



GREAT SOUTHERN *Land*



- 30 minute drive from the Birmingham Metro area
- 1.5 miles from I-20
- Excellent property for recreation and/or rural residence
- Beautiful mountaintop views
- Large lake sites
- Natural hardwood and pine trees
- Clear running streams



Great
Southern
Land

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

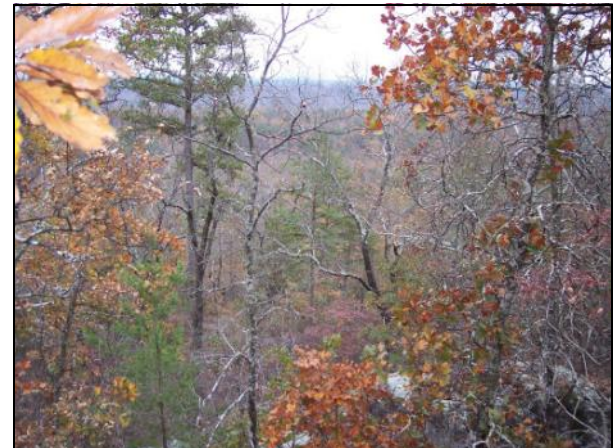
334-328-9278 cell
Fletcher@GreatSouthernLand.com

www.GreatSouthernLand.com
www.PellCityLand.com

Cook Springs Tract
320 +/- Acres in St. Clair County, Alabama
\$960,000 (\$3,000 per acre)

I-20 Corridor Tracts in St. Clair County, near Pell City

- Located in the center of the southern automotive corridor
- WKW Erbsloeh, worldwide automobile supplier, opened its first North American plant in Cogswell Industrial Park in 2008
- WKW Erbsloeh will produce aluminum parts for the Mercedes plant in Vance, the Volkswagen plant in Mexico and in 2009 started producing parts for BMW
- The \$30 million investment by WKW Erbsloeh will eventually provide over 300 new jobs in Pell City
- Cogswell Industrial Park is located less than 2 miles from the 18th Avenue South site
- New VA nursing home expected to employ 300 people and have an annual payroll of \$15 million, recently broke ground in Pell City
- Jefferson State Community College is creating a plan for a nursing school expansion to their Pell City Campus
- St. Vincent's Health System began construction in 2010 on their replacement facility that will house a two-story, state of the art facility directly across the street from the new VA nursing home
- Hundreds of workers are employed at the Lincoln Honda Plant less than 10 miles from both tracts
- The St. Clair County Municipal Airport with 2 runways of approximately 5,000 feet and the Pell City Country Club are near both tracts

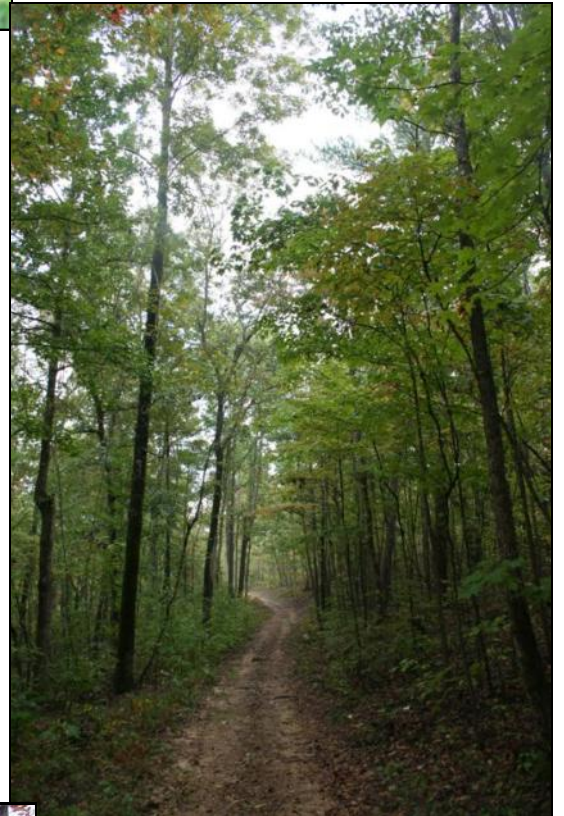




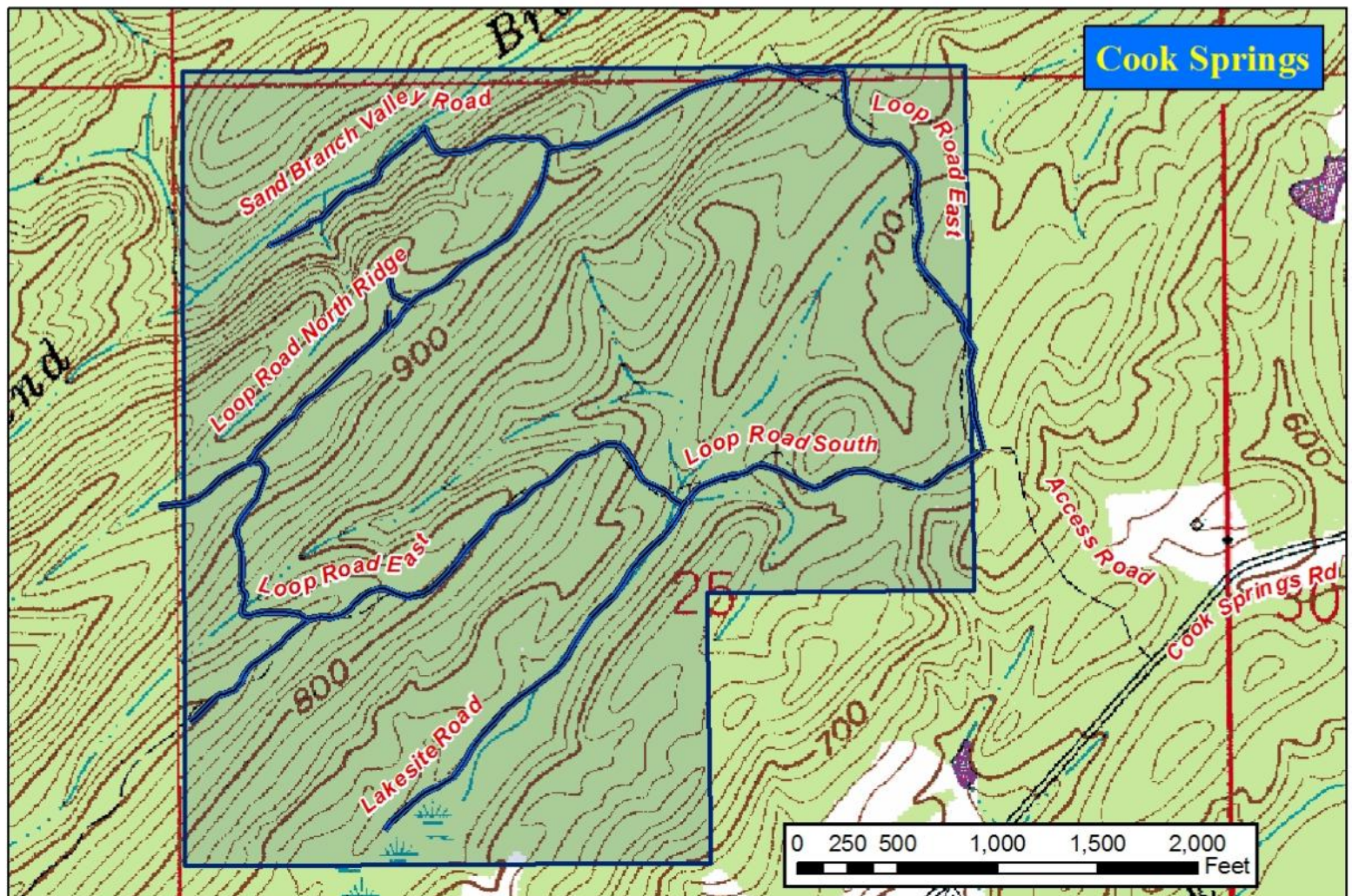
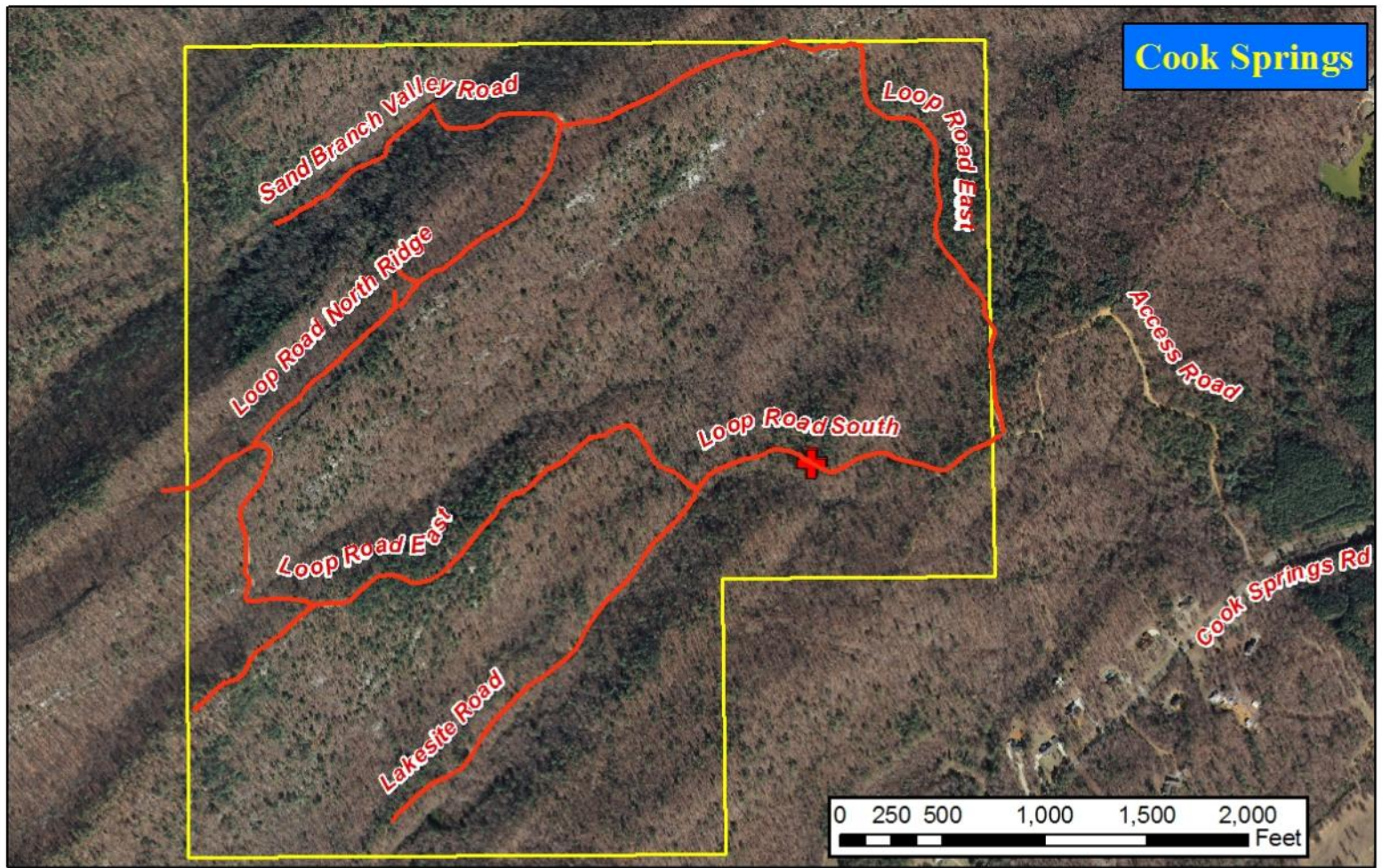
Beautiful flowing
creek runs
along lakesite
road (photo left)



Property has
large hardwoods
and very well
maintained roads
throughout
the tract — you
can ride for days
on Loop Road
(photo left and
right)



Gorgeous
rock outcroppings
give this
property great
character
(photo left)



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

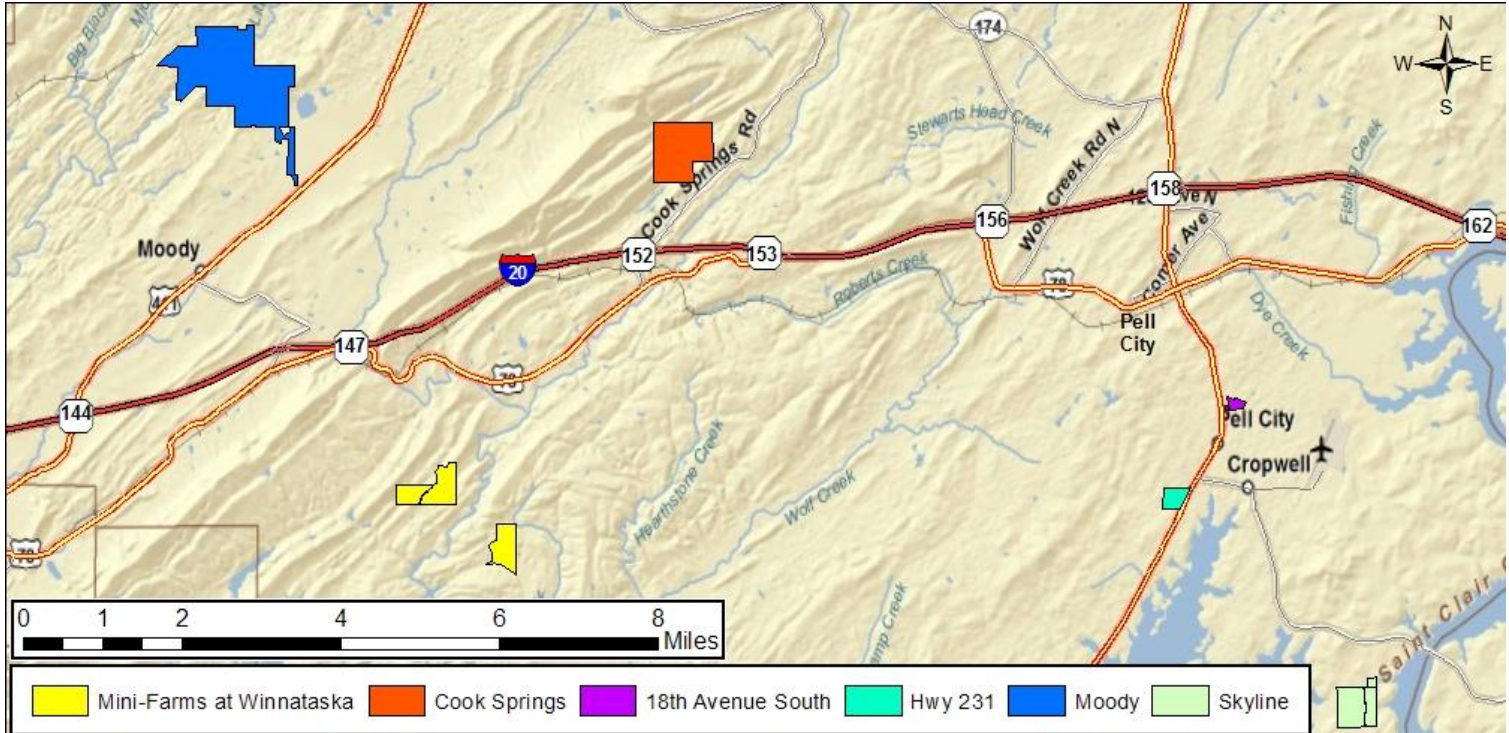
Great Southern Land is bullish on the fast growing I-20 corridor east of Birmingham. This area has and will continue to experience great growth due to its easy access to Birmingham, Atlanta and points in between. We have tracts available for residential, commercial, and industrial uses as well as great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