

Lawrence County Prime Development Opportunity
000 Alabama Highway 24
Moulton, AL 35650

\$6,478,000
164± Acres
Lawrence County



Lawrence County Prime Development Opportunity Moulton, AL / Lawrence County

SUMMARY

Address

000 Alabama Highway 24

City, State Zip

Moulton, AL 35650

County

Lawrence County

Type

Farms, Undeveloped Land, Commercial, Business Opportunity

Latitude / Longitude

34.492791 / -87.270538

Taxes (Annually)

\$2,815

Acreage

164

Price

\$6,478,000

Property Website

<https://www.mossyoakproperties.com/property/lawrence-county-prime-development-opportunity-/lawrence/alabama/75253/>



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PROPERTY DESCRIPTION

Prime Commercial Development Opportunity in Lawrence County, Alabama

Seize this rare opportunity to invest in a prime commercial property in Moulton, Alabama. Strategically positioned as the largest municipality in Lawrence County and poised for significant growth, this property is ideally situated to benefit from the western expansion of the Huntsville/Madison metropolitan area, Alabama's most populous region.

Property Highlights:

- **Extensive Road Frontage:** Over 1 mile of frontage along Alabama Highway 24, a major four-lane highway, and approximately 1.5 miles of total paved road frontage, enhancing accessibility and visibility.
- **High Traffic Volume:** Daily average vehicle counts are impressive, with a 2023 ALDOT study showing approximately 12,602 vehicles on Highway 24 and an additional 14,697 on Alabama Highway 157, a major four-lane thoroughfare less than half a mile away.
- **Strategic Location:** The property is centrally located in North Alabama with excellent connectivity - approximately 34 miles from Huntsville International Airport, 35 miles from Athens, 29 miles from Muscle Shoals, and 29 miles from I-65 in Decatur.
- **Community and Growth Potential:** Moulton is the county seat of Lawrence County, and its population is poised for growth. It connects major North Alabama cities like Cullman, Florence, Decatur, and Russellville, making it a pivotal location for commercial development.

This property offers an exceptional opportunity for investors and developers looking to capitalize on the expanding commercial needs of the region. With its significant road frontage, high traffic volumes, and strategic location near major cities and infrastructure, this commercial site presents a lucrative opportunity for substantial business growth and development in ever-expanding North Alabama.

Will consider divisons!

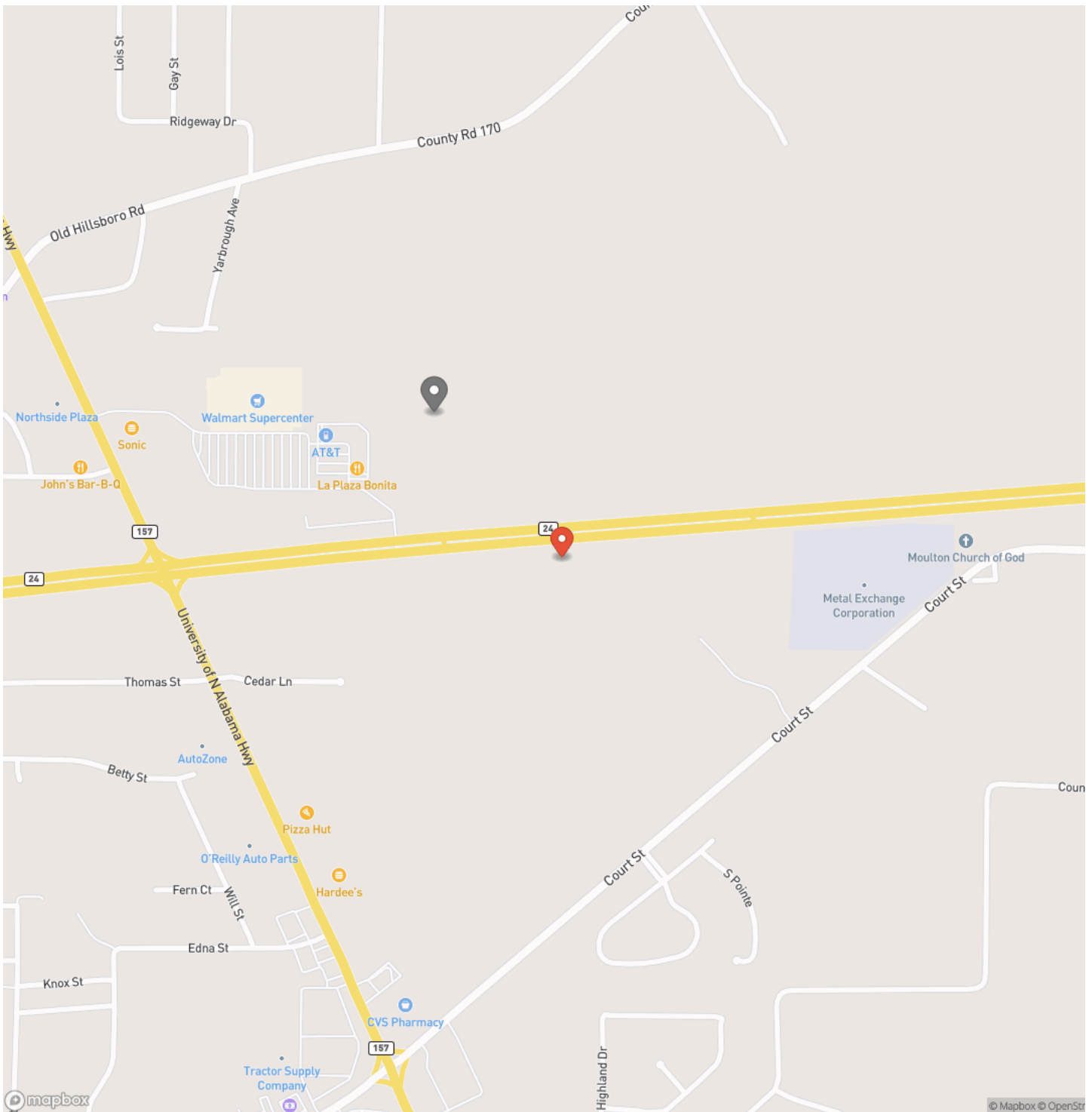
Shown by appointment only.

For more information contact Austin Littrell at 256.460.1875 or email alittrell@mossyoakproperties.com

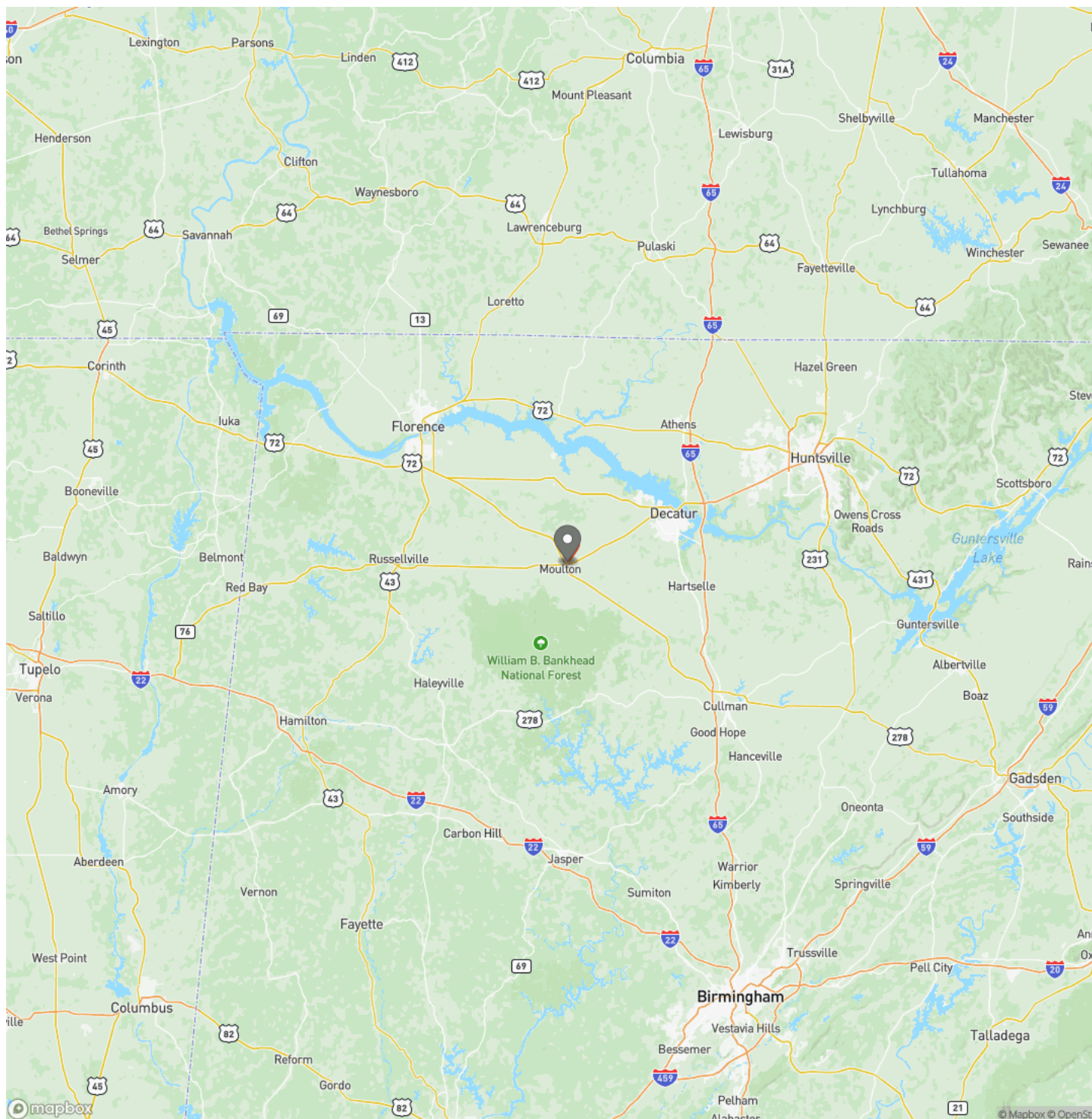
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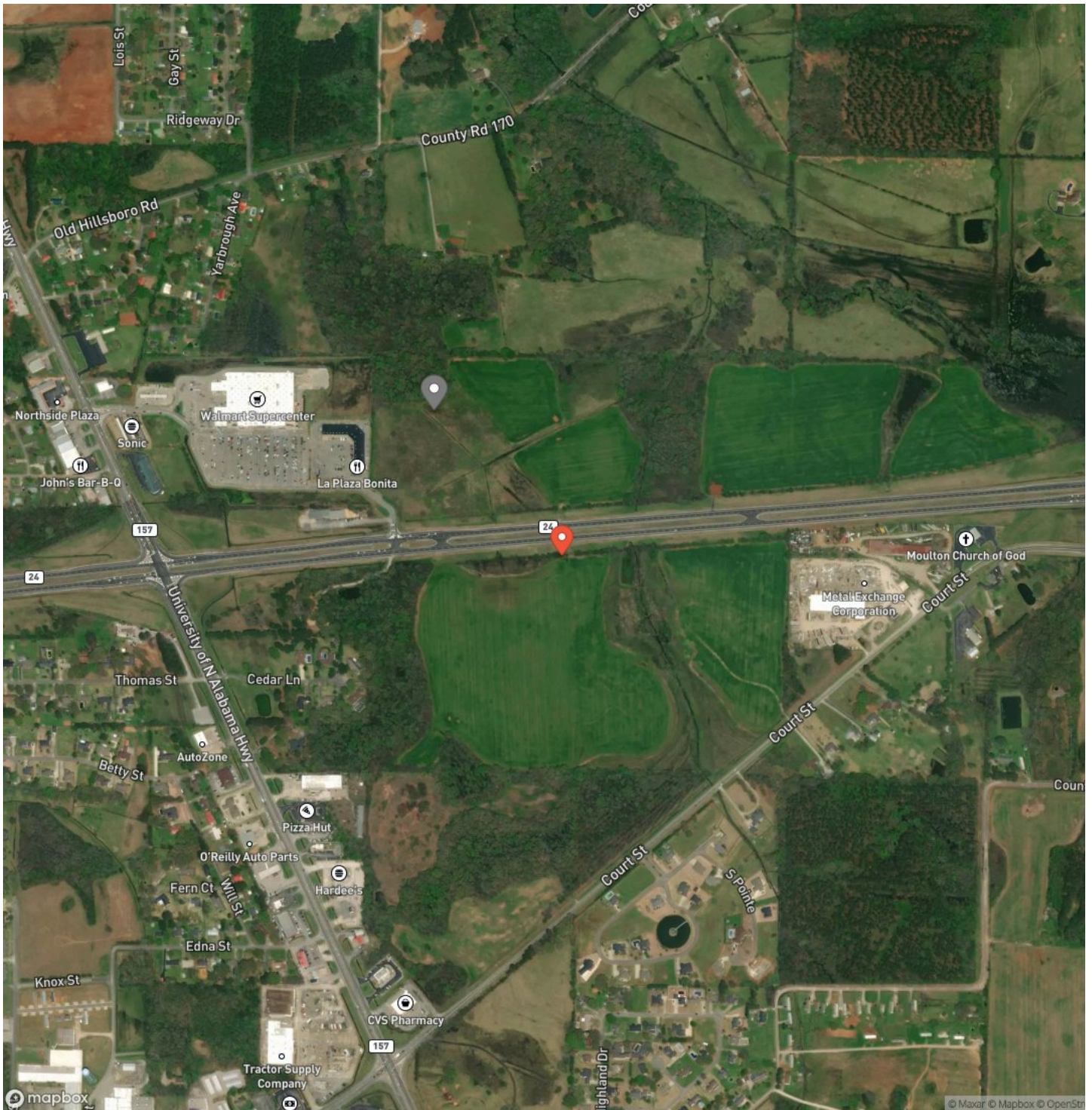
Locator Map



Locator Map



Satellite Map



Lawrence County Prime Development Opportunity

Moulton, AL / Lawrence County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES

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MORE INFO ONLINE:
MossyOakProperties.com

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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