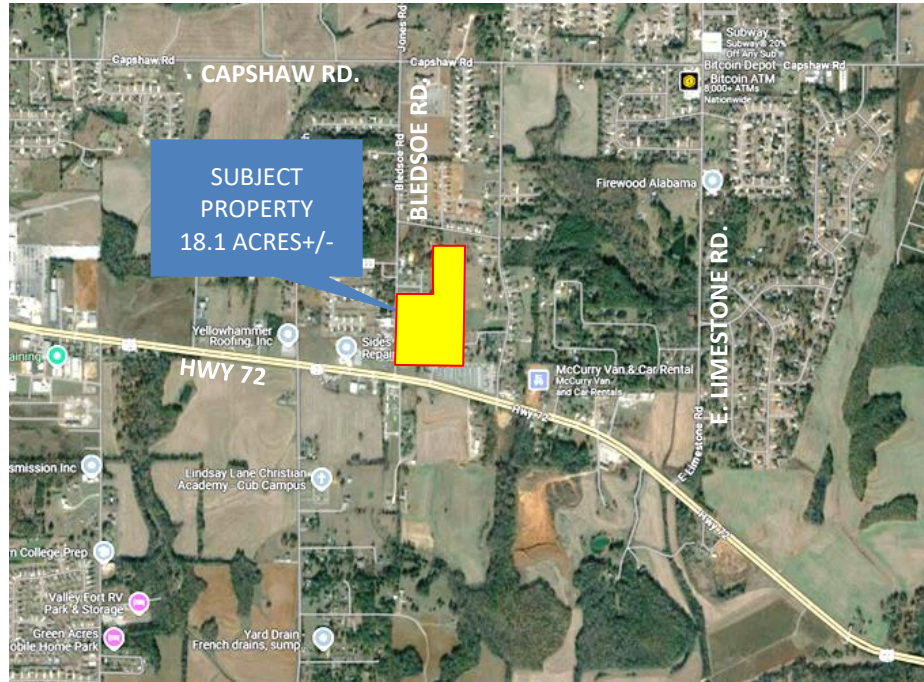




## HWY. 72 W. AND BLEDSOE RD. ATHENS, AL



- DESCRIPTION:** DEVELOPMENT LAND WITH 950+/- FEET OF ROAD FRONTAGE ON BLEDSOE RD. WITH HIGH VISIBILITY FROM HWY 72 W. JUST 1.8 MILES WEST OF ATHENS CITY LIMITS.
- LOCATION:** 1.8 MILES EAST OF MOORESVILLE ROAD. LEFT ON BLEDSOE ROAD OR 3.66 MILES WEST OF COUNTY LINE ROAD IN MADISON, AL. RIGHT ON BLEDSOE ROAD. PROPERTY ON THE RIGHT.
- LAND SIZE:** 18.1 ACRES+/-
- SURVEY:** ON REVERSE SIDE
- TRAFFIC COUNT:** 19,186+/- VEHICLES PER DAY
- ZONING:** LIMESTONE COUNTY
- SALE PRICE:** \$1,700,000
- CONTACT:** RUSS RUSSELL CCIM, ALC, CEA ♦ 256-536-7777

**FOR OUR MOST UP TO DATE PROPERTY INFORMATION PLEASE VISIT  
[www.russrussell.com](http://www.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.



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**6.06  
ACRES+/-**

**12.05 ACRES+/-**