



## Evergreen Airport Interstate & Highway Front Land w/ Full Utilities

813 +/- Acres | Conecuh County, AL | \$3,000,000



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The above information is from sources deemed reliable, however the accuracy is not guaranteed.  
National Land Realty assumes no liability for error, omissions or investment results.





## PROPERTY SUMMARY

Take your pick: Commercial, Industrial, Aviation, Mobile Home, Campground, or Residential development, Agriculture, Timber, or Recreational uses, this tract can do it all. Close enough to I-65 Exit 93 that you can see the Love's Travel Stop & Truck Care and Shell Station that are just 0.39 miles away, enjoy easy access and visibility with ~3,600 feet of frontage on the soon to be four-laned Highway 84 and ~7,550 feet (1.43 miles) of frontage on Interstate 65, along with sewer, power, water, and high-speed internet available at the property. It's just east of the local Coca-Cola bottling plant, surrounds the east side of the Evergreen Regional Airport and adjoins the FedEx Ground facility, its access/service road, and cul-de-sac, making it even more ideal for higher and better uses, and there are opportunities for assistance from several economic development agencies and programs. There's also great hunting, fishing, and quality soils currently stocked with diverse pine and hardwood timber, but it's level enough to be converted to pasture or row crop like neighboring land. The ~5 acre fishing lake offers beautiful



## ADDRESS

0 US HWY 84 E  
Evergreen, AL 36401

## LOCATION

From I-65 North, take exit 93 and head West for 1 mile. Stay on US-84 and the property is on the left.

## ACREAGE BREAKDOWN

813+/-

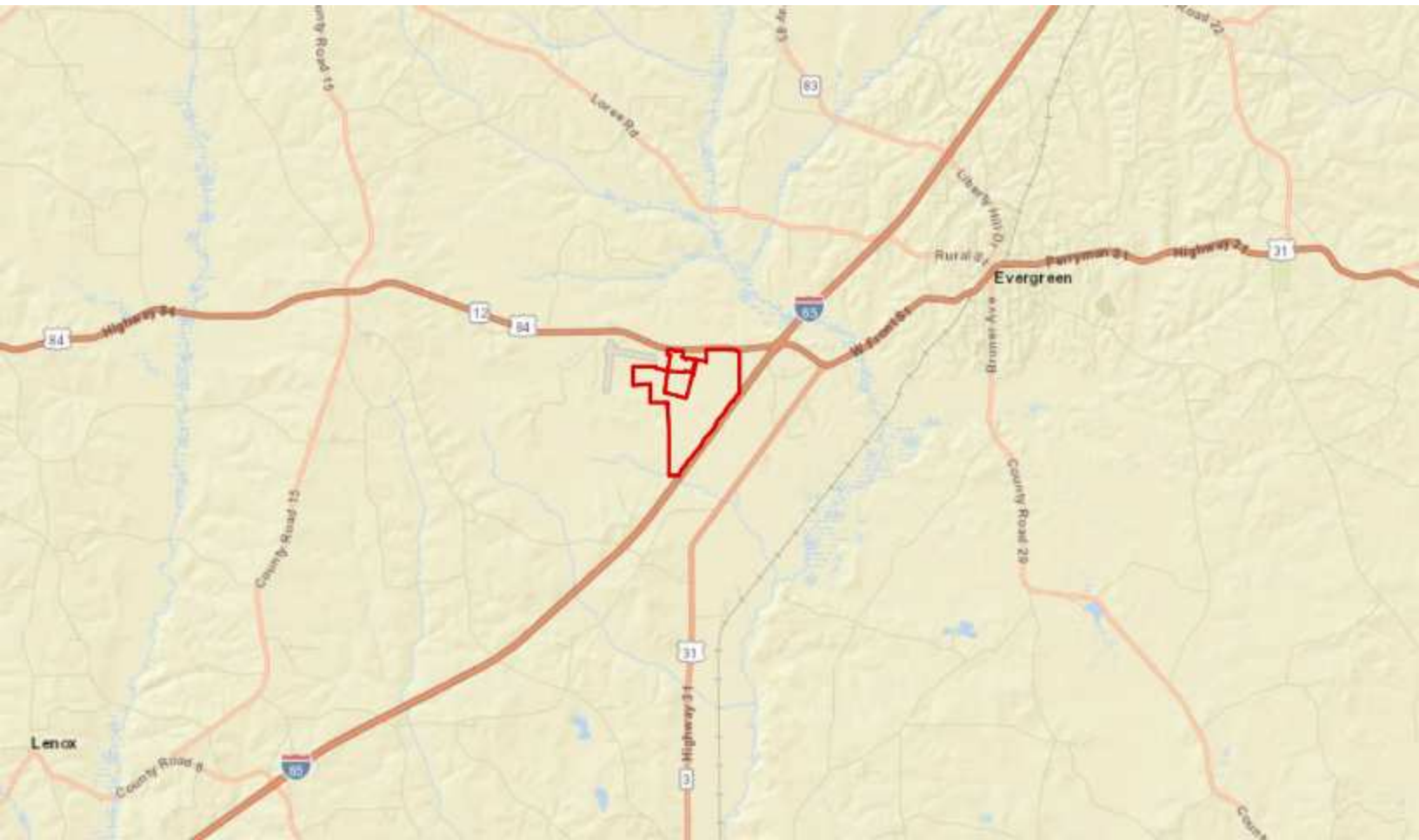


## PROPERTY HIGHLIGHTS

- Expansive frontage on Highway 84 and I-65 with full utilities, including sewer
- Numerous potential uses of the property
- Incredible hunting opportunities with population of deer, turkey, waterfowl and other small game
- 5+/- acre fishing lake
- Stocked with diverse pine and hardwood
- Surrounds east side of regional airport and adjoins FedEx Ground facility



[nationalland.com/listing/evergreen-airport-interstate-highway-front-land-w-full-utilities](https://nationalland.com/listing/evergreen-airport-interstate-highway-front-land-w-full-utilities)







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**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**

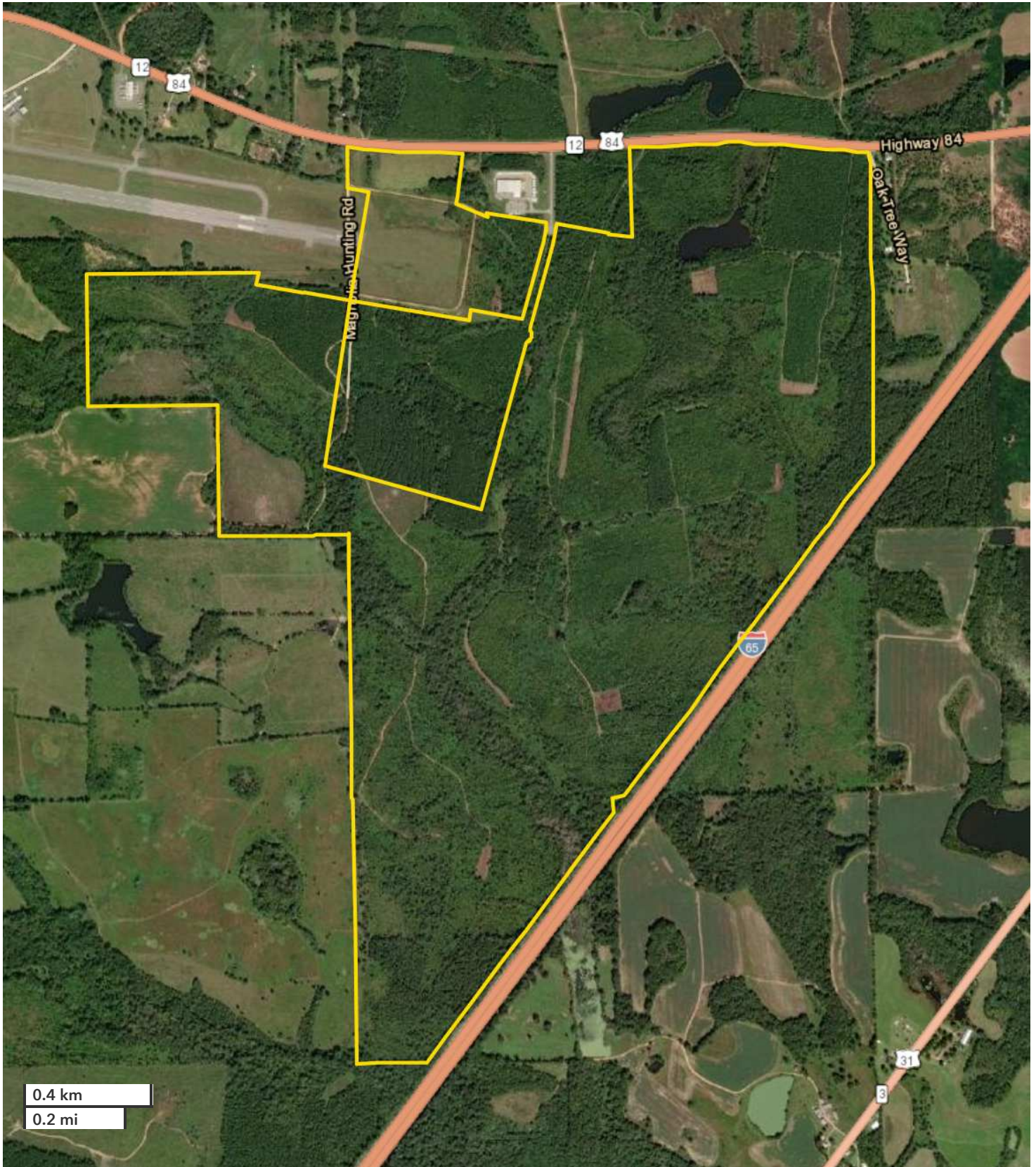
\_\_\_\_\_  
**Consumer Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Date**

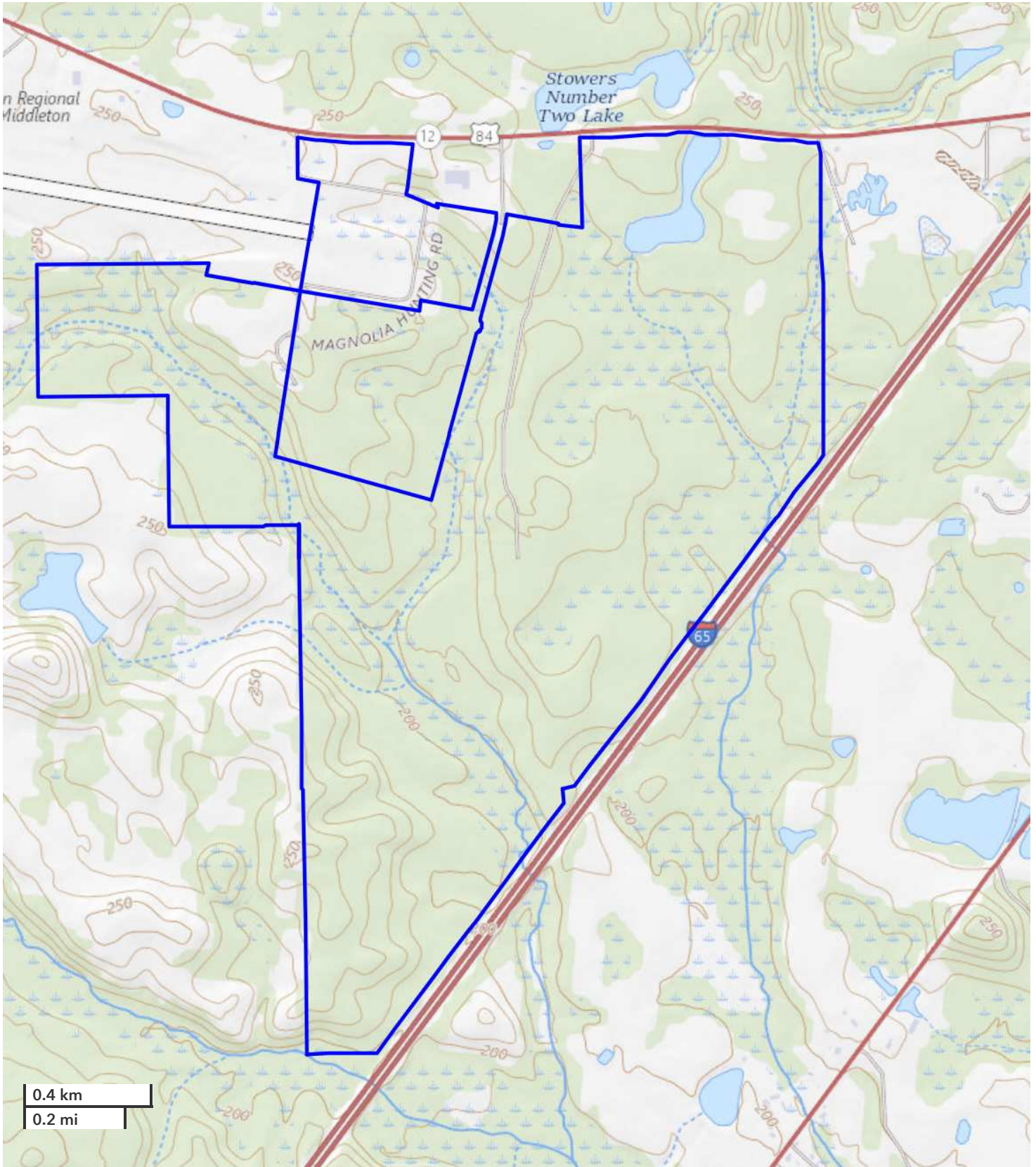
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*All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.*





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