

Greenville Office and Graveled 3 Acre Yard

3118 Ft. Dale Road, Greenville, Alabama 36037

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PROPERTY OVERVIEW



Sale Price

\$295,000

Property Overview

Located in Greenville, Alabama this 1,008 ± square foot office at 3118 Fort Dale Road is a strong fit for a business needing both office space and a clean, usable yard. The property sits on approximately 3 acres of graveled land, offering a well-maintained surface ideal for parking vehicles, storing equipment, or keeping operations organized and accessible.

Offering Summary

Lot Size:	2.89 ± Acres
Building Size:	1,008 ± SF
Price / SF:	\$292.66
State:	Alabama
City:	Greenville
County:	Butler
Property Type:	Office

The office interior is simple and functional, featuring wood-paneled walls that provide a clean, professional setting for day-to-day business. It works well for a variety of uses, including contractors, service businesses, or small office operations that need both indoor workspace and outdoor storage.

One of the key advantages is location. The property is just minutes from Interstate 65, making it easy to get in and out of town while still being close to the amenities of Greenville. This convenience is especially valuable for businesses that rely on regular travel or customer access.

Priced at \$295,000, the property is supported by an insured building value of \$294,000, giving confidence in the structure's value while also offering the added benefit of the 3-acre graveled yard.

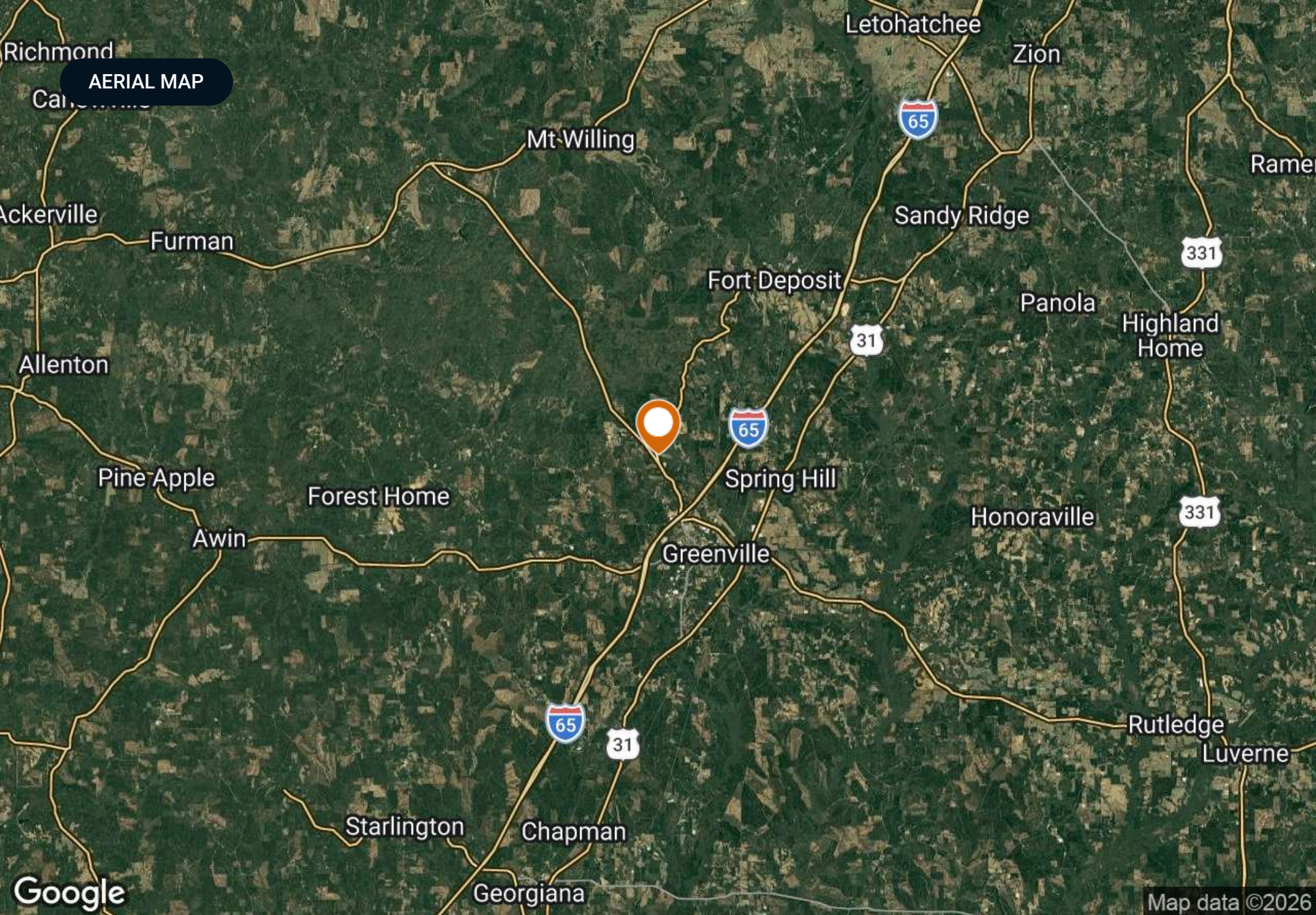
This is a practical, well-located property for someone who needs both office space and a clean, functional yard in Greenville.

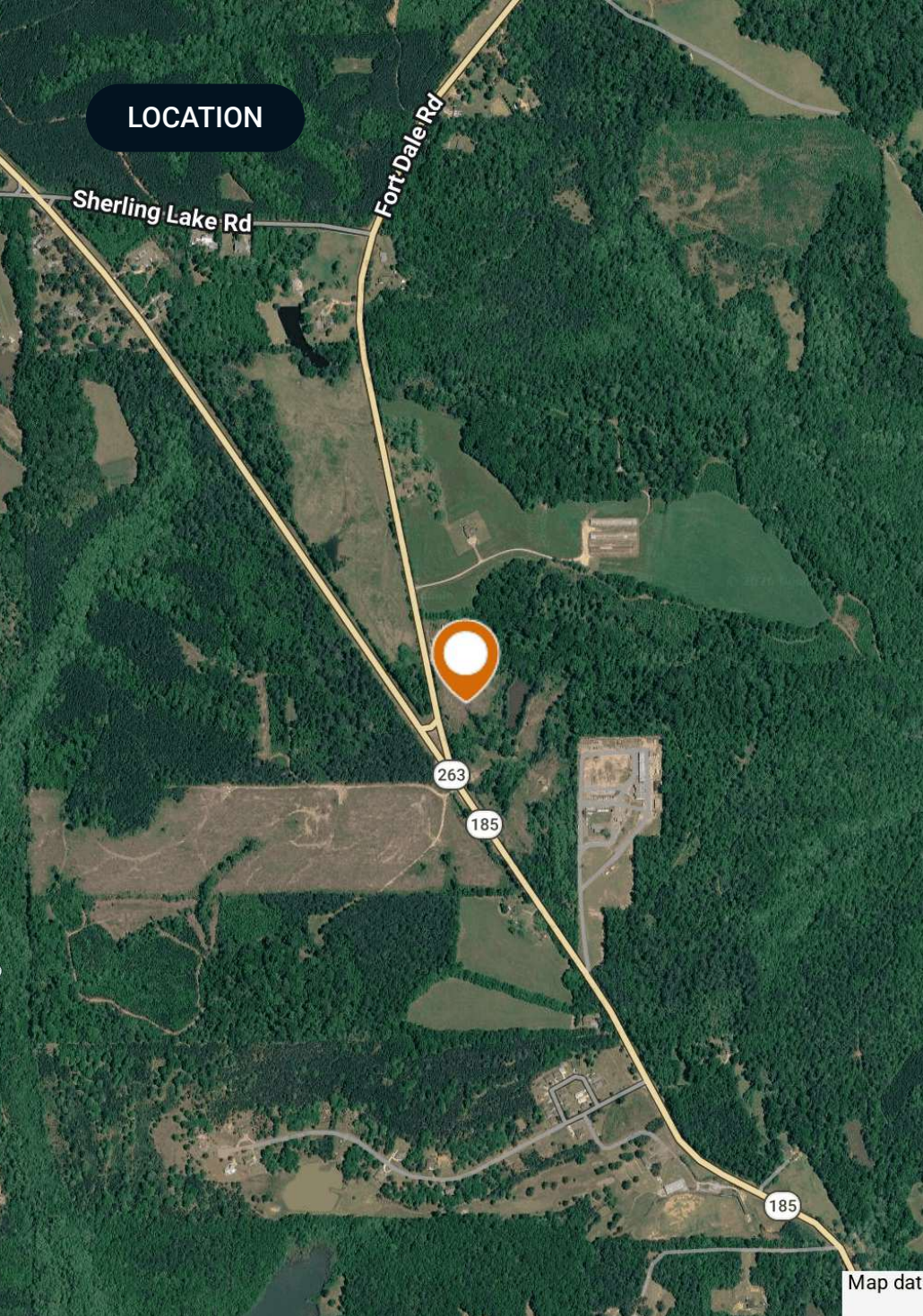
SPECIFICATIONS & FEATURES



Specifications & Features

Road Frontage:	373' on Highway 185
Nearest Point of Interest:	Greenville, Alabama
Land Cover:	3 acre gravel lot
Structures & Year Built:	1008 ± SF office building





LOCATION

Location & Driving Directions

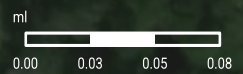
- Parcel: 3100308330000006000
- GPS: 31.8828241, -86.6552067
- Driving Directions: Contact Eric Leisy for directions
- Showing Instructions: Contact Eric Leisy for showing instructions.

Map data

PROPERTY OUTLINE

Greenville Office and Yard

- Polygon
- Census Roadways TIGER
- County Roads
- Interstates
- State Roads
- Highways



INTERIOR PHOTOS



EXTERIOR PHOTOS



ADVISOR BIOGRAPHY



Eric Leisy, ALC, GRI

Senior Advisor

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Professional Background

Eric Leisy, ALC, GRI is a Senior Advisor at Saunders Real Estate, helping clients navigate the complex process of buying and selling land. With Eric, clients receive trusted guidance, market expertise, and proven results throughout every stage of a land transaction.

With more than 30 years of experience, including land brokerage, commercial lending, appraisal, development, and investment analysis, Eric brings a comprehensive perspective to each property. He brings a strong understanding of the factors that influence land value and potential, such as timber characteristics, soil types, wildlife habitat, agricultural use, access, and overall feasibility, helping clients better understand their options and make confident decisions. Eric's experience developing lifestyle centers, power centers, and retail sites like Walgreens also provides insight into commercial and residential development potential.

Eric is a graduate of the University of Alabama with a degree in Corporate Finance and Investments, giving him a strong foundation in financial analysis and investment evaluation. He has earned recognition as a seven-time national APEX Award recipient through the REALTORS® Land Institute (RLI) and holds the Accredited Land Consultant (ALC) and Graduate, REALTOR® Institute (GRI) designations. These honors reflect his ability to close complex transactions and deliver measurable results. In 2025, he was named Land Realtor of the Year for the RLI Alabama Chapter.

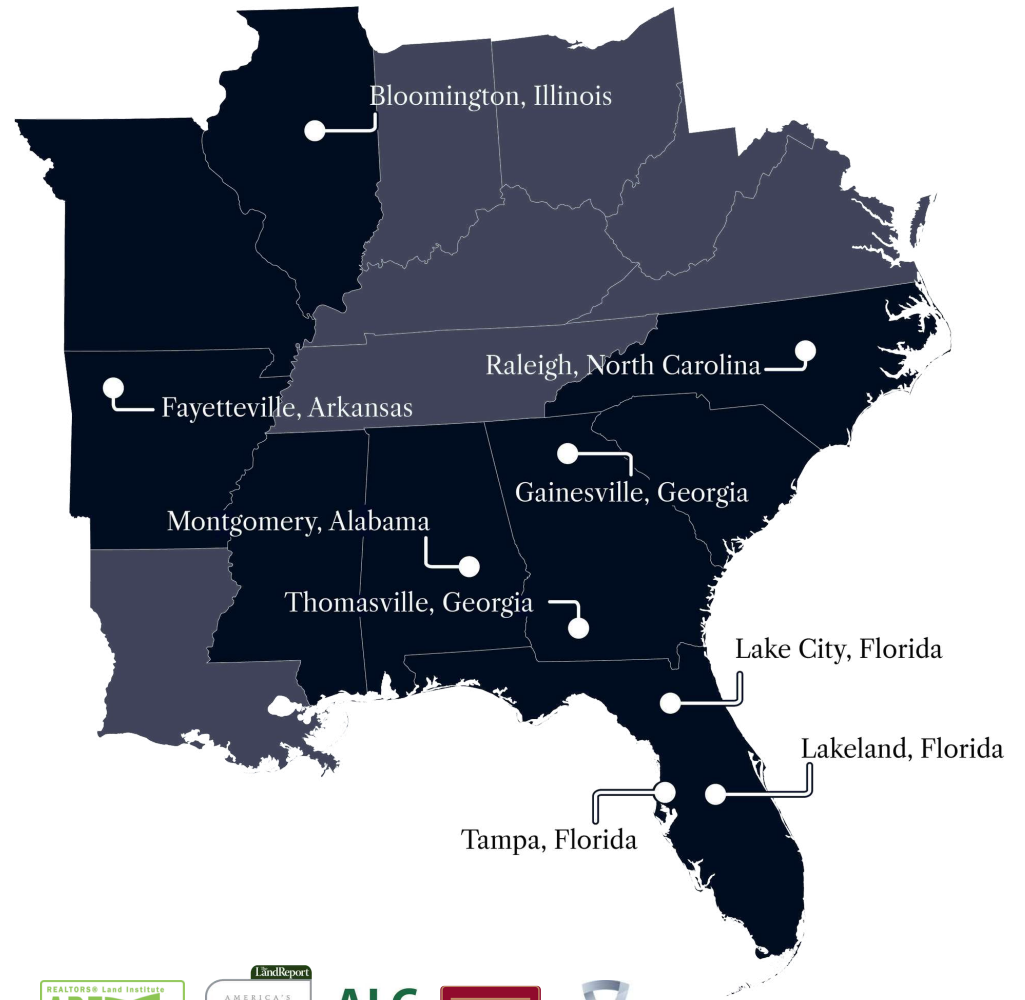
He has served in national and state leadership roles with the REALTORS® Land Institute and remains active with the Alabama Forestry Association, Alabama Wildlife Federation, and National Association of REALTORS®. These networks provide access to potential buyers, off-market opportunities, and market insights that help his clients.

Eric works with families of legacy farms and estates, heirs managing inherited property, farmers and timber investors, developers and planners, conservation-focused landowners, and recreational property buyers and sellers. Through acquisition or disposition, he combines financial insight, transaction expertise, and practical experience to guide clients through each decision, helping them achieve their goals.

Eric has been married to Melissa for 40 years. His hobbies, which include vegetable gardening, fly fishing, and turkey hunting, keep him outdoors and closely connected to the land. Playing rugby at the University of Alabama, and later coaching youth sports, taught him teamwork, discipline, and strategy: skills he applies to complex negotiations and multi-party transactions to reach successful outcomes.



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams 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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