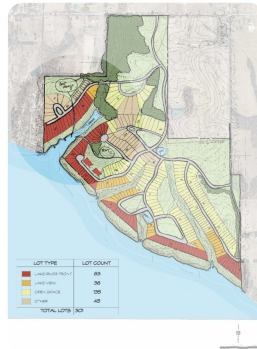




Potential New Athens, River Development

294 +/- Acres | Limestone County, AL | \$13,950,000



ADDRESS

0 Davis Road
Athens, AL 35611

LOCATION

Head south on N Jefferson St toward W Washington St 161 ft Turn right at the 1st cross street onto W Washington St 2.7 mi Turn right onto US-72 W 6.2 mi Turn left onto Shaw Rd 1.2 mi Turn right onto Snake Rd 3.1 mi Snake Rd, Athens, AL 35611

PROPERTY SUMMARY

This 294± acre property in Limestone County, AL offers rare Tennessee River frontage between Athens and Rogersville. With nearly a mile of riverfront, mature hardwood timber, and 180± acres of row crop land, it presents outstanding development and investment potential. The hardwoods provide significant timber value, while the fertile farmland showcases the area's agricultural heritage. Ideal for a master-planned community, the land offers potential for 300+ lots, including 80+ waterfront homesites with stunning views and direct river access. The site could also accommodate a marina or recreational amenities. Located between two growing towns, this property is a prime opportunity for residential development, a private retreat, or a mixed-use project. Don't miss the chance to own this incredible riverfront tract with unmatched natural beauty and endless possibilities.

nationalland.com/listing/stunning-riverfront-property-on-294-acres-in-limestone-county



National Land Realty
2101 Clinton Avenue West
Suite 301B
Huntsville, AL 35805
NationalLand.com

Jonathan Berryhill
Office: 256-408-5130
Cell: 256-874-7354
Fax: 864-331-1610
Jberryhill@NationalLand.com

Levi Berryhill
Office: 256-798-3578
Cell: 256-702-4015
Fax: 864-331-1610
Lberryhill@nationalland.com

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.