

# \$360,000 - Hwy 21, Atmore

MLS® #596052

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## \$360,000

0 Bedroom, 0.00 Bathroom,  
Land on 20 Acres

None, Atmore, AL

Atmore, AL- Corner lot, 20+/- acres with IMMEDIATE INCOME OF \$5,300 PER YEAR! \$300/month combined for 2 billboards & the land is presently being farmed with a \$85.00/acre lease. With 1965 feet of Highway Road & Bell Fork Road, this is Exceptional commercial, residential, or agricultural use land. GREAT LOCATION FOR HOMES, OR APARTMENTS with easy access to 2 paved roads. Conveniently 1 mi from I-65 & 6 mins from Walmart Super Center. Located in a Commercial growth area, this property serves as a Gateway to I-65, River Cane Development & the Historic District of Downtown Atmore. City water & sewer are available. This excellent Corner Lot offers many possibilities, great potential & multiple uses! Hwy 21 is a highly trafficked State Highway traveled by nearly 10,000 locals, travelers, tourists & truckers per day in this particular section of the Hwy! The route travels almost the entire length of the state starting at the AL/FL state line of Atmore, the route then travels north through the heart of Atmore, passing under an intersection with I-65 at Exit 57 & ends in Piedmont, AL. At 279-miles (449 km) in length, you'll have no trouble with visibility or access! This area is primed for growth with several successful businesses already in place in the vicinity including Windcreek Casino & Hotel, a New Starbucks & a new urgent care clinic right off I-65. Recently, more than \$90 million in capital investment projects have been brought to this



growing city. About 48+/- New Businesses have joined this growing community. Atmore has welcomed Jack's family restaurant, the Coastal Growers \$84 Million peanut shelling plant that brought 100+ jobs, the new headquarters for West Escambia Utilities & the Atmore senior living village on McRae St. A new state prison was also approved for construction, bringing new job opportunities. This is the perfect location, cleared & ready to set up shop whenever you are! Check it out today! Contact the city of Atmore for all zoning inquiries.

**Essential Information**

MLS® #	596052
Price	\$360,000
Bathrooms	0.00
Acres	20.00
Type	Land
Sub-Type	Land/Acreage
Status	Active

**Community Information**

Address	Hwy 21
Subdivision	None
City	Atmore
County	Other Counties
State	AL
Zip Code	36502

**Amenities**

Utilities	Natural Gas Connected, Sewer Available, Electricity Connected, Gas, Internet, Phone Connected
Waterfront	No Waterfront, No Waterfront Features

**Exterior**

Lot Description	Corner Lot, Cleared
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**School Information**

Elementary	Local School In County
Middle	Local School In County
High	Local School In County

**Additional Information**

Zoning	Agricultural,Business,City,Commercial,Res Multi,Res Single
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**Listing Details**

Listing Office	PHD Real Estate, LLC
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