



**Jackie Witt**  
 REALTOR®  
 RE/MAX Tri-State

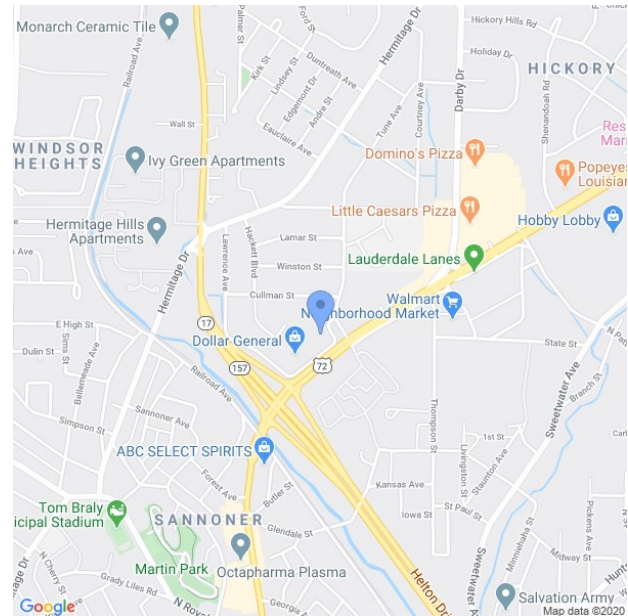
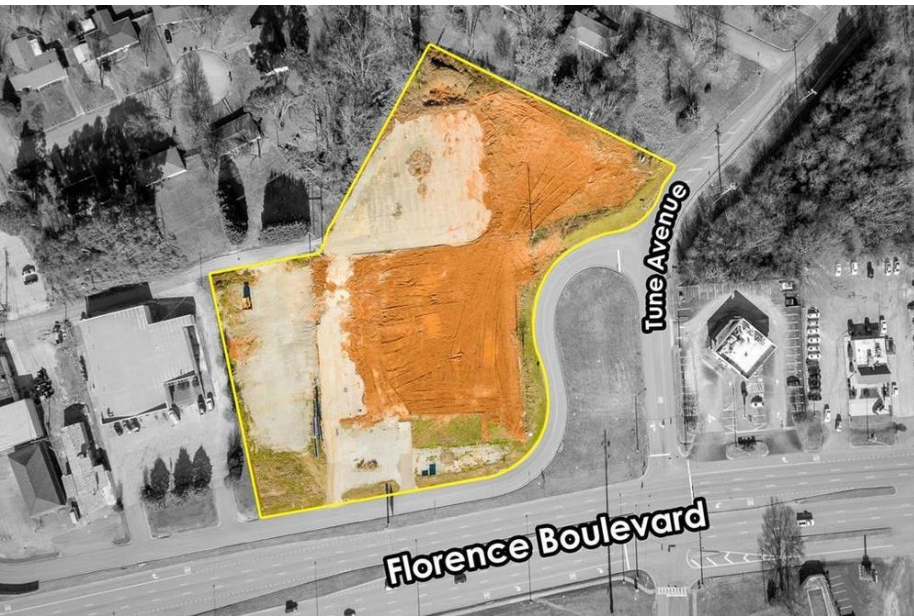
# 000113739  
 ☎ (256) 383-7787  
 📠 (256) 412-0008  
 ✉ jackiewitt@remax.net



1161 FLORENCE BLVD, FLORENCE, ALABAMA 35630



COMMERCIAL • LAND • FOR SALE



SALE PRICE \$1,200,000

LAND AREA 3.5 ACRES

This is an amazing corner with high visibility and traffic count located on Florence Blvd. The property is currently being cleared and will be a ready to build property with approx 3.5 acres. There is approx 250 ft of frontage. The entrance is located on a service road that provides great access from Florence Blvd and Tune Ave. There is a traffic light at the turn. The property is on city sewage as well as all city utilities available. There are 3 parcels that make up the property being offered for your purpose. Hotel, grocery, retail, health fitness, and flood chain are just a few possibilities. There has been a phase one completed on the property.

250.5'x250' Lot in SW/4 of SE/4 of Sec 2 T3S R11W 1.43 AC/D 250'x288' IRR Lot Edgemont No 3 Addition Blk 26 Lot 19