



**Industrial Property
Coosa County, AL +/-331 Acres
Fact Sheet**

Price: \$5,000,000.00

Property Location/ Access: Located in the Kellyton community of east, central Coosa County, AL. Property accessed by frontage on Hix Road and Moon Road (both Coosa County roads). Property is 1/10 of a mile north of U.S. Highway 280 (a four-lane highway with median and acceleration/ deceleration lanes on the south bound side of the intersection with Hix Road).

Travel Mileage: Alexander City- 4 miles; Sylacauga- 20 miles; Auburn/ Opelika- 41 miles; Birmingham- 55 miles

Property Type: Industrial/ Manufacturing; Potential Quarry (Drilled, Lab Tested Granite Reserves); Logistics Hub.

Land Cover: Mature Pine and Hardwood Timber, Pre-merchantable Pine, 3 Small Ponds, Creek and Streams.

Utilities on site: Electrical Service by Alabama Power; Kellyton Water Service; Phone Service.

Infrastructure/ Improvements: Frontage on the Norfolk Southern Railroad; Alabama Power Substation 1/10 of a mile away; +/-20 Acres of the property is Graded to the elevation of the railroad; +/-½ mile of Gravel Roads; Metal Building with enclosed area; Truck Scales; Chain-Link Fence and Gated Entry; Stormwater Drainage System.