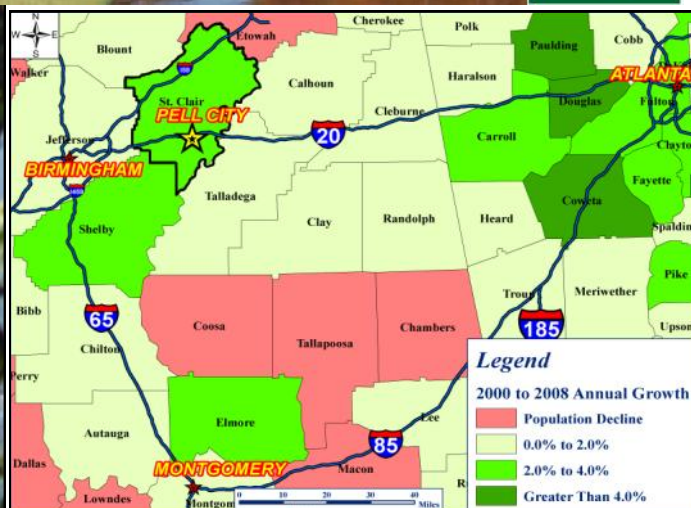
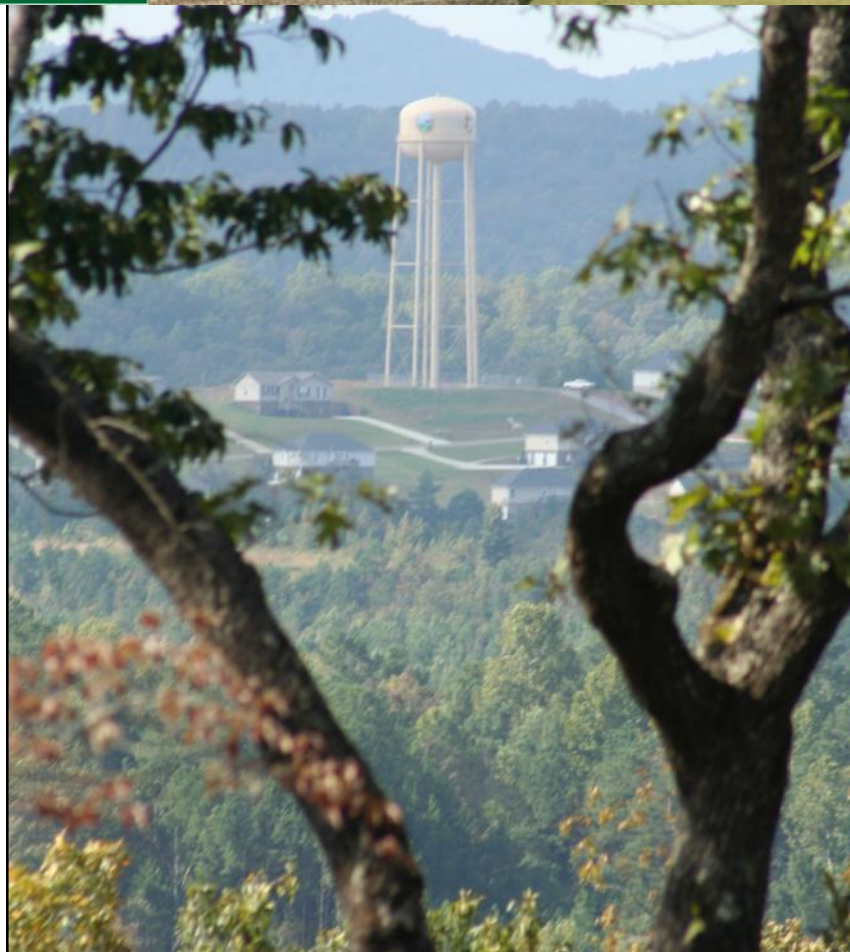




GREAT SOUTHERN Land



Moody got its name from a man named Epps Moody who settled here with his family in 1820. There were two stage-coach routes that crossed here forming Moody Crossroads, now Moody Parkway and Park Ave. The first area school was formed in 1879 followed in 1882 by the organization of the first area church. The Township of Moody was incorporated in 1962. In 1973 the population was 504 and today the population is 8,936 (based on census information from Moody ZIP codes only. The total population estimate is 14,500).

www.GreatSouthernLand.com
www.PellCityLand.com

Moody Tract - St. Clair Co.

878 +/- Acres

\$6,421,080 (\$7,300/acre)

Parcel A

230 +/- Acres

\$2,204,160 (\$9,600/acre)

Parcel B

650 +/- Acres

\$4,225,000 (\$6,500/acre)

- Most of the property is located within the Moody City Limits
- Conveniently located to both I-20 and I-59 and along the Birmingham/Atlanta corridor
- Located in growing St. Clair County which is the third fastest growing County in Alabama; 2000 to 2010, 29.1%
- Surrounded by residential neighborhoods
- Beautiful rolling hills
- Ridge top views
- Enjoy the rural setting and small town atmosphere of Moody and St. Clair County and still be close enough to enjoy all of the conveniences of the Birmingham Metro Area
- Located in close proximity to the old Acmar Mines, possible coal opportunity
- Located in the center of the southern automotive community: Honda, Mercedes, and Hyundai are all located within the region



Great
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For a tour or more information call:

Eddie Stone, Listing Agent

205-702-4420

205-837-4466 cell

edstone@windstream.net

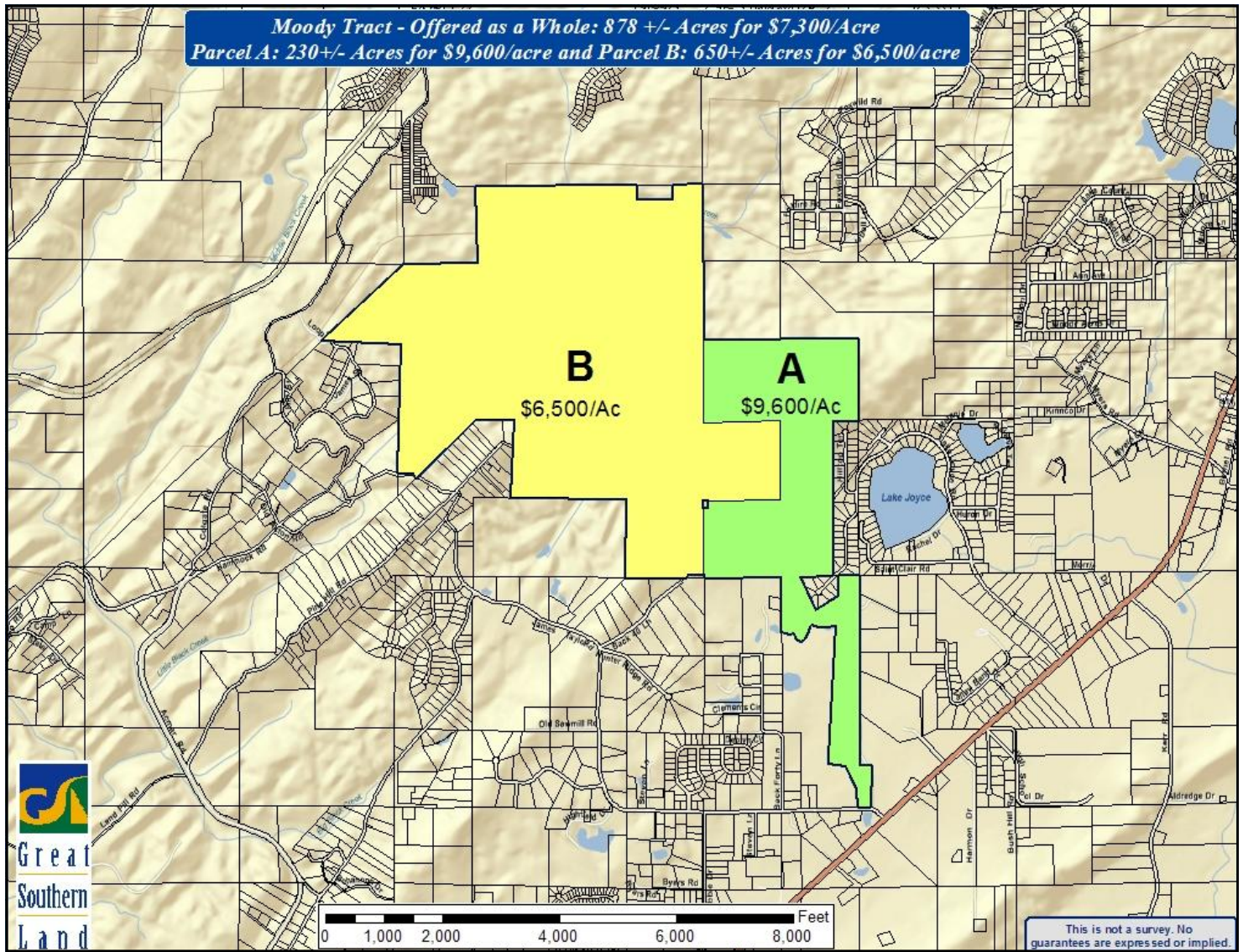
Fletcher Majors, ALC, Broker

334-567-0924 ext. 205

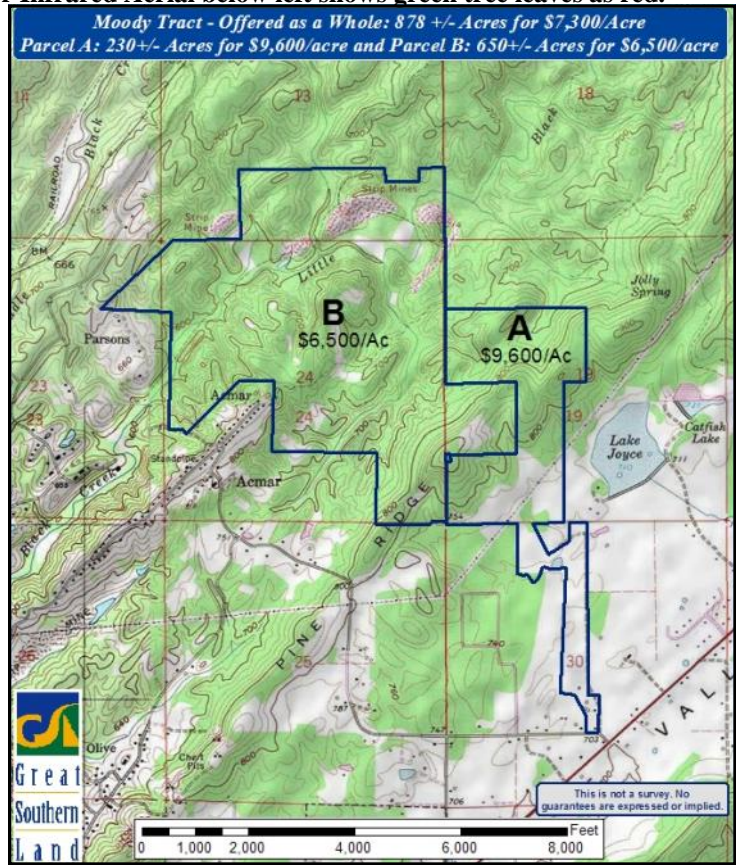
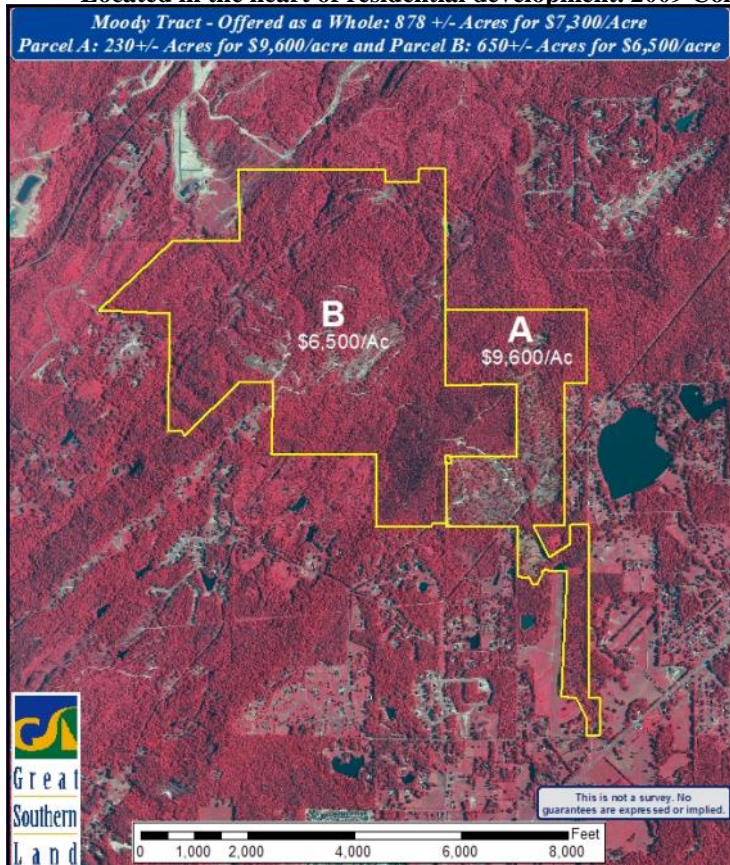
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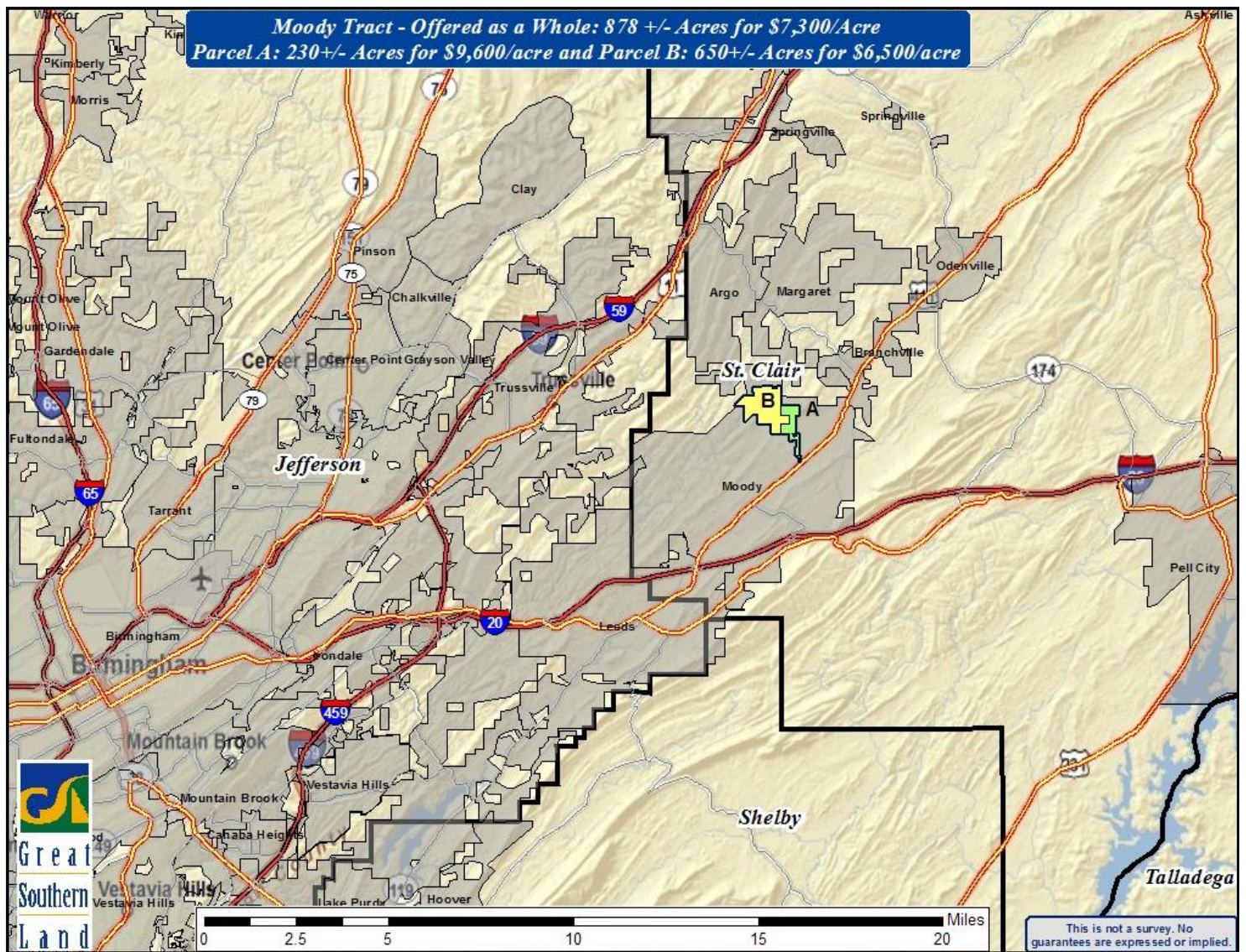
Fletcher@GreatSouthernLand.com



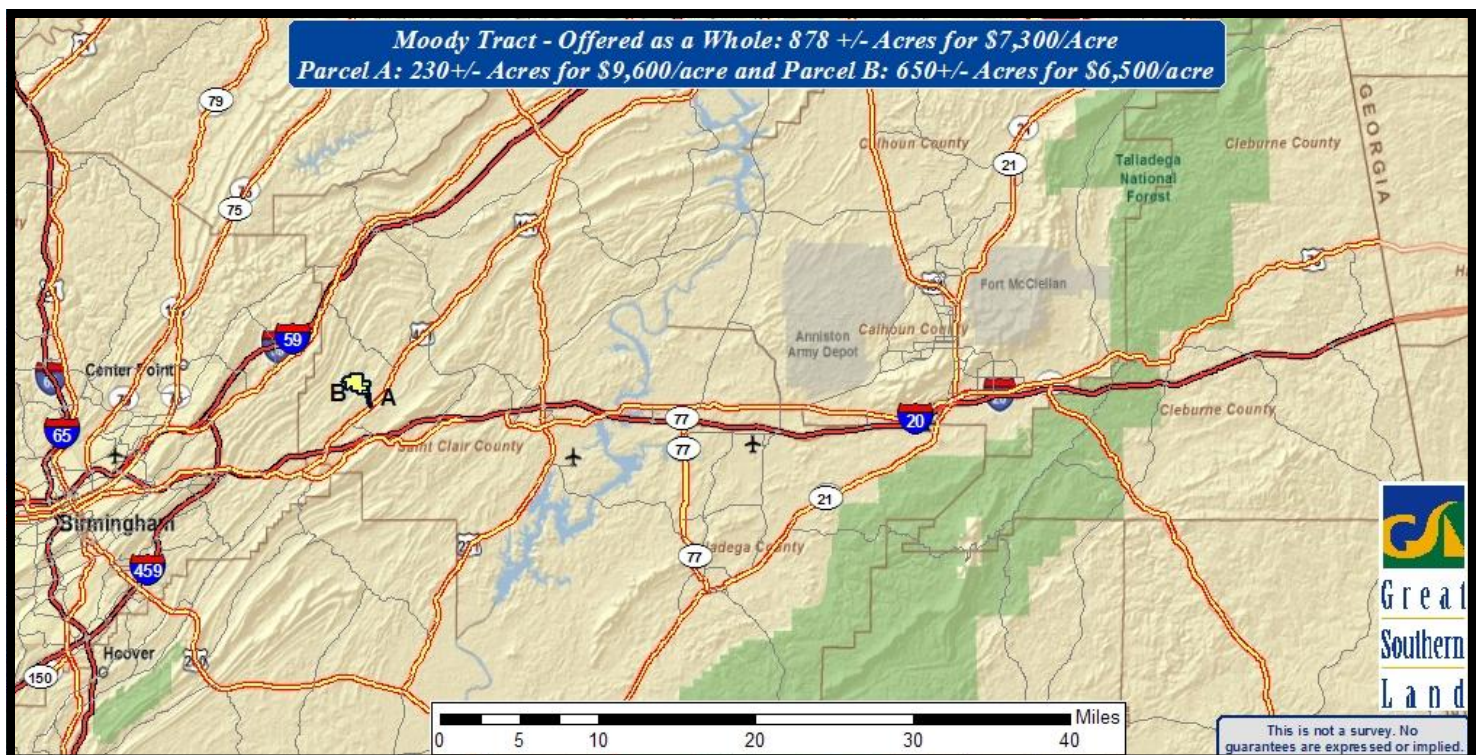


Located in the heart of residential development. 2009 Color Infrared Aerial below left shows green tree leaves as red.





Travel distance and time: Birmingham: 21 miles, 25 minutes—Atlanta: 127 miles, 2 hours (Moody Chamber of Commerce)



GOOD THINGS ARE HAPPENING ALONG THE I-20 BIRMINGHAM TO ATLANTA CORRIDOR

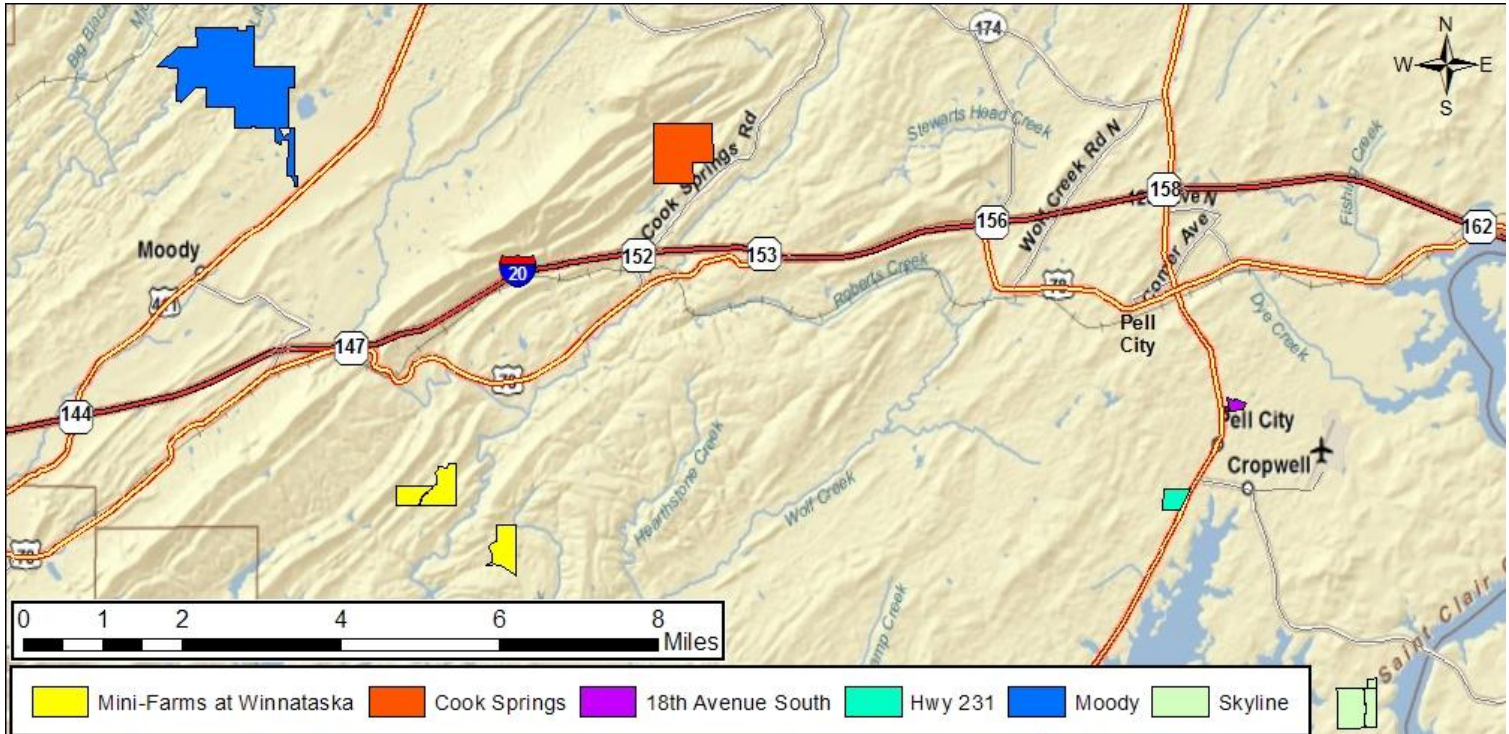
Great Southern Land is bullish on the fast growing I-20 corridor east of Birmingham. This area has and will continue to experience great growth due to its easy access to Birmingham, Atlanta and points in between. We have tracts available for residential, commercial, and industrial uses as well as great hunting tracts and timber investment tracts in this area. Shown below are several of our offerings.

NOTE: the new Publix Grocery development is under construction and is located between the apartment sites on Hwy. 231 and 18th Avenue South and a new Publix is planned between the Moody Tract and I-20 Exit 144. The Honda plant at Lincoln is accessed from Exit 162. The new St. Vincent's hospital and the Veteran's Home are currently under construction between exits 153 & 156.

FOR MORE INFORMATION OR A TOUR

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I-20 CORRIDOR, ST. CLAIR COUNTY TRACTS



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TRACT NAME	LISTING PRICE	ACRES	\$/ACRE	COMMENTS
Moody	\$6,421,080	878.0	\$7,313	One of last large parcels in Moody/Margaret area surrounded by subdivisions
Mini-Farms at Camp Winnataska Road	\$1,285,000	257.0	\$5,000	Pell City School District. Owner will consider selling mini-farm parcels 10 acres and up
Cook Springs	\$960,000	320.0	\$3,000	Scenic recreational/residential with mountain views near Birmingham
Hwy 231	\$1,470,000	42.0	\$35,000	1,510 +/- feet frontage on U.S. Hwy 231. Excellent site for commercial/retail/multifamily
18th Avenue South	\$560,000	16.0	\$35,000	Suitable for multifamily on 18th Street and Hardwick Road next to Maple Village Apts.
Skyline	\$1,541,700	171.3	\$9,000	Residential Subdivision site adjoining The Yacht Club and The Reserve