

**DIVISIBLE JACKSON
HIGHWAY 43 &
INDUSTRIAL ROAD
DEVELOPMENT TRACT
66.42 +/- Acres
Clarke County, AL
\$1,700,000**

**NATIONAL
LAND
REALTY®**



**NATIONAL
LAND
REALTY®**

National Land Realty
9 N. Conception St.
Mobile, AL 36602
www.NationalLand.com



Clint Flowers, ALC
Office: 855.657.5263
Cell: 251.387.0787
Fax: 888.672.1810
cflowers@nationalland.com

The information herein is from sources deemed reliable, however the accuracy is not guaranteed.
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OVERVIEW:

This is a rare opportunity to acquire versatile development land along the growing Highway 43 corridor. Located in Jackson at the intersection of Highway 43 and Industrial Road with 660 feet of 5 lane Highway 43 frontage and 1483 feet of 3 lane Industrial Road frontage, allowing for multiple access points and easy divisions. Located just a few miles from rail, the Tombigbee River, PCA paper mill, Canfor sawmill, a recently announced pellet mill site, airport, multiple restaurants, schools, shopping, and the local Walmart. Its central location caters to residential development, commercial development, light industrial development, or a combination of these. Utilities are available including High Speed Fiber Optic Line, Power, Water, and Natural Gas. The property is divisible in feasible manners, and there are two homes on site that could be income producing while development is underway or used for site manager housing. Demographic information, traffic counts, etc. are available upon request. Contact Clint Flowers, ALC at 855.NLR.LAND for more information.

PARCEL #/ID: Multiple

TAXES: (Call Agent for Details)



PROPERTY HIGHLIGHTS:

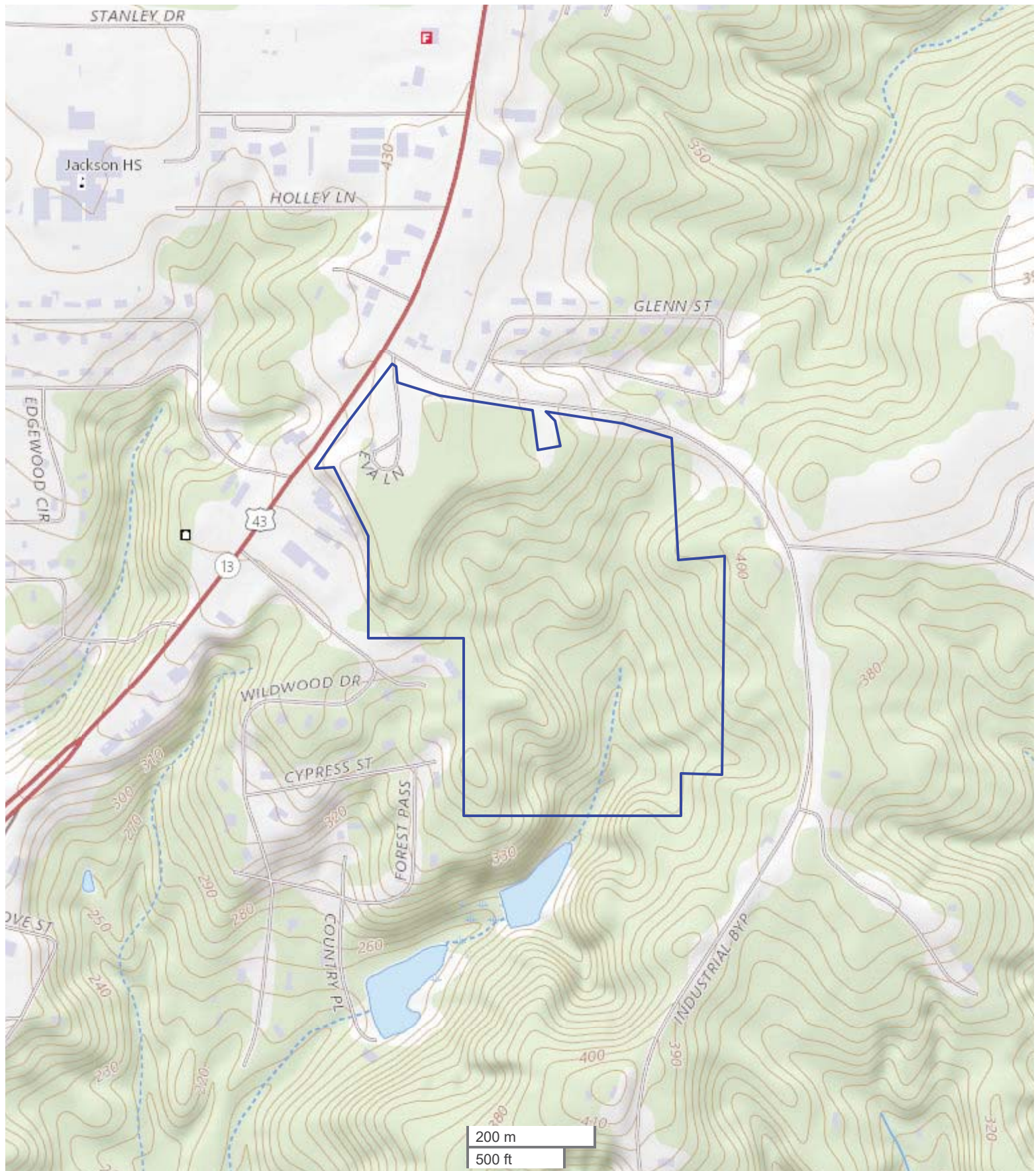
- Versatile development land along the growing Hwy 43 corridor
- 660 ft of 5 lane Hwy 43 frontage
- 1483 ft of 3 lane Industrial Road frontage
- Multiple access points
- Located just a few miles from rail, the Tombigbee River, PCA paper mill, Canfor sawmill, a recently announced pellet mill site, airport, multiple restaurants, schools, shopping, and the local Walmart
- Its central location caters to residential development, commercial development, light industrial development, or a combination of these
- Utilities are available including High Speed Fiber Optic Line, Power, Water, and Natural Gas
- The property is divisible in feasible manners
- Two homes on site that could be income producing while development is underway or used for site manager housing

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=2123516











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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.**