

**Commercial Property Eutaw, AL**  
300 Greensboro Street  
Eutaw, AL 35462

**\$750,000**  
3.56± Acres  
Greene County



**Commercial Property Eutaw, AL**  
**Eutaw, AL / Greene County**

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**SUMMARY**

**Address**

300 Greensboro Street

**City, State Zip**

Eutaw, AL 35462

**County**

Greene County

**Type**

Commercial

**Latitude / Longitude**

32.838594 / -87.883737

**Acreage**

3.56

**Price**

\$750,000

**Property Website**

[www.mossyoakproperties.com](http://www.mossyoakproperties.com)



## **PROPERTY DESCRIPTION**

Great Location! Commercial property located at 300 Greensboro Street in Eutaw. This 3.56 acres has 2 buildings totaling 20,000 square feet. The first building is the old Edgar's Foodland containing 12,000 square feet on 1.37 acres asking price \$400,000. The second building is the old Super Dollar Store and contains 8,000 square feet on 2.19 acres asking price \$350,000. The property can be divided. For more information call Jim Logan at [205-372-7679](tel:205-372-7679).

Unleash the potential of this prime 3.56-acre commercial property, strategically located in Eutaw, Alabama. This expansive parcel offers a blank canvas for your entrepreneurial vision, ready to be transformed into a thriving business venture. With ample space and a desirable location, the possibilities for development are truly limitless.

### **Location**

Nestled in the heart of Greene county, this property boasts a coveted address in Eutaw, Alabama. Its position within the community offers excellent visibility and accessibility, making it an ideal spot for a variety of commercial endeavors. The surrounding area provides a supportive environment for growth and development, connecting your business to the pulse of the region.

### **Land and terrain**

Spanning a generous 3.56 acres, the land presents a versatile landscape awaiting your specific design. The terrain offers ease of development, providing a solid foundation for construction and landscaping. Buyers will appreciate the freedom to sculpt this acreage to perfectly suit their commercial aspirations.

### **Improvements and infrastructure**

This property offers a fantastic opportunity for new construction, allowing you to design and build to your exact specifications. The absence of existing structures means you have complete creative control to implement modern designs and efficient layouts, ensuring your business space is perfectly tailored to its function.

### **Water and utilities**

The groundwork for essential services is ready for your development plans. Connecting to vital utilities will be a straightforward process, ensuring your commercial operation has access to everything it needs to function seamlessly. The buyer has the freedom to choose and install the specific water source and utility providers that best fit their operational requirements.

### **Current and potential use**

This commercial property is ripe for development, offering incredible flexibility for various business ventures. Imagine establishing a new retail hub, a professional office complex, or a service-oriented enterprise. The potential uses are as broad as your ambition, making this an astute investment for future growth.

### **Access and easements**

The property benefits from excellent access, ensuring smooth ingress and egress for customers and deliveries. Details regarding specific road types and frontage will be readily available for review, confirming the ease with which your business can connect to main thoroughfares. Any easements present will be clearly defined, offering transparency and certainty for your development plans.

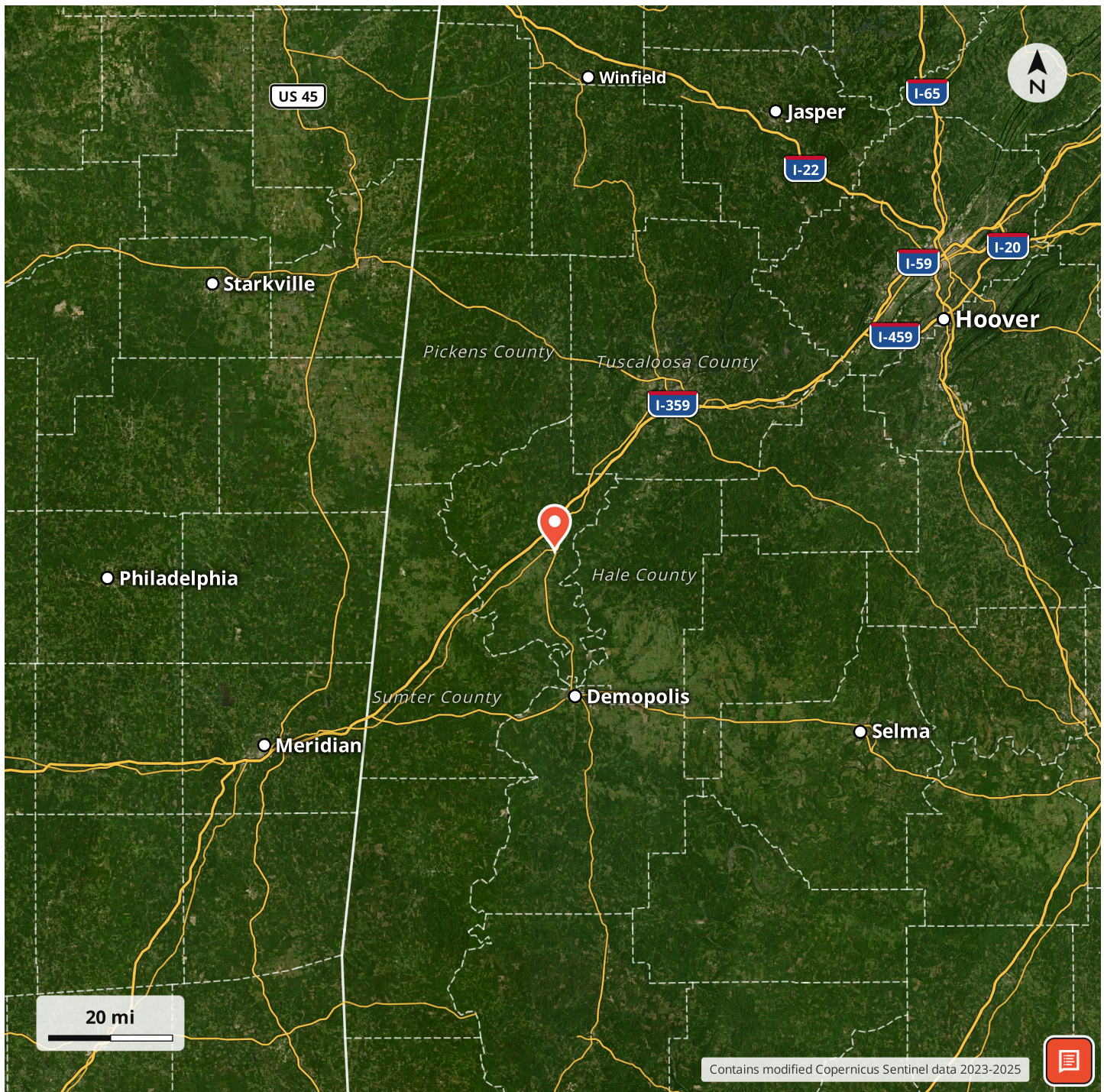
Contact us today to learn more or to schedule a visit and explore the vast potential of this exceptional commercial offering.

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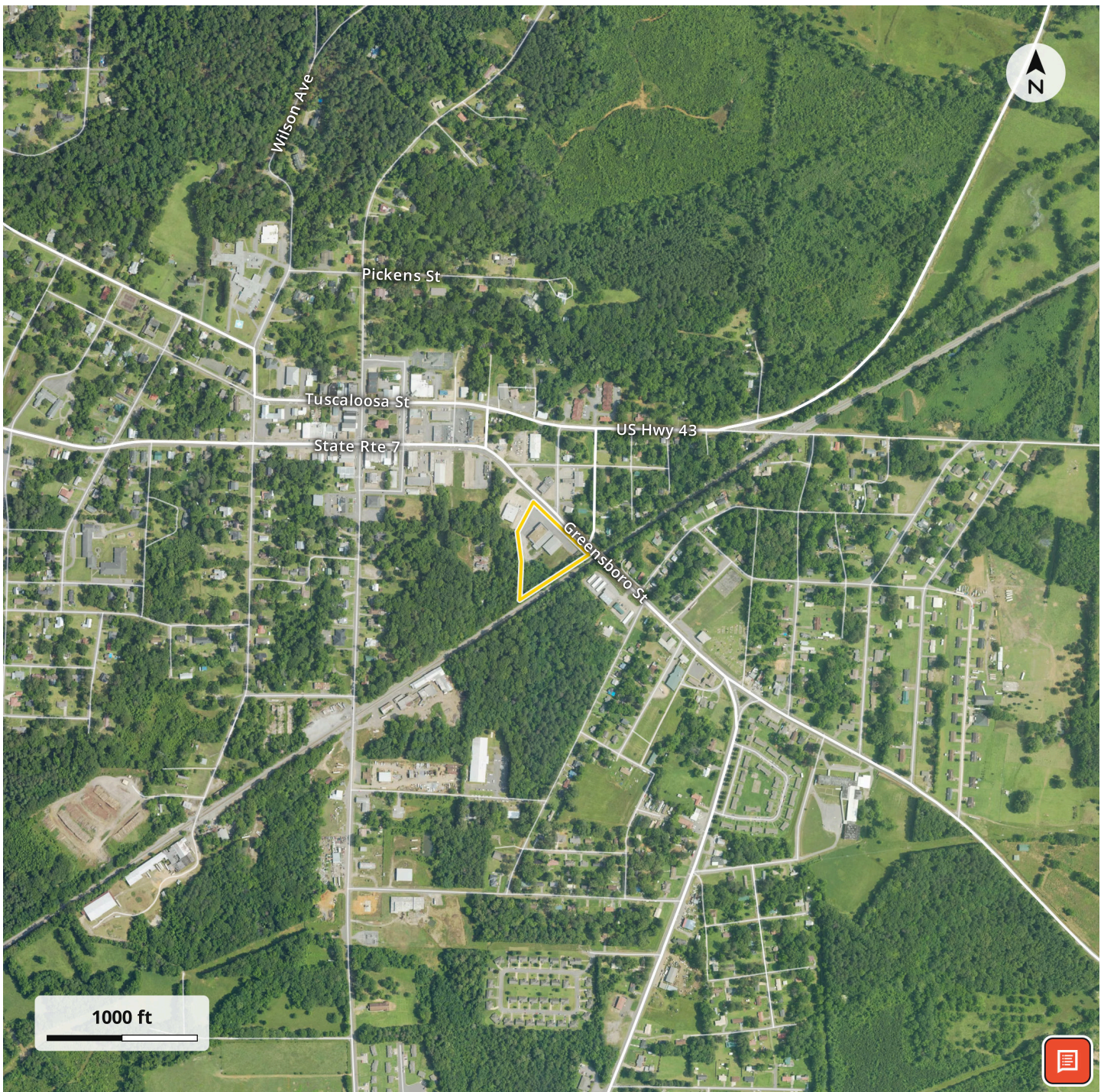
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## Regional Map



## Locator Map



## Aerial Map





## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**<https://www.loganforestry.com/>**

## **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 Logan Land Co.-Greene Co.**  
P.O. Box 529  
Eutaw, AL 35462  
(205) 372-9800  
<https://www.loganforestry.com/>

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