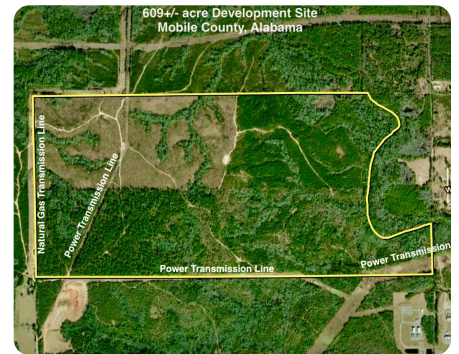


UNDER CONTRACT



Mount Vernon Borrow Creek Industrial, Commercial or Data Center Development Site

609 +/- Acres | Mobile County, AL | CALL FOR PRICE



ADDRESS

0 Shepard House Road
Mount Vernon, AL 36560

LOCATION

Call agent for directions

PROPERTY SUMMARY

This versatile tract is conveniently located in north Mobile County, just off the Highway-43 corridor, within a few miles of several industrial mills. Offered as a continuous block, this property is fit for industrial, commercial or potential data center use. There is an Alabama Power transmission line crossing the property offering available megawatt power, as well as a high-pressure natural gas transmission line running the property boundary, to support heavy industrial opportunities. The timber consists of both merchantable & pre-merchantable longleaf pine plantation with hardwood SMZs throughout. Borrow Creek flows through the northeast portion of the tract providing a year-round water source. There is an internal road system in place connecting the entire site. Direct access off Shepard House Road. Located 30+/- minutes from Mobile, Alabama and just 17+/- miles north of Interstate-65. Tracts of this size don't come to market often in this area. Shown by appointment only.

nationalland.com/listing/mount-vernon-borrow-creek-industrial-or-recreational-timber-investment-tract



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



Tom Leatherbury, Jr.
Office: 251-732-6159
Cell: 251-422-5643
Fax: 888-672-1810
Tleatherbury@nationallandrealty.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.