



**370 ROY BEALL DRIVE**  
**LUVERNE | CRENSHAW COUNTY, AL**  
**\$739,999**

**INVESTMENT OPPORTUNITY**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (334) 931-0090 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)**

# 370 ROY BEALL DRIVE

## PROPERTY PROFILE

### LOCATION:

- 370 Roy Beall Drive  
Luverne, AL 36049
- Crenshaw County
- 23.5± Miles SW of Troy
- 26.4± Miles SE of Greenville
- 52.4± Miles S of Montgomery

### PROPERTY USE:

- Multi-Family Residence
- Investment
- Opportunities:
  - Assisted Living Facility
  - Dormitory
  - Group Home
  - Hunting Lodge
  - Rehab Center
  - Bed and Breakfast

### COORDINATES:

- 31.69642, -86.2728

### PROPERTY INFORMATION:

- 2.43± Acres
- Zoned Residential
- 7,394± SqFt Residence
- 16 Bedrooms/16 Bathrooms
- Community Kitchen
- Community Living  
and Dining Rooms
- Community Laundry Area
- Beauty Parlor
- Library
- Fireplace in Living Room

### TAX INFORMATION:

- 15-03-05-1-000-035-0050
- \$8,429.72 for 2024



**RUSS WILKERSON**  
LAND & POULTRY SPECIALIST  
C: 334-268-9098 | russ@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

**MELANIE WILKERSON**  
LAND & RESIDENTIAL SPECIALIST  
C: 334-672-0941 | mwilkerson@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 334-931-0090 | smalltownproperties.com



# WELCOME TO 370 ROY BEALL DRIVE

**INTRODUCING AN EXCEPTIONAL TURNKEY OPPORTUNITY IN LUVERNE, ALABAMA—IT'S TIME TO GET CREATIVE!** Offering a rare combination of space, functionality, and charm, this Crenshaw County property is ideal for use as a group home, assisted living facility, dormitory, hunting lodge, bed and breakfast, or anything else you can imagine!

Situated on 2.43± acres and zoned residential, this 7,394± square foot building once served as an assisted living center. A scenic pond, on the neighboring land, offers a lovely view. The expansive property was thoughtfully designed to provide comfort and community with 16 bedrooms, each with a private bathroom. A spacious community living room is at the heart of the home and serves well as a warm and inviting gathering place, perfect for relaxation or group activities. A large dining room easily accommodates shared meals and special events, while the well-equipped kitchen makes food preparation efficient and enjoyable.



**[CLICK HERE](#) TO TAKE A VIRTUAL TOUR**



**RUSS WILKERSON**  
LAND & POULTRY SPECIALIST  
C: 334-268-9098 | [russ@smalltownproperties.com](mailto:russ@smalltownproperties.com)



**MELANIE WILKERSON**  
LAND & RESIDENTIAL SPECIALIST  
C: 334-672-0941 | [mwilkerson@smalltownproperties.com](mailto:mwilkerson@smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# MORE ABOUT 370 ROY BEALL DRIVE

Residents and guests will also appreciate the dedicated laundry facilities, ensuring convenience for day-to-day living. Beyond the essentials, a few special amenities are included: a private beauty parlor for on-site grooming and pampering and a quiet library that offers a peaceful escape for reading, study, or reflection.

With its abundance of private and shared spaces, this furnished property provides a harmonious balance between community connection and personal comfort. Whether you're envisioning a care facility, retreat, co-housing development, or a one-of-a-kind multi-generational residence, this versatile property is ready to meet a wide range of needs.

Spacious, well-appointed, and full of possibilities, this property is a strong choice for investors and those with creativity. This truly is a place where comfort and community come together.

**Contact Russ or Melanie Wilkerson today to schedule  
a private tour and experience #TheSmallTownWay!**



**RUSS WILKERSON**  
LAND & POULTRY SPECIALIST  
C: 334-268-9098 | [russ@smalltownproperties.com](mailto:russ@smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

**MELANIE WILKERSON**  
LAND & RESIDENTIAL SPECIALIST  
C: 334-672-0941 | [mwilkerson@smalltownproperties.com](mailto:mwilkerson@smalltownproperties.com)

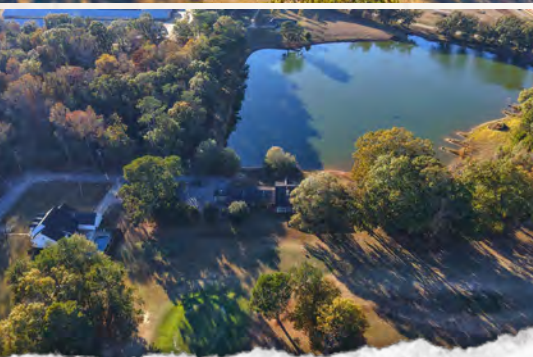
2121 5th St., Ste 206 - Meridian, MS 39301 | O: 334-931-0090 | [smalltownproperties.com](http://smalltownproperties.com)



370 ROY BEALL DRIVE

LUVERNE

CRENSHAW COUNTY, ALABAMA



**RUSS WILKERSON**  
LAND & POULTRY SPECIALIST  
C: 334-268-9098 | [russ@smalltownproperties.com](mailto:russ@smalltownproperties.com)

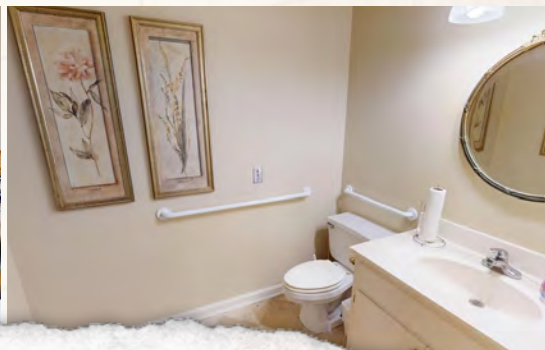
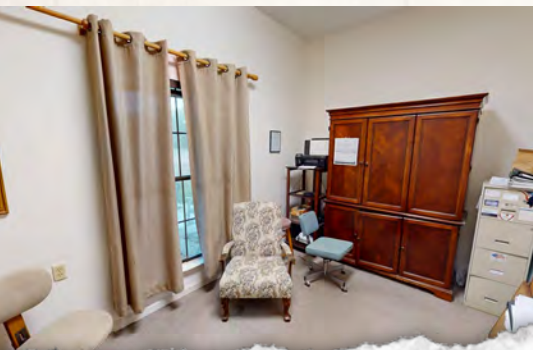
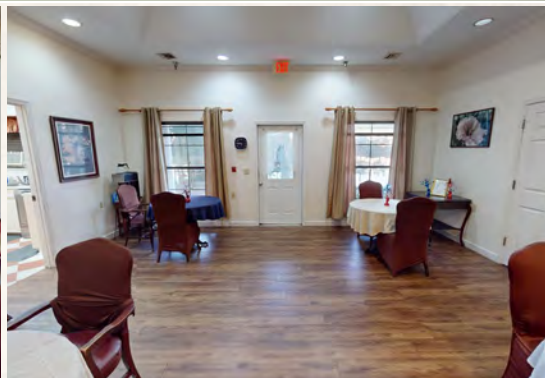
Information is believed to be accurate but not guaranteed.

**MELANIE WILKERSON**  
LAND & RESIDENTIAL SPECIALIST  
C: 334-672-0941 | [mwilkerson@smalltownproperties.com](mailto:mwilkerson@smalltownproperties.com)

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 334-931-0090 | [smalltownproperties.com](http://smalltownproperties.com)







**RUSS WILKERSON**  
LAND & POULTRY SPECIALIST  
C: 334-268-9098 | [russ@smalltownproperties.com](mailto:russ@smalltownproperties.com)

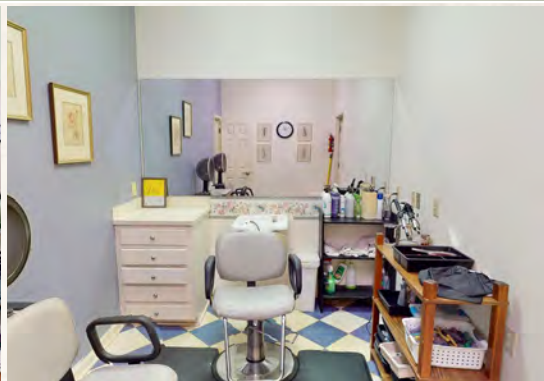
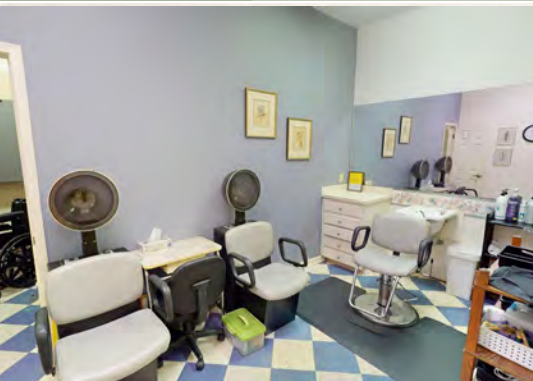
Information is believed to be accurate but not guaranteed.

**MELANIE WILKERSON**  
LAND & RESIDENTIAL SPECIALIST  
C: 334-672-0941 | [mwilkerson@smalltownproperties.com](mailto:mwilkerson@smalltownproperties.com)

370 ROY BEALL DRIVE

LUVERNE

CRENSHAW COUNTY, ALABAMA



**RUSS WILKERSON**  
LAND & POULTRY SPECIALIST  
C: 334-268-9098 | [russ@smalltownproperties.com](mailto:russ@smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

**MELANIE WILKERSON**  
LAND & RESIDENTIAL SPECIALIST  
C: 334-672-0941 | [mwilkerson@smalltownproperties.com](mailto:mwilkerson@smalltownproperties.com)

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 334-931-0090 | [smalltownproperties.com](http://smalltownproperties.com)





**RUSS WILKERSON**  
LAND & POULTRY SPECIALIST  
C: 334-268-9098 | [russ@smalltownproperties.com](mailto:russ@smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

**MELANIE WILKERSON**  
LAND & RESIDENTIAL SPECIALIST  
C: 334-672-0941 | [mwilkerson@smalltownproperties.com](mailto:mwilkerson@smalltownproperties.com)





**RUSS WILKERSON**  
LAND & POULTRY SPECIALIST  
C: 334-268-9098 | [russ@smalltownproperties.com](mailto:russ@smalltownproperties.com)

*Information is believed to be accurate but not guaranteed.*

**MELANIE WILKERSON**  
LAND & RESIDENTIAL SPECIALIST  
C: 334-672-0941 | [mwilkerson@smalltownproperties.com](mailto:mwilkerson@smalltownproperties.com)



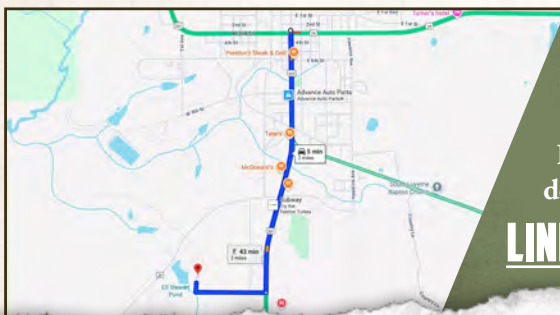
370 ROY BEALL DRIVE

LUVERNE

CRENSHAW COUNTY, ALABAMA



land id. LINK



Directions From Luverne, AL:  
Travel 1.5 miles south on Forest Ave/  
Jane Drive. Turn right on Roy Beall  
Drive and continue 0.5 miles to the  
destination.

[LINK TO GOOGLE MAP DIRECTIONS](#)



**RUSS WILKERSON**  
LAND & POULTRY SPECIALIST  
C: 334-268-9098 | russ@smalltownproperties.com



**MELANIE WILKERSON**  
LAND & RESIDENTIAL SPECIALIST  
C: 334-672-0941 | mwilkerson@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

C: 334-672-0941 | mwilkerson@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 334-931-0090 | smalltownproperties.com