



Lot 10 – Fayette Commercial Development

4.5 +/- Acres | Fayette County, AL | \$225,000



ADDRESS

3098 HWY 171 North Lot 10
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

Positioned within a federally designated *Opportunity Zone*, this 2-acre commercial parcel in Fayette, Alabama, is part of a 52 acre, 11-lot master plan tailored for general business and retail trade development.

Exceptional Development Potential: Each lot boasts direct road access, full utility infrastructure, and flat topography—significantly reducing site preparation costs. Lot sizes are flexible and can be adjusted to meet the specific needs of developers, retailers, or investors.

Catalyst for Growth: Fayette's recognition as one of the *Top 10 Places to Live in Alabama* by World Atlas further amplifies the area's desirability for investment and future tenants. The region is on a growth trajectory, underscored by a recent SEEDS program grant awarded for development at the nearby *North Fayette Industrial Site*. This is expected to fuel demand for retail, service, and support infrastructure.

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