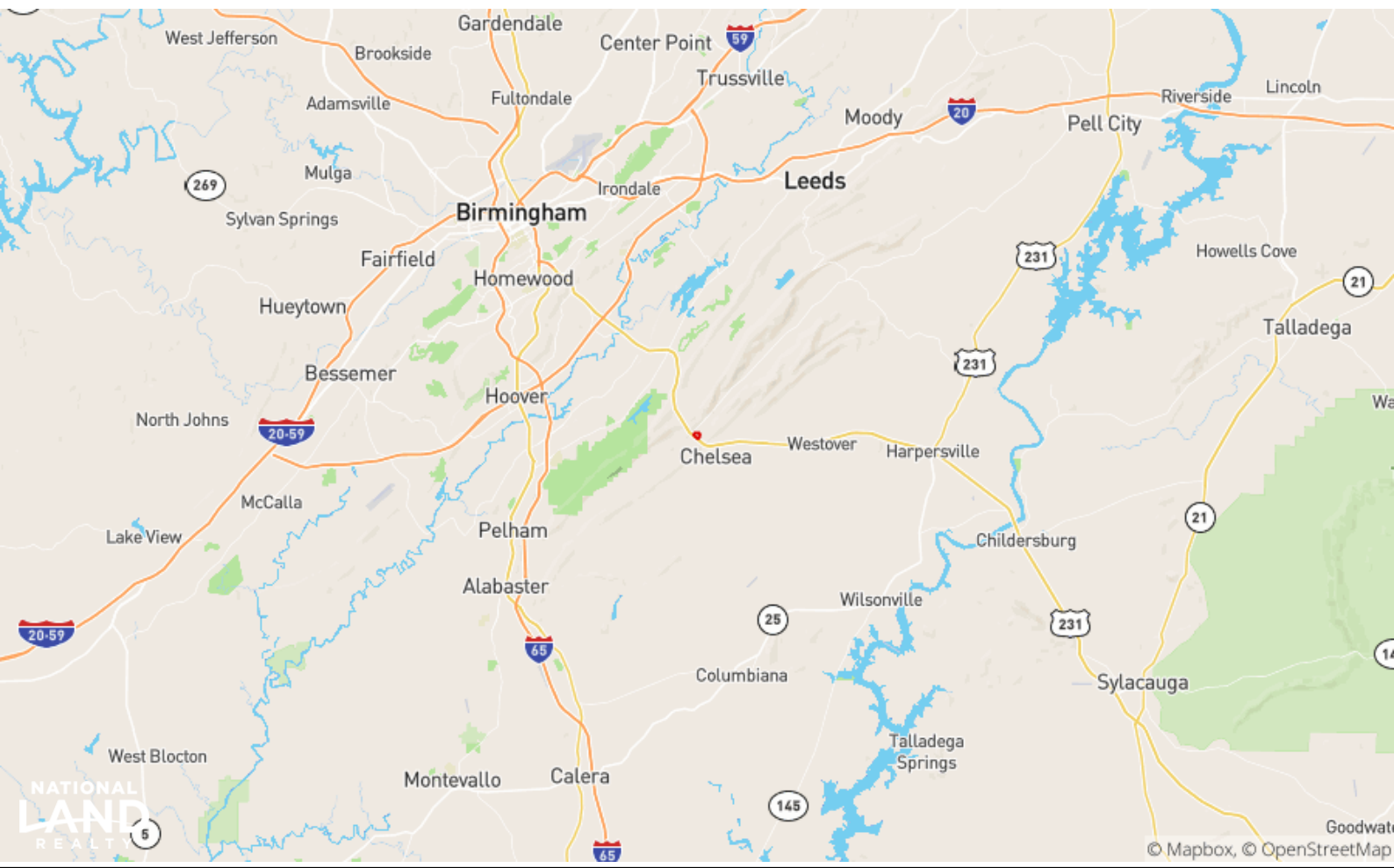
- Excellent Commercial Location
- High Visibility
- Growth Potential in the Area
- Investment Potential

LEGAL DESCRIPTION:

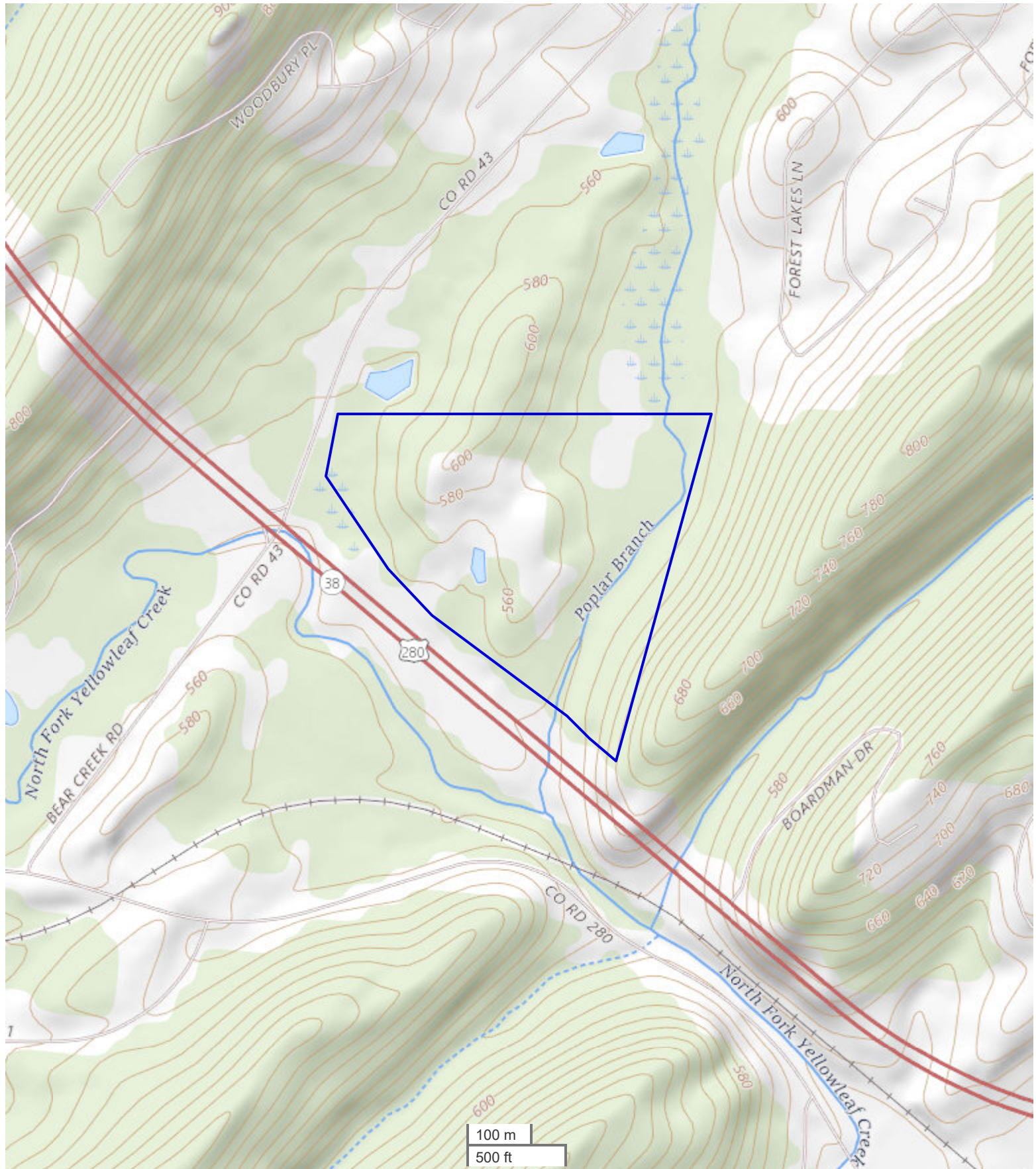
BEG 1341.43 W OF NE COR SEC 28 SW1686.98
1770 TO ROW U S 280N

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=2012403







REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)

THIS IS FOR INFORMATION PURPOSES. THIS IS NOT A CONTRACT.

Alabama law requires you, the consumer, to be informed about types of services which real estate licensees may perform. The purpose of this disclosure is to give you a summary of these services.

A SINGLE AGENT is a licensee who represents only one party in a sale. That is, a single agent represents his or her client. The client may be either the seller or the buyer. A single agent must be completely loyal and faithful to the client.

A SUB-AGENT is another agent/licensee who also represents only one part in a sale. A sub-agent helps the agent represent the same client. The client may be either the seller or the buyer. A sub-agent must also be completely loyal and faithful to the client.

A LIMITED CONSENSUAL DUAL AGENT is a licensee for both the buyer and the seller. This may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to the client, except where the duties owed to the client conflict with one another.

A TRANSACTION BROKER assists one or more parties, who are customers, in a sale. A transaction broker is not an agent and does not perform the same services as an agent.

*Alabama law imposes the following obligations on all real estate licensees to all parties, no matter their relationship:

1. To provide services honestly and in good faith;
2. To exercise reasonable care and skill;
3. To keep confidential any information gained in confidence, unless disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is authorized in writing;
4. Present all written offers promptly to the seller;
5. Answer your questions completely and accurately.

Further, even if you are working with a licensee who is not your agent, there are many things the licensee may do to assist you. Some examples are:

1. Provide information about properties;
2. Show properties;
3. Assist in making a written offer;
4. Provide information on financing.

You should choose which type of service you want from a licensee, and sign a brokerage service agreement. If you do not sign an agreement, by law the licensee working with you is a transaction broker.

The licensee's broker is required by law to have on file an office policy describing the company's brokerage services. You should feel free to ask any questions you have.

The Alabama Real Estate Commission requires the real estate licensee to sign, date, and provide you a copy of this form. Your signature is not required by law or rule, but would be appreciated.

Agent Print Name

Consumer Print Name

Agent Signature

Consumer Signature

Date

Date

***THIS IS NOT A CONTRACT.**