



## HIGHWAY 431 SOUTH, LOT 9 LAND Property Brief



**DESCRIPTION:** VERY UNIQUE ELEVATED DEVELOPMENT LAND THAT BORDERS THE FLINT RIVER. IF YOU WANT TO STAND OUT IN THE HAMPTON COVE AREA, THIS IS YOUR LOT!

**LOCATION:** FROM OLD 431 SOUTH, TRAVEL SOUTH ON HIGHWAY 431 FOR 5 MILES. SUBJECT PROPERTY WILL BE ON YOUR LEFT BORDERING THE FLINT RIVER.

**LAND SIZE:** 2.43 ACRES (+/-)

**SURVEY:** SEE REVERSE SIDE

**ZONING:** COUNTY

**SALE PRICE:** \$250,000

**CONTACT:** RUSS RUSSELL, CCIM, SIOR, ALC, CEA ♦ 256-536-7777

FOR OUR MOST UP TO DATE PROPERTY INFORMATION PLEASE VISIT  
[RUSSRUSSELL.COM](http://RUSSRUSSELL.COM)

This property is subject to prior sale or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owners and from other sources deemed reliable, is not, in any way, warranted by Russ Russell Commercial Real Estate.



**Ranger Russell**  
Madison County's *First*  
Named Real Estate Drone



**Huntsville's First CCIM**



**Huntsville's First ALC**



**Huntsville's First CEA**



**Ruff Russell**  
America's *First and ONLY*  
Real Estate Mascot

923-C Merchants Walk • Huntsville, AL 35801 • (256) 536-7777

Fax: (256) 536-7710 • Website: [russrussell.com](http://russrussell.com)

# HIGHWAY 431 SOUTH LAND

## BRANUM COMMERCIAL PARK HIGHWAY 431 SOUTH

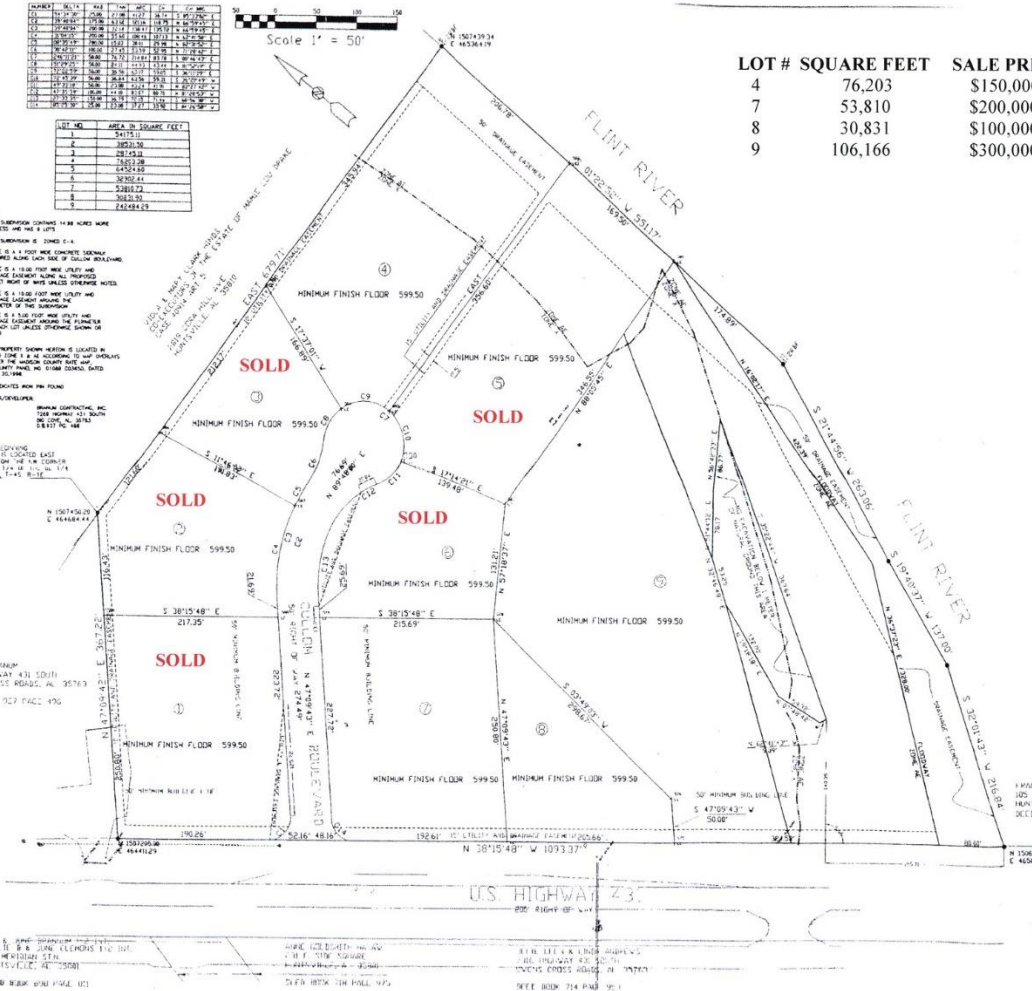
LOT #	AREA IN SQUARE FEET
1	24,751.50
2	28,145.00
3	28,145.00
4	28,145.00
5	28,145.00
6	28,145.00
7	28,145.00
8	28,145.00
9	28,145.00

LOT #	AREA IN SQUARE FEET
1	24,751.50
2	28,145.00
3	28,145.00
4	28,145.00
5	28,145.00
6	28,145.00
7	28,145.00
8	28,145.00
9	28,145.00

- NOTES:
- THE SUBDIVISION CONTAINS 11 LOTS, 10 OF WHICH ARE 1/4 ACRES AND ONE IS 1/2 ACRE.
  - THE SUBDIVISION IS ZONED C-1.
  - THERE IS A 4' FOOT WIDE CONCRETE SIDEWALK RUNNING ALONG THE EAST SIDE OF LOTS 1 THROUGH 10.
  - THERE IS A 10' FOOT WIDE DRIVEWAY RUNNING ALONG THE WEST SIDE OF LOTS 1 THROUGH 10.
  - THERE IS A 10' FOOT WIDE DRIVEWAY RUNNING ALONG THE WEST SIDE OF LOT 11.
  - THERE IS A 10' FOOT WIDE DRIVEWAY RUNNING ALONG THE WEST SIDE OF LOT 12.
  - THE PROPERTY OWNER HAS OBTAINED A PERMIT FROM THE ALABAMA DEPARTMENT OF HIGHWAY TRANSPORTATION FOR THE CONSTRUCTION OF A 10' FOOT WIDE DRIVEWAY RUNNING ALONG THE WEST SIDE OF LOT 11.
  - THE PROPERTY OWNER HAS OBTAINED A PERMIT FROM THE ALABAMA DEPARTMENT OF HIGHWAY TRANSPORTATION FOR THE CONSTRUCTION OF A 10' FOOT WIDE DRIVEWAY RUNNING ALONG THE WEST SIDE OF LOT 12.

DEPT. OF HIGHWAY TRANSPORTATION  
1000 N. RAILROAD AVENUE  
MONTGOMERY, AL 36102

NOTE: BRANUM  
1000 N. RAILROAD AVENUE  
MONTGOMERY, AL 36102



LOT #	SQUARE FEET	SALE PRICE	LAND SIZE
4	76,203	\$150,000	1.75 Acres (+/-)
7	53,810	\$200,000	1.35 Acres (+/-)
8	30,831	\$100,000	.71 Acres (+/-)
9	106,166	\$300,000	2.43 Acres (+/-)