

**Residential and Commercial Development Opportunity**  
000 Hwy 24  
Moulton, AL 35650

**\$2,714,000**  
92± Acres  
Lawrence County



## Residential and Commercial Development Opportunity Moulton, AL / Lawrence County

### SUMMARY

**Address**

000 Hwy 24

**City, State Zip**

Moulton, AL 35650

**County**

Lawrence County

**Type**

Undeveloped Land, Business Opportunity, Commercial, Farms

**Latitude / Longitude**

34.492748 / -87.270248

**Taxes (Annually)**

1081

**Acreage**

92

**Price**

\$2,714,000

**Property Website**

<https://www.mossyoakproperties.com/property/residential-and-commercial-development-opportunity-lawrence-alabama/78132/>



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### **PROPERTY DESCRIPTION**

Excellent residential and commercial development opportunity in the heart of Lawrence County, Alabama!

The property spans 92+/- acres and offers a fantastic chance for development in the rapidly growing North Alabama market. There is a pressing need for new housing options in the immediate area, including single-family homes and apartments, making this location an ideal starting point for such projects.

Centrally located near major North Alabama cities such as Huntsville, Madison, Athens, Decatur, Muscle Shoals, Florence, and Cullman, this area provides a small-town atmosphere while being 45 minutes or less from multiple thriving job markets.

Additional attributes:

2,650+/- feet of frontage along Hwy 157

1,740+/- feet of frontage along Court Street

16 miles west of Decatur

25 miles west of I-65 in Madison

34 miles west of Huntsville International Airport

Additional acreage is available. Seller may consider divisions.

For more information, contact Austin Littrell at 256.460.1875 or email [alittrell@mossyoakproperties.com](mailto:alittrell@mossyoakproperties.com)

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## Locator Map

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## Locator Map

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## Satellite Map

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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**Mossy Oak Properties Southeast Land & Wildlife, LLC**  
1229 Hwy 72 East  
Tuscumbia, AL 35674  
(256) 345-0074  
[MossyOakProperties.com](http://MossyOakProperties.com)

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