



13360 SOUTH MEMORIAL PARKWAY Property Brief



DESCRIPTION:	EXCELLENT DEVELOPMENT LAND THAT IS CURRENTLY A RETAIL BUILDING WITH HIGH VISIBILITY AND TRAFFIC COUNT. 300 SQ.FT. OF COOLER SPACE, 2 RESTROOMS, SEVERAL SINKS AND FOOD PREP AREAS, AND STORAGE AREAS. SECURITY SYSTEM WITH CAMERAS.
LOCATION:	ACROSS FROM THE CORNER OF SOUTH MEMORIAL PARKWAY AND HOBBS ISLAND ROAD ON THE WEST SIDE.
BUILDING SIZE:	3,000 SQ. FT. (+/-)
LAND SIZE:	3.06 ACRES (+/-) / 308' X 467' X 311' X 400' (+/-)
SURVEY:	ON REVERSE SIDE.
TRAFFIC COUNT:	29,630 CARS PER DAY (+/-)
ZONING:	HEAVY INDUSTRY
SALE PRICE:	\$1,100,000
CONTACT:	RUSS RUSSELL, CCIM, SIOR, ALC, CEA ♦ 256-536-7777

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

Website: russrussell.com • Email: russ@russrussell.com



FIELD SURVEY, DATE: _____

NOTES:

1. BUILDING TIES ARE _____
2. NO INSTRUMENTS _____
3. OR OWNERSHIP W/ _____
3. PLEASE RETAIN CO _____
4. WILL NOT BE ISSUE _____
4. 0 IS A CAPPED TACK _____
5. SEE ATTACHMENTS _____
6. BEARINGS ARE RECD _____
6. EPOCH35 GPS REC'D _____
7. AREA AROUND LAR _____
8. SOME AREA ADJAC _____
8. (UNDERGROUND P _____

LEGEND:	
I.P.S.	CAPPED TACON IRON
R.B.	REFERENCE BEARING
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCE
	POWER LINE
P.P.	POWER POLE
	FENCE LINE
SS.	SANITARY SEWER
S.D.	STORM DRAIN
C.L.F.	CHAIN LINK FENCE
S.W.	SIDEWALK

