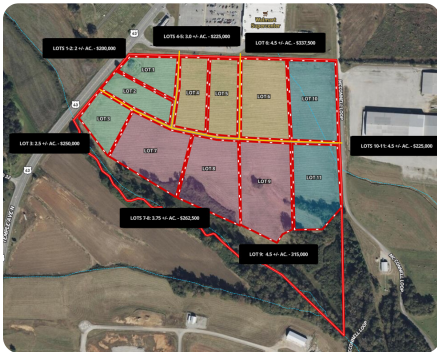




## Fayette – Northwest Plaza – Commercial Development

52 +/- Acres | Fayette County, AL | \$2,200,000



### ADDRESS

3098 HWY 171 North  
Fayette, AL 35555

### LOCATION

**From Fayette Co. Courthouse:** Travel East on Columbus Street for 2 tenths of a mile. Turn left and travel on HWY 43/171 North for 3.5 miles. Property will be on your right.

*\*Property Is Large Agricultural Field on Bordering the Southern Side of Walmart\**

### PROPERTY SUMMARY

Exceptional 52-acre commercial property in Fayette, Alabama, located within a designated Opportunity Zone. The site offers over 600 feet of frontage along HWY 43/171, with two existing access points and proposed entryways from the adjacent Wal-Mart parking lot.

38 acres are primed for immediate development, with all major utilities already in place, and the property can be subdivided for added flexibility.

Positioned next to the Fayette County Multipurpose Complex, the site benefits from strong community traffic. Fayette was recently ranked a Top 10 Place to Live in Alabama (World Atlas), and the nearby SEEDS-funded North Fayette Industrial Site will drive further retail and service demand.

Ideal for retail, mixed-use, or commercial service development in a growing and investor-friendly market.

[nationalland.com/listing/fayette-commercial-development-opportunity](https://nationalland.com/listing/fayette-commercial-development-opportunity)



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