



Interstate I-65 Commercial Development Property

112 +/- Acres | Lowndes County, AL | \$900,000



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The above information is from sources deemed reliable, however the accuracy is not guaranteed.
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PROPERTY SUMMARY

Interstate I-65 Commercial Development Property

LOCATION: Central Alabama in south Lowndes Co. in Fort Deposit fronting interstate I-65

TERRAIN: Gently rolling elevations range from 550/ft along ridges to 420/ft in lower elevations and drains. Soil types in the upper elevations consist of Smithdale sandy loam and Udorthents soils that make up about 90% of the property acreage. These soils are well-drained soils with a 5% to 15% slopes. The soil types in the lower elevations consist of Mantachie, Kinston, and Iuka and make up about 10% of the property acreage. These soil types have a 1% to 5% slopes and are acceptable for some drainage problems.

LAND USE: Hwy-commercial, light industrial, real estate investment.

ADDRESS

Fort Deposit, AL 36032

LOCATION

Call Agent

ACREAGE BREAKDOWN

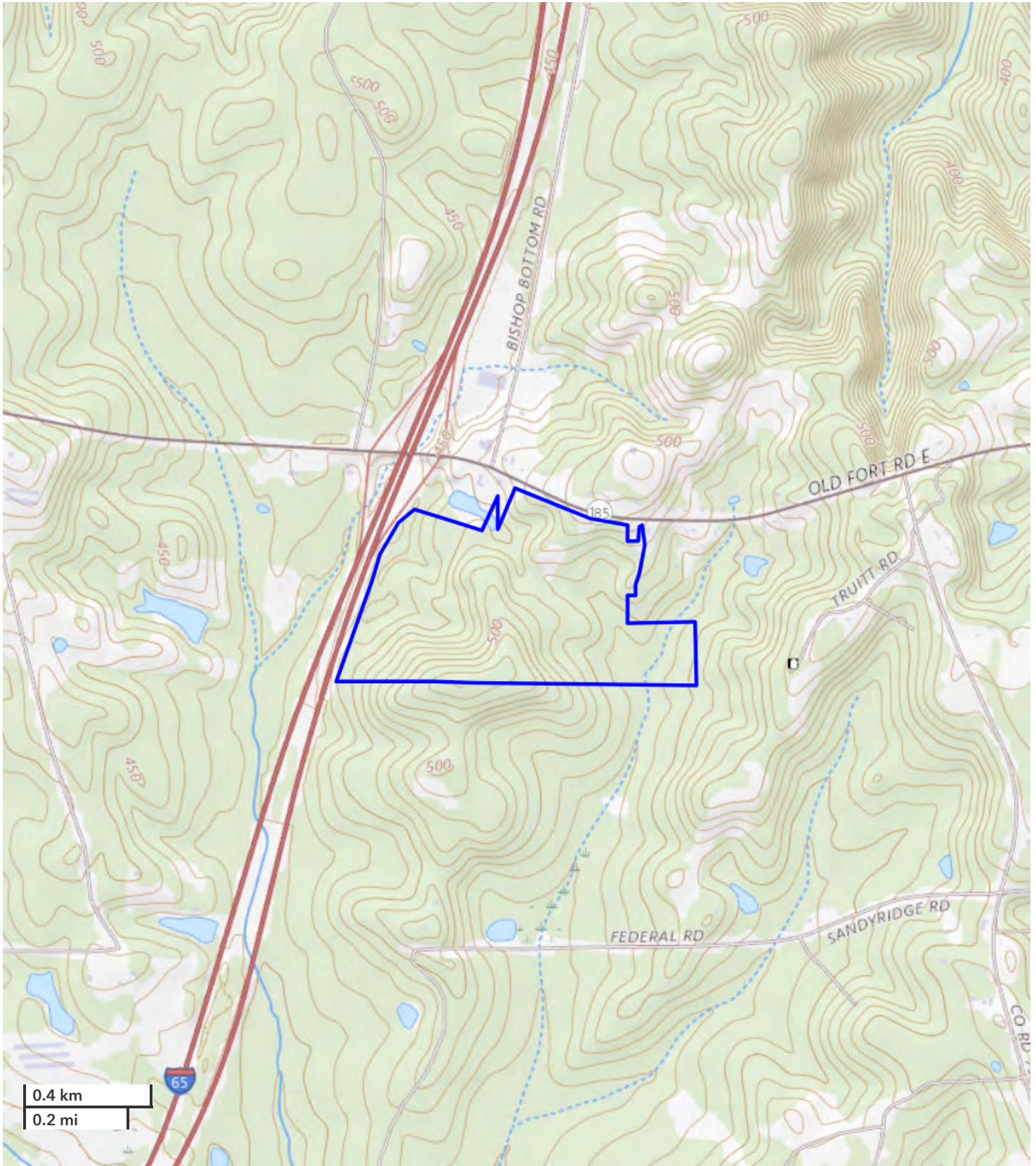
90% up-land 10% low-land

PROPERTY HIGHLIGHTS

- The property may be divided. Contact Agent for details.
- Located at exit 142 on the SE corner of I-65 and State HWY 185.
- I-65 traffic count is over 36K per day with over 60K on weekends-high traffic events and over 1000 per day on exit ramp fronting property.
- 1360+/- footage along I-65, 405+/- footage along I-65 exit ramp and 1200+/- footage State HWY 185.
- Utilities: electric on property 3PH, Alabama Power; 6in water main on the property, Ft Deposit Water Dept, sewage main on property.
- Part of the property lies within the city limits of Fort Deposit zoned B-1, HWY Business and AR, Agriculture Residential. The remaining portions of the property are in an unincorporated section of Lowndes County with no zoning.



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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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.**