

# Leesburg 1.43 Acre Commercial Land

Holman Street, Leesburg, Alabama 35983

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Neil Colbert, ALC  
256-899-3810  
[neil@saundersrealestate.com](mailto:neil@saundersrealestate.com)

## PROPERTY OVERVIEW



### Sale Price

\$79,900

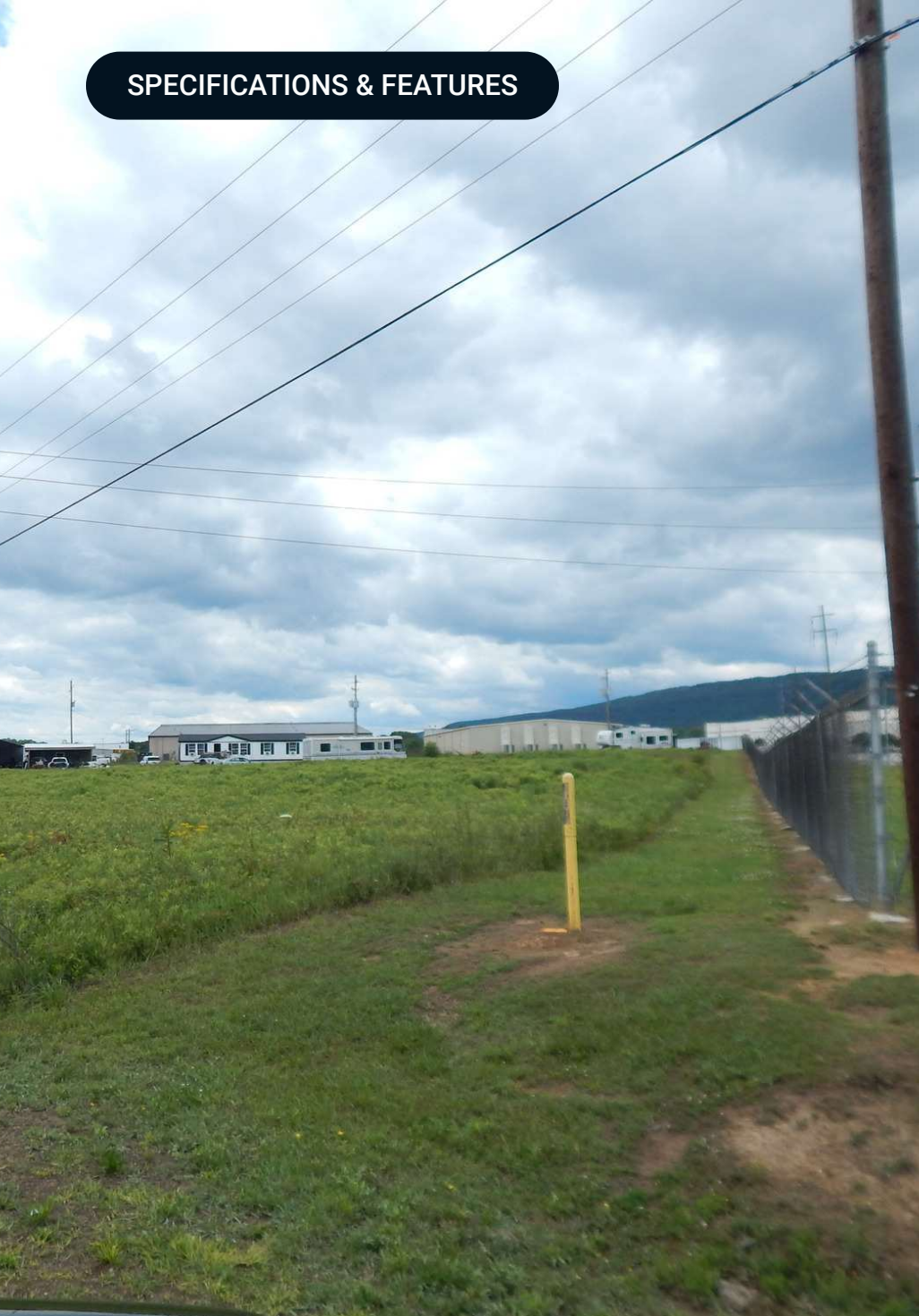
### Offering Summary

|                |                                   |
|----------------|-----------------------------------|
| Acreage:       | 1.43 Acres                        |
| Price / Acre:  | \$55,874                          |
| State:         | Alabama                           |
| City:          | Leesburg                          |
| County:        | Cherokee                          |
| Property Type: | Land: Land Investment, Land Other |

### Property Overview

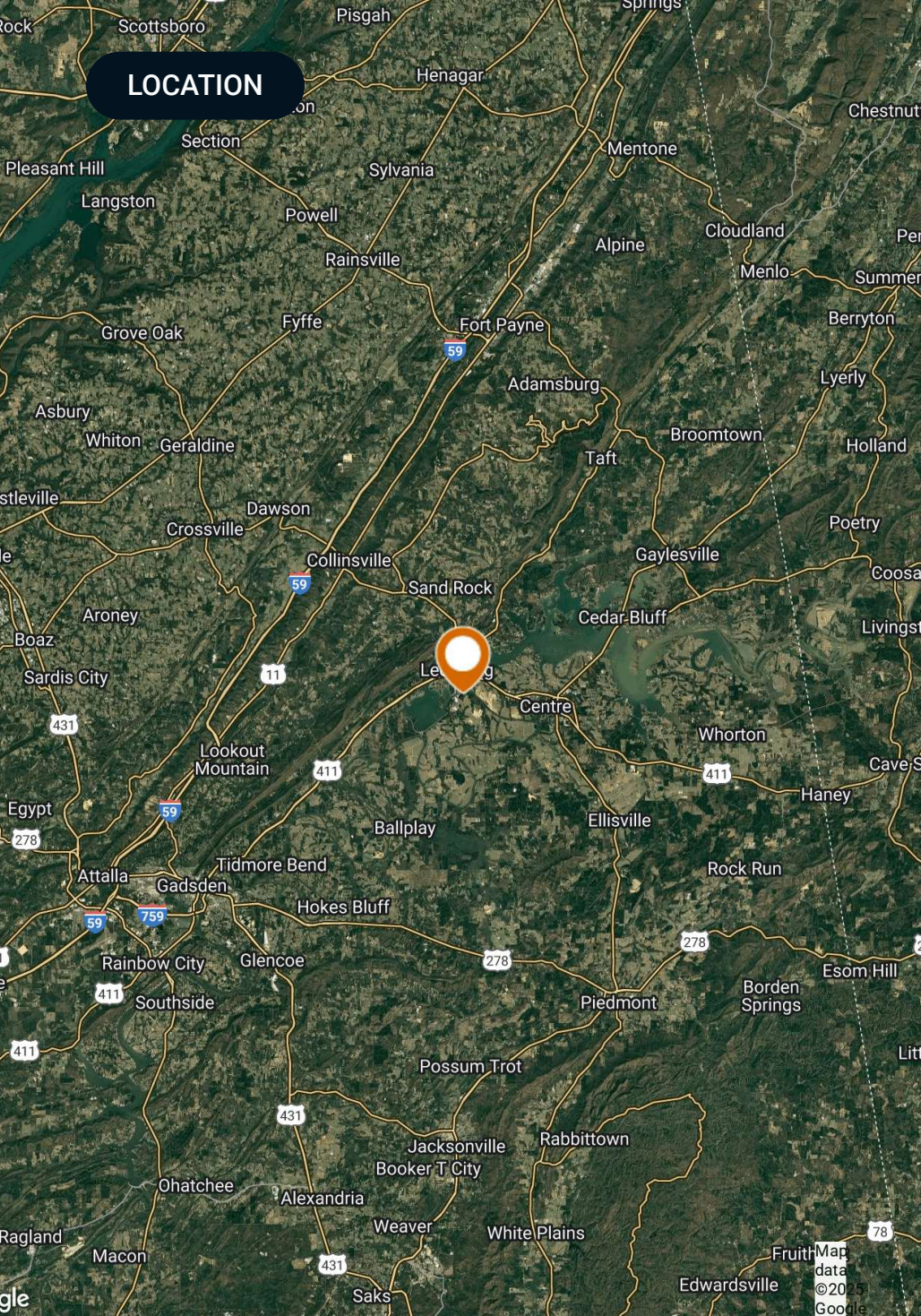
1.48± acres of prime commercial land in the heart of Leesburg, AL. This level, high-visibility lot offers excellent road frontage and is ready for development—ideal for retail, office, restaurant, or service-based businesses. Located near Weiss Lake, marinas, and popular local attractions, the property is surrounded by established businesses and ongoing growth. Utilities are available, making this a rare and strategic opportunity for commercial investment.

## SPECIFICATIONS & FEATURES



## Specifications & Features

|                            |                                                                                        |
|----------------------------|----------------------------------------------------------------------------------------|
| Land Types:                | <ul style="list-style-type: none"><li>• Land Investment</li><li>• Land Other</li></ul> |
| Uplands / Wetlands:        | 100/0                                                                                  |
| Soil Types:                | Allen fine sandy loam 1.43 acres                                                       |
| Taxes & Tax Year:          | \$250.00 2025                                                                          |
| Road Frontage:             | 334 Feet on Hollman Street                                                             |
| Nearest Point of Interest: | Weiss Lake                                                                             |
| Fencing:                   | none                                                                                   |
| Current Use:               | None                                                                                   |



## Location & Driving Directions

**Parcel:** 15-01-11-1-000-003.001

**GPS:** 34.1879407, -85.755755

**Driving Directions:** From Leesburg, AL take Hwy 68 west, turn right on Hollman Street, property on the left past the Mexican Restaurant.

**Showing Instructions:** Call Agent

ADDITIONAL PHOTOS



## ADVISOR BIOGRAPHY



### Neil Colbert, ALC

Senior Advisor

[neil@saundersrealestate.com](mailto:neil@saundersrealestate.com)

Direct: **877-518-5263 x405** | Cell: **256-899-3810**

## Professional Background

Neil Colbert, ALC is a Senior Advisor at Saunders Real Estate.

Based in North Alabama, Neil brings over 30 years of real estate sales experience and a hard-earned reputation as one of the region's most respected land professionals. Known throughout the state as the "Alabama Land Pro," he has built a loyal client base through expert guidance, honest counsel, and a results-driven approach to selling land, farms, and rural homes.

An Alabama native, Neil grew up in Gaylesville (Cherokee County), and is a graduate of Gaylesville School and Northeast Alabama Community College. He also attended Jacksonville State University. Neil and his wife, Deb, now live in Fort Payne, where they enjoy small-town life surrounded by the natural beauty of the region.

As a member of the REALTORS® Land Institute (RLI), Neil is one of fewer than 10 Accredited Land Consultants (ALC) in North Alabama—a designation held by fewer than 1,500 land professionals nationwide. His expertise, integrity, and commitment to excellence ensure that every client receives top-tier representation.

A seasoned and trusted real estate advisor, Neil focuses on getting properties sold—not just listed. His clients benefit from strategic marketing, local expertise, and a high-touch service experience that's focused on results. Whether selling a farm, a large land tract, or a home on acreage, Neil provides the knowledge and professionalism to guide every transaction smoothly to the finish line.

Beyond real estate, Neil is an avid outdoorsman who enjoys hunting, fishing, and golfing. While he has achieved great success in his career, his greatest joy comes from his family - he and Deb are the proud grandparents of two granddaughters and a grandson.



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COMMERCIAL

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At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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