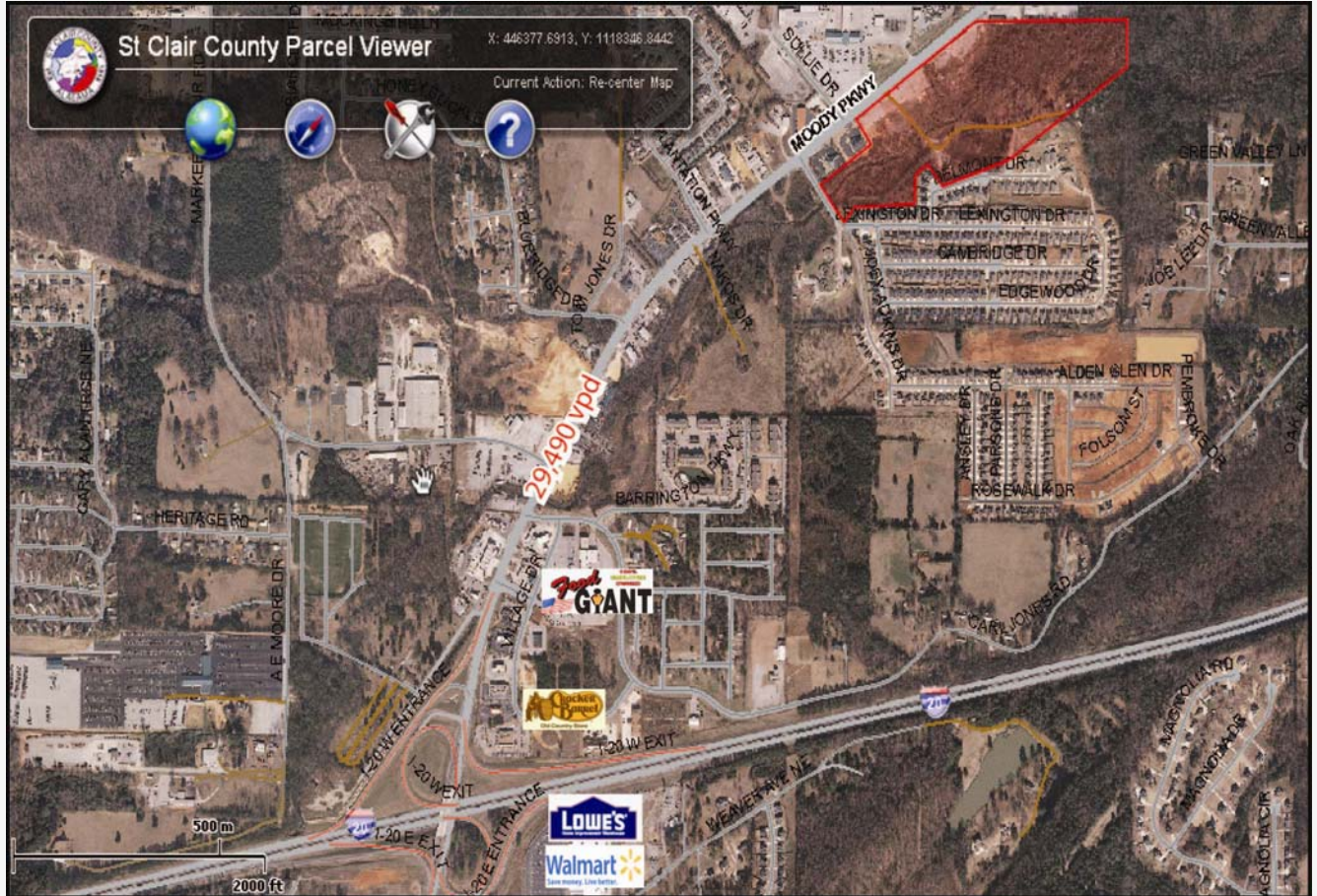


# U.S. Highway 411

Moody, Alabama 35004  
St. Clair County

For Sale LAND

## Retail and Commercial Development Site



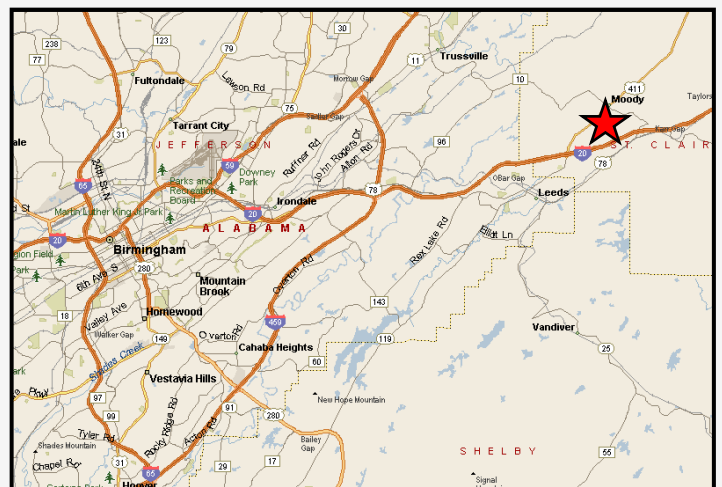
**ACREAGE:** +/- 37.76 acres

**ZONING:** B-3; Tourist Commercial District

**FRONTAGE:** 1,095' on U.S. Highway 411

**COMMENTS:**

- Less than one mile from I-20 via Exit 144
- East of Birmingham located in growing Leeds/Moody corridor that includes Bass Pro Shop, Barber Motorsports Park and Grand River Outlet Mall
- Out parcels available; will subdivide; BancorpSouth and Covenant Bank have constructed branches on two out parcels
- New residential development located adjacent to the property with approximately 500 homes built or under construction.



**SALES PRICE: \$4,900,000**

**EGS**  
Commercial Real Estate

An independently owned and operated member of the  
**CUSHMAN & WAKEFIELD**  
ALLIANCE

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

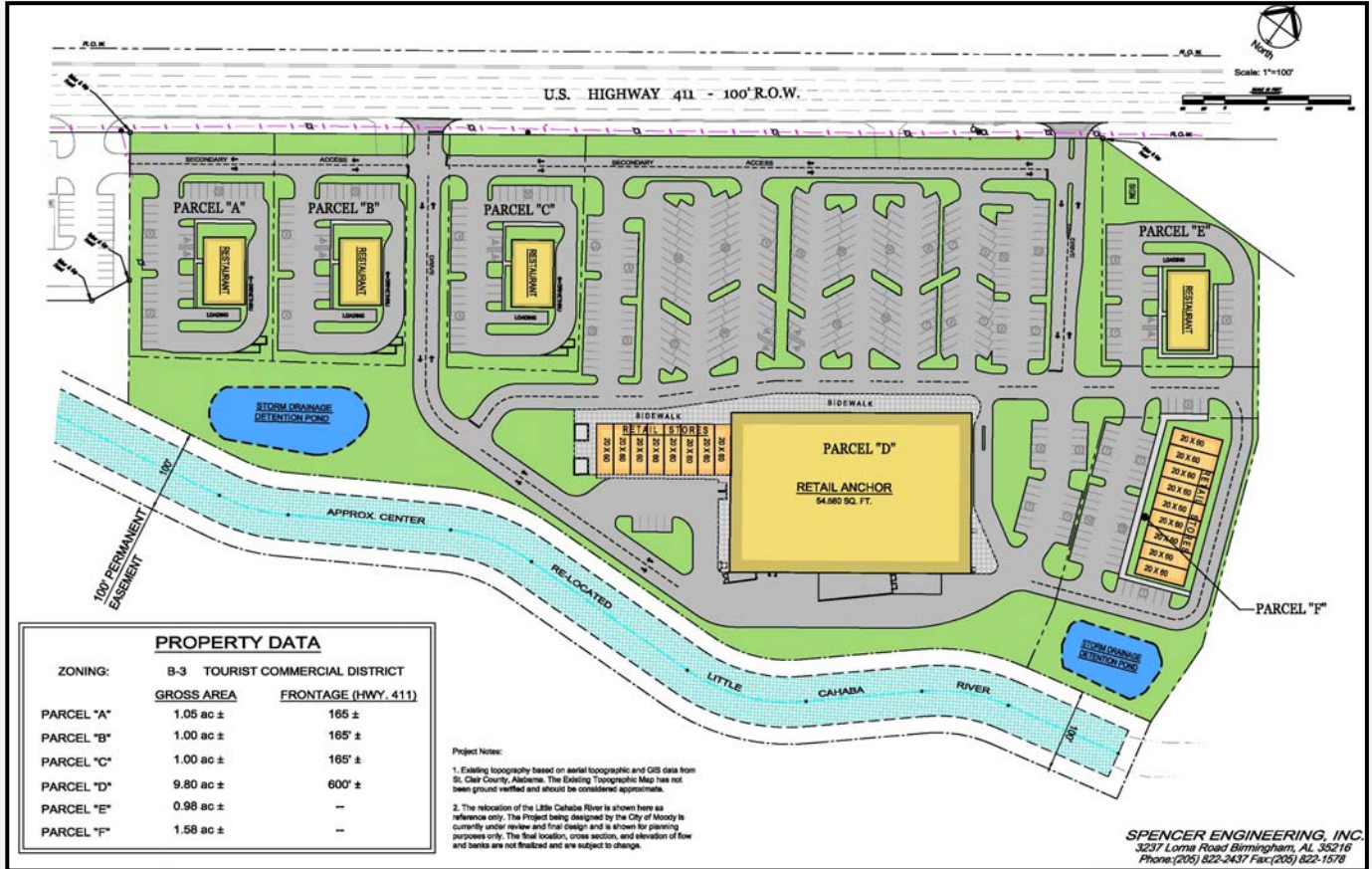
505 North 20th Street, Suite 700, Birmingham, AL 35203

# U.S. Highway 411

Moody, Alabama 35004  
St. Clair County

For Sale LAND

## Conceptual Development Plan



\*Conceptual development plan includes 15.41 acres of the entire site.

## DEMOGRAPHICS:

	Population	Median Household Income
1 mile	4,311	\$40,681
3 mile	16,501	\$38,656
5 mile	28,444	\$40,749

\*Demographics based on 2008 Anysite Data

For more information and inspection please contact:

**HURSTON W. RALEY**  
 (205) 939 – 4440 Main  
 (205) 314 – 5537 Direct  
 hralew@egsinc.com



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

505 North 20th Street, Suite 700, Birmingham, AL 35203