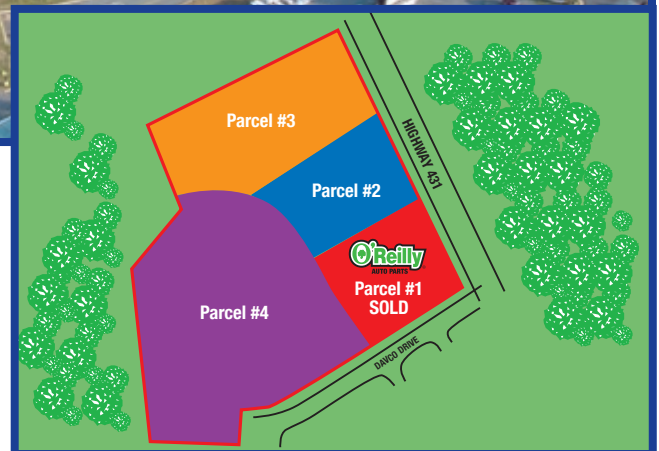


# FOR SALE

US- 431 • Roanoke, Alabama 36274

**RealtySouth™**

2501 Twentieth Place South  
Suite 400  
Birmingham, Alabama 35223



## FEATURES

- Great development opportunity
- Located near Lake Wedowee
- Located adjacent to WalMart Supercenter  
19 miles to LaGrange, GA  
45 miles to Newnan, GA  
40 miles to Oxford, AL  
100 miles to Atlanta, GA  
100 miles to Montgomery, AL  
100 miles to Birmingham, AL
- Entire Parcel- 8.18 +/- acres  
Sale Price- **\$1,450,000**
- Parcel #1- **SOLD**
- Parcel #2- 1.2 +/- acres  
Sale Price- **\$350,000**
- Parcel #3- 2.8 +/- acres  
Sale Price- **\$550,000**
- Parcel #4- 4.18 +/- acres  
Sale Price- **\$550,000**

**SALES PRICE:**  
**\$1,450,000**

**Commercial Sales and Leasing**  
**MARTHA JEAN SHAW**

Direct: 205.325.1324 • Office: 205.322.7500  
Cell: 205.936.1926 • Fax: 205.877.6114  
Email: [mjshaw@realtysouth.com](mailto:mjshaw@realtysouth.com) • Website: [MarthaJeanShaw.com](http://MarthaJeanShaw.com)

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