

# \$55,000 - N Hwy 21, Atmore

MLS® #614225

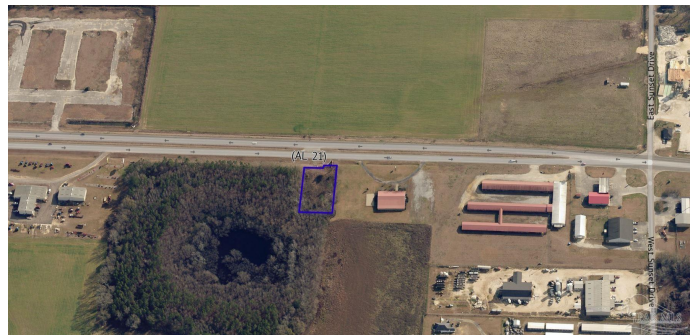
**\$55,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1 Acres

None, Atmore, AL

Atmore, AL- Cleared 0.65+/- acres with 4 lane frontage on busy Hwy 21 in a rapid growing city! Located on the edge of town, this property boasts abundant potential & is waiting for you to take advantage of the opportunity, with zoning that allows for your home or a variety of businesses. Property neighbors successful establishments that have been a part of the Atmore community for years & is just enough acreage for your business.. Billboard will remain on the property & belongs to the Seller. A central location 5 Mins north of downtown & south of Wind Creek Hotel/RV

Park/Casino/Spa offers high traffic on a main Highway supported by visitors, travelers, truckers & locals. A wholesale buy-in into downtown from the community & investors has spurred on growth, some of which has yet to be seen from the investors' purchases. All shops in the downtown area are either sold for rentals, owned & operated by the seller or rented to a tenant. As the largest city in Escambia County, dedicated to growth & redevelopment, Atmore recently had more than \$90 million in capital investment projects & 48+/- New Businesses have joined this growing community with more on the way. This includes local or franchised eateries, Atmore the Coastal Growers' Million peanut shelling plant, the new headquarters for West Escambia Utilities, the Atmore Senior Living Village on McRae St, a \$15 M state of the art Meat Processing Facility off Exit 54 of I-65 & a new \$5 M urgent care facility that is said to be



the first step in building a new medical care community near I-65. Atmore is perfectly positioned to be an attractive area for businesses while still retaining its warm, family charm. This is certainly the place to be! Call now and join one of the hottest towns in Escambia County! \*\*The seller reserves a perpetual outdoor advertising agreement on the billboard sign that is on the property. Buyers would not receive any monies for the sign. Property has a wetland on the north end.

**Essential Information**

MLS® #	614225
Price	\$55,000
Bathrooms	0.00
Acres	0.65
Type	Land
Sub-Type	Land/Acreage
Status	Active

**Community Information**

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

**Amenities**

Utilities	Internet, Phone Connected
Waterfront	No Waterfront, No Waterfront Features

**Exterior**

Lot Description	Central Access, Cleared
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**School Information**

Elementary	Local School In County
Middle	Local School In County

### Local School In County

Zoning Agricultural,Business,City,Commercial,No Mobile Homes,Res Multi,Res Single

Listing Office                      PHD Real Estate, LLC

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