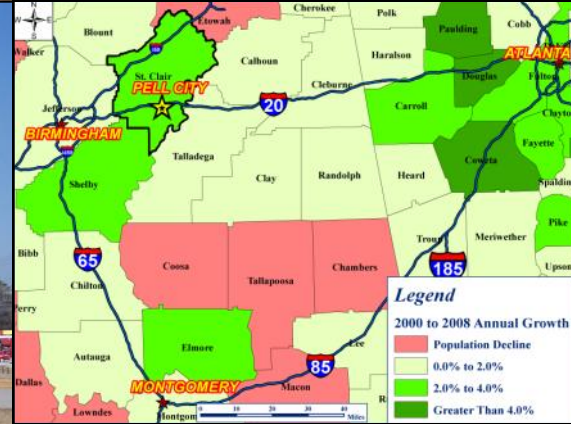




GREAT SOUTHERN Land



Pell City is Growing

- Pell City has grown 56.3% 1990 to 2010.
- St. Clair County - Third Fastest Growing County in AL; 2000 to 2010 – 29.1%
- Pell City is located on I-20 in St. Clair County in the heart of the Birmingham to Atlanta Corridor
- New Publix between these 2 sites

Two Great Apartment Sites located in Pell City, Alabama—St. Clair County

Highway 231 Tract
42 +/- Acres
Offered for \$35,000/acre

18th Avenue South Tract
16 +/- Acres
Offered for \$35,000/acre

- 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



Great
Southern
Land

For more information call:

Eddie Stone, Listing Agent
205-702-4420
205-837-4466 cell
edstone@windstream.net

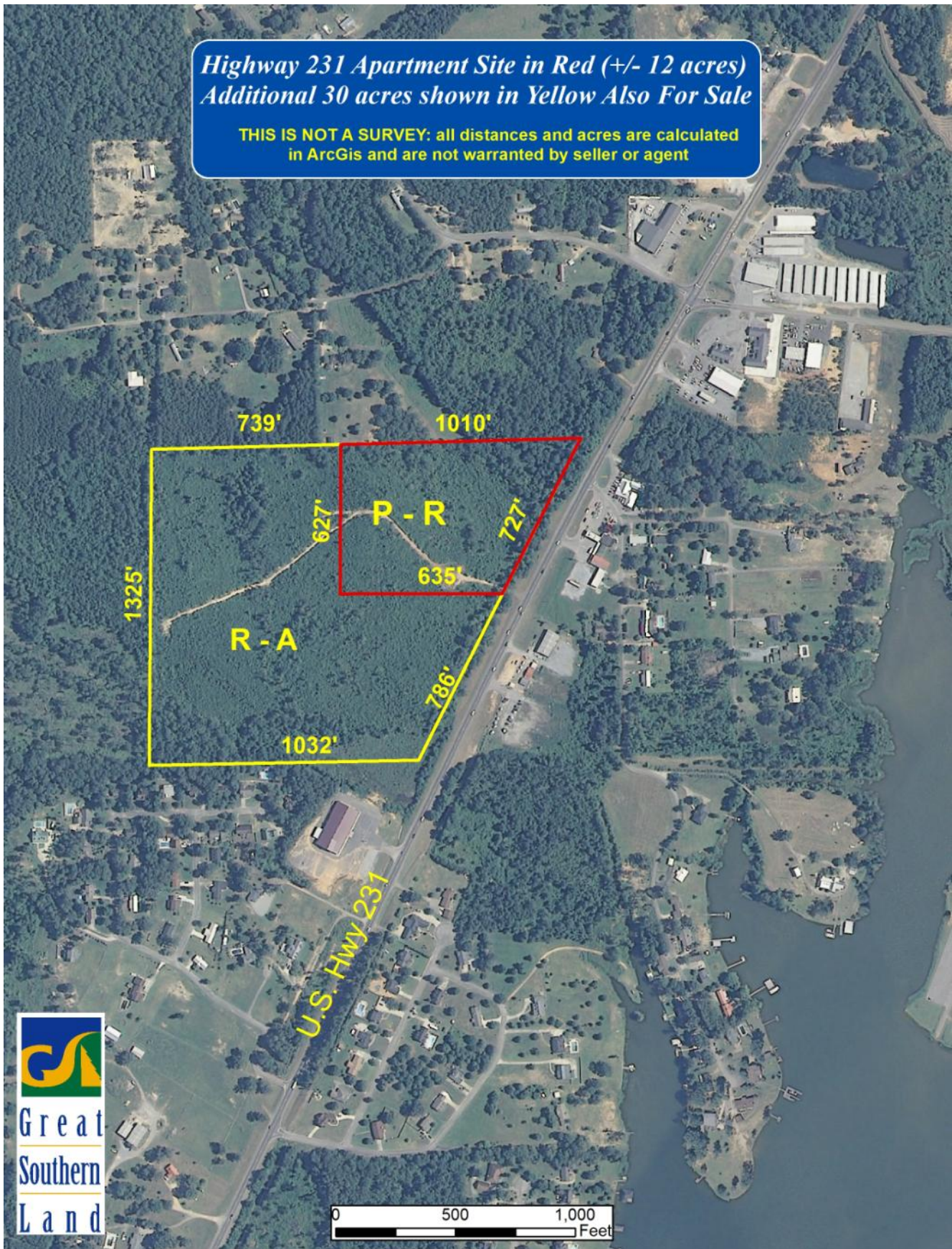
Fletcher Majors, ALC, Broker
334-567-0924 ext. 205
334-328-9278 cell
Fletcher@GreatSouthernLand.com

www.GreatSouthernLand.com
www.PellCityLand.com



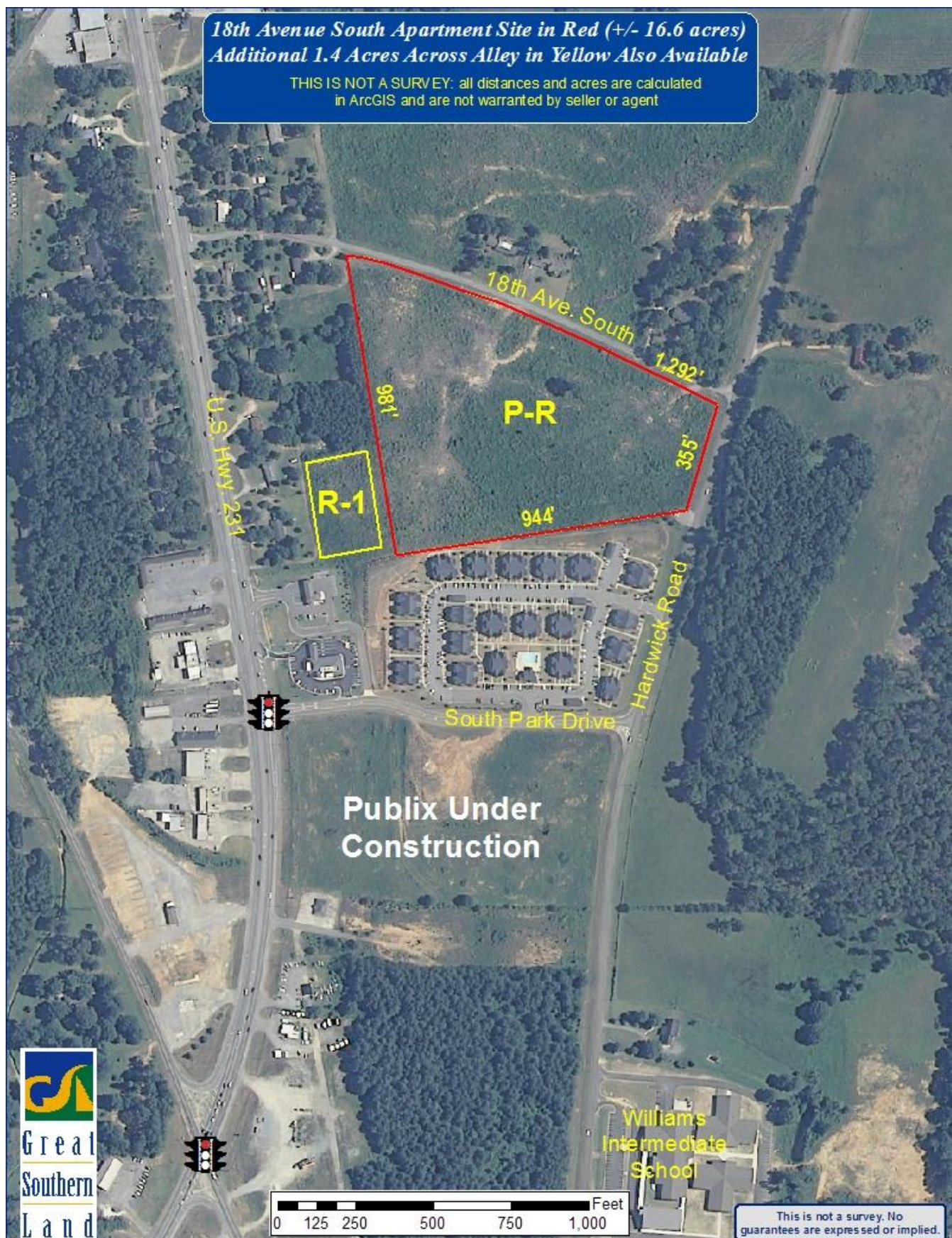
*Highway 231 Apartment Site in Red (+/- 12 acres)
Additional 30 acres shown in Yellow Also For Sale*

THIS IS NOT A SURVEY: all distances and acres are calculated in ArcGis and are not warranted by seller or agent



Highway 231: 42 Acres +/-, \$1,470,000 (\$35,000/AC)

- Approximately 1,510 feet of frontage on heavily traveled U.S. Highway 231
- 12 Acres of this parcel has been rezoned to Planned Residential District (**P-R**) with balance of tract zoned Residential Agricultural District (**R-A**)
- Excellent site for commercial/retail/multi-family development
- Located between downtown Pell City and beautiful Logan Martin Lake
- Additional Highway ROW has been dedicated for future 4 lane



18th Avenue South: 16 acres +/-, \$35,000/AC

- Suitable for retail, multi-family and/or single family housing developments
- Walking distance to Pell City Williams Intermediate School (approx. 2,000 feet)
- Parcel has recently been zoned to Planned Residential District (**P-R**)
- Topography is gently rolling to flat which facilitates residential development
- Approximate Frontage: 1,290 feet on 18th Avenue and 355 feet on Hardwick Road
- One block north of the new Publix Center

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

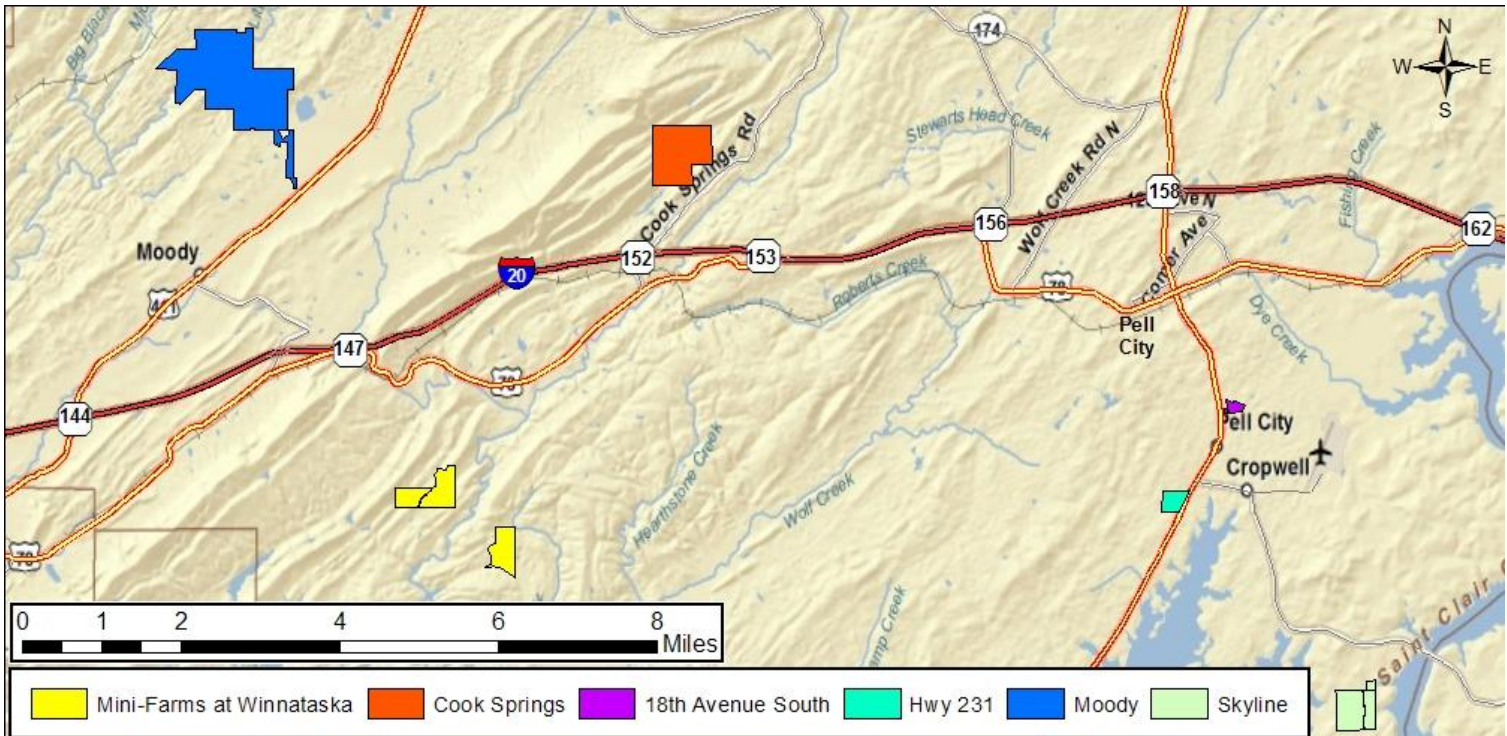
Great Southern Land is bullish on the fast growing I-20 corridor east of Birmingham. This area has and will continue to experience great growth due to its easy access to Birmingham, Atlanta and points in between. We have tracts available for residential, commercial, and industrial uses as well as great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