

# Red Hill Lot

0 Red Hill Rd, Eclectic, Alabama 36024

---

Eric Leisy, ALC, GRI  
334-657-6707  
ericleisy@saundersrealestate.com

## PROPERTY OVERVIEW



### Sale Price

\$125,000

### Offering Summary

|                |   |
|----------------|---|
| Acreage:       | 2.86 Acres                              |
| Price / Acre:  | \$43,706                                |
| State:         | Alabama                                 |
| City:          | Eclectic                                |
| County:        | Elmore                                  |
| Property Type: | Development Land<br>Acreage and Estates |

### Property Overview

This 2.86 ± acre property offers a well-positioned opportunity for future development at the corner of Dogwood Drive and Highway 229. With approximately 950 feet of road frontage along Highway 229, the site provides strong visibility and access, making it suitable for a range of potential uses. The property is cleared and build-ready, with water and power available, allowing for a more streamlined path to development.

Located near Lake Martin, the site benefits from proximity to one of the region's premier recreational destinations, known for boating, fishing, and outdoor activities. It is also a short drive to Eclectic, where everyday services, dining, and retail are easily accessible. This combination of accessibility, infrastructure, and location positions the property as a practical option for buyers looking to capitalize on continued growth and demand in the area.

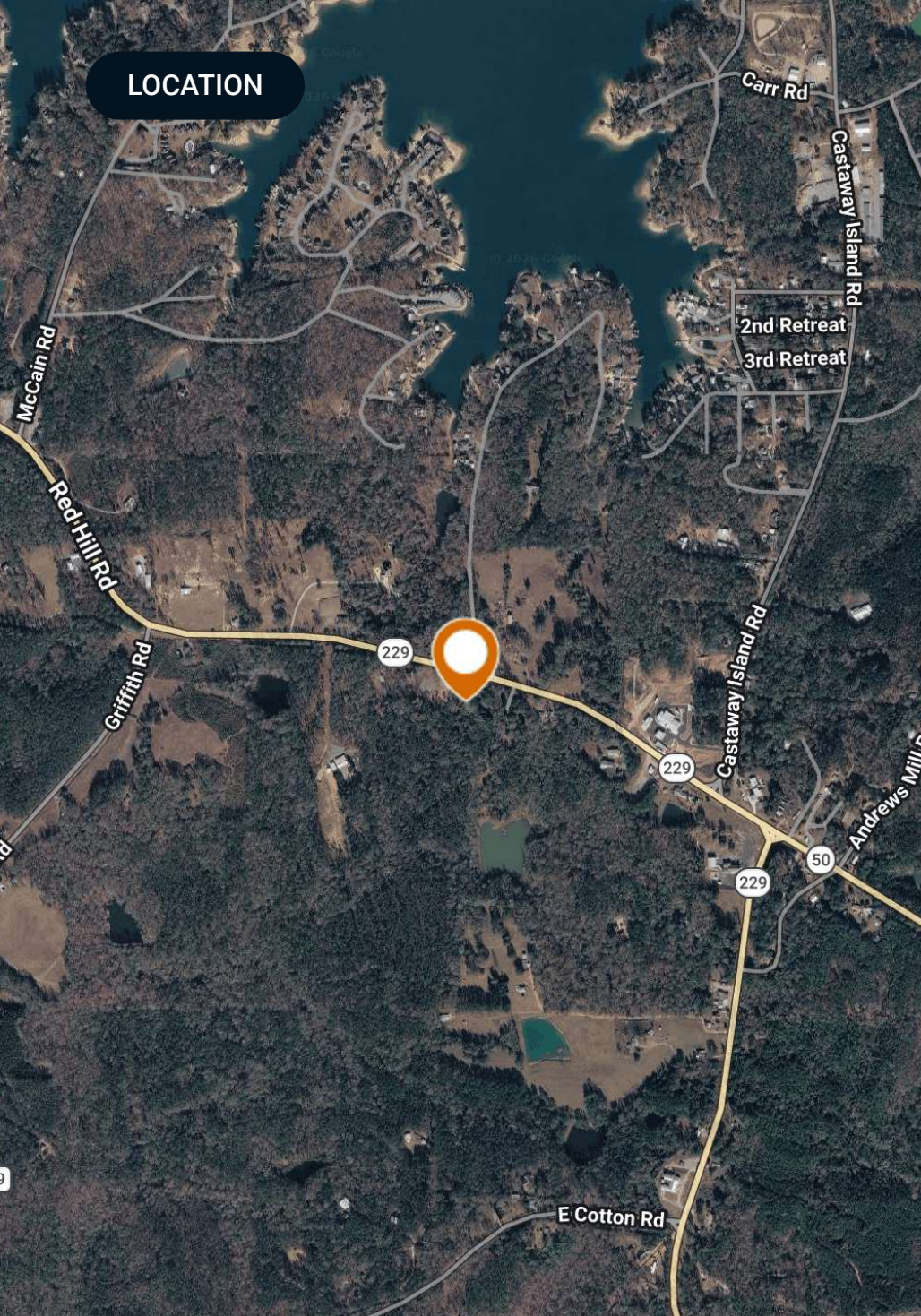
## SPECIFICATIONS & FEATURES



## Specifications & Features

|                            |                       |
|----------------------------|-----------------------|
| Road Frontage:             | 950'                  |
| Nearest Point of Interest: | Beautiful Lake Martin |

## LOCATION



## Location & Driving Directions

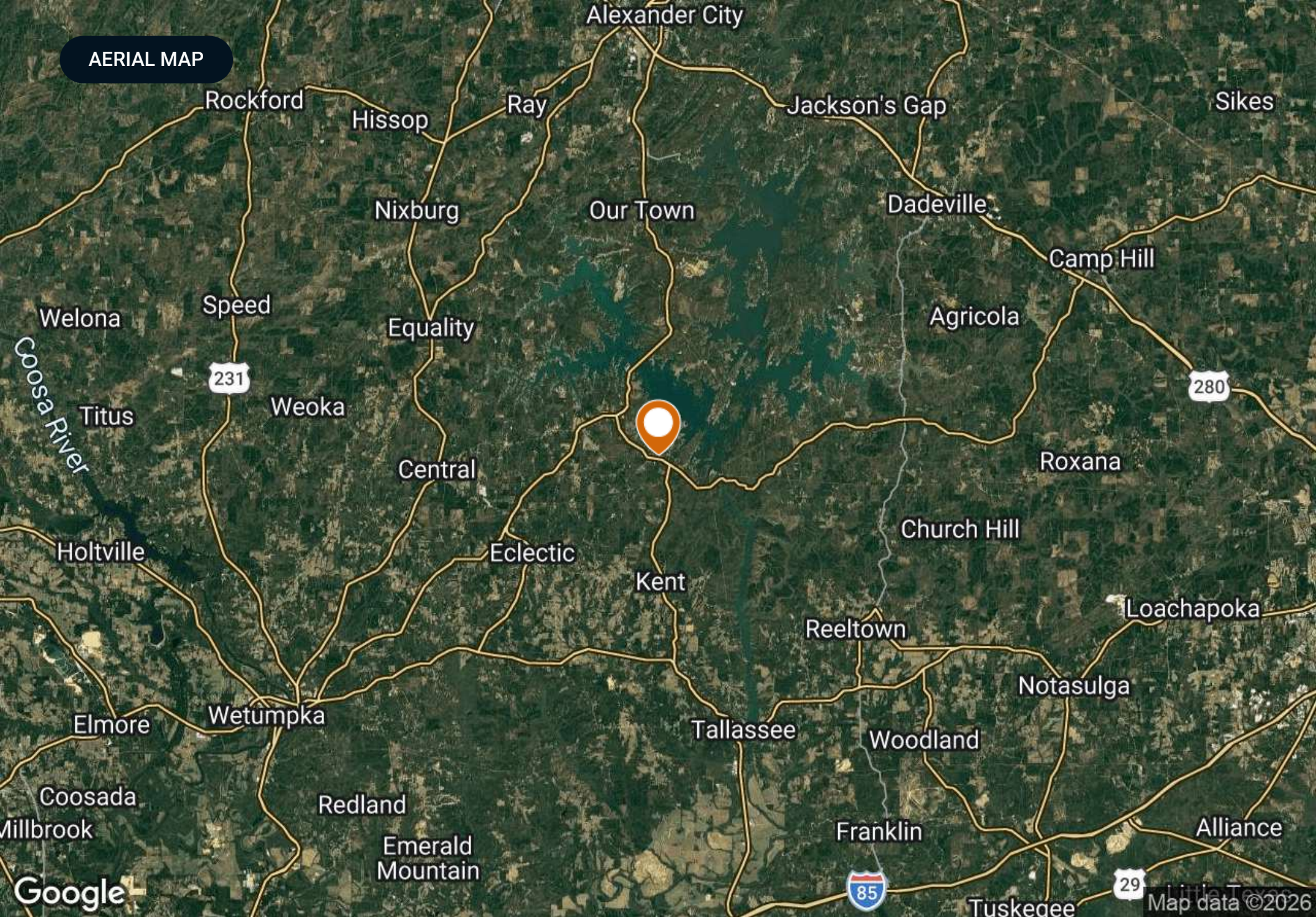
Parcel: 07-08-27-0-003-007.004 07-08-27-0-003-007.007

GPS: 32.687979, -85.949555

Driving Directions: Please call Eric Leisy for directions

Showing Instructions: Please call Eric Leisy for showing instructions.

AERIAL MAP



# PROPERTY OUTLINE



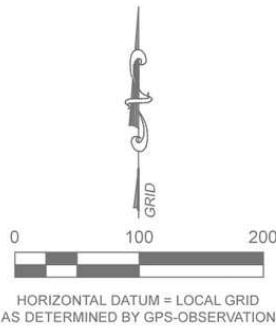
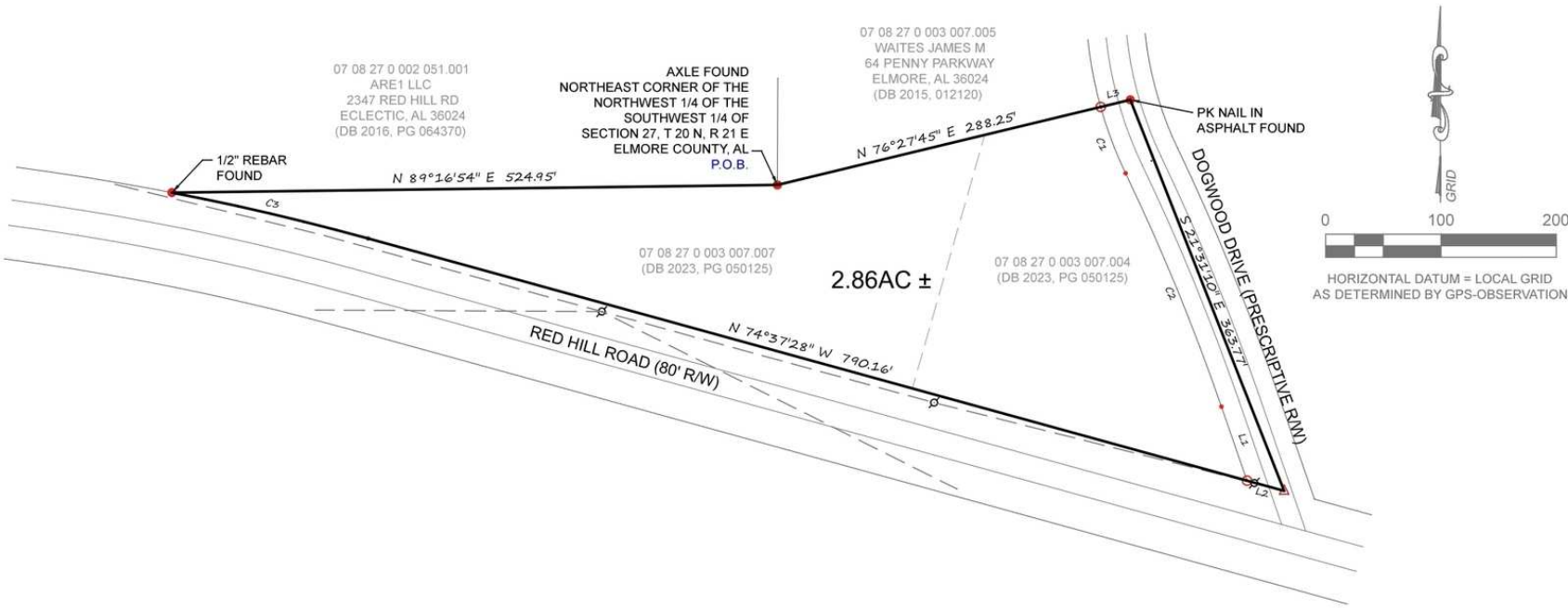
## Red Hill Lot

■ Polygon



©2025 Saunders Real Estate® Any information displayed should be verified and is not guaranteed to be accurate by Saunders Real Estate. You may not copy or use this material without written consent from Saunders Real Estate.

# SURVEY



I, John D. Meadows, a Licensed Professional Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

*John D. Meadows*

John D. Meadows AL PLS# 29097  
Date: 3/18/2025

| CURVE | RADIUS   | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|----------|------------|--------------|---------------|
| C1    | 354.61'  | 61.33'     | 61.25'       | S 20°40'13" E |
| C2    | 1919.77' | 218.56'    | 218.44'      | S 22°20'53" E |
| C3    | 2258.21' | 174.72'    | 174.68'      | N 76°50'27" W |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 19°05'12" E | 67.71'   |
| L2   | N 74°37'28" W | 33.49'   |
| L3   | N 76°25'25" E | 26.42'   |

| LEGEND OF SYMBOLS                       | LEGEND OF ABBREVIATIONS      |
|---|------------------------------|
| 1/2" Capped Rebar Set (Jackson CA# 615) | BM BENCH MARK                |
| Corner Found                            | CH CHORD                     |
| Concrete Monument Found                 | CL CENTERLINE                |
| Calculated Point                        | PB PLAT BOOK                 |
| Power Pole                              | DB DEED BOOK                 |
| Water Meter                             | ELEV ELEVATION               |
| Phone Box                               | A ARC LENGTH                 |
| Man Hole                                | MON. MONUMENT                |
| Fire Hydrant                            | CONC. CONCRETE               |
| Overhead Utility                        | COR CORNER                   |
| Fence                                   | P.O.B. POINT OF BEGINNING    |
| Line Not to Scale                       | P.O.C. POINT OF COMMENCEMENT |
| Property Boundary                       | PG PAGE                      |
|   | R RADIUS                     |
|   | ROW RIGHT-OF-WAY             |
|   | RNG RANGE                    |
|   | STA STATION                  |
|   | TWN TOWNSHIP                 |

**SURVEY NOTES:**

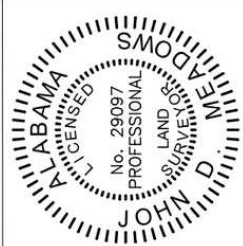
- 1) THE SUBJECT PROPERTY, HEREIN REFERRED TO AS "THE PROPERTY", IS THE SAME PROPERTY DESIGNATED AS TAX PARCEL #s 07 08 27 0 003 007.007 & 07 08 27 0 003 007.004, ALSO BEING A PART OF THAT SAME PROPERTY DESCRIBED IN DEED BOOK 2016, PAGE 050125, ELMORE COUNTY, ALABAMA.
- 2) UTILITIES SHOWN ON THIS PLAT HAVE BEEN OBTAINED FROM VISIBLE SURFACE EVIDENCE. NO UNDERGROUND UTILITIES LOCATED.
- 3) PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS THAT MAY EXIST.
- 4) THIS PLAT WAS PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PERSON(S) OR ENTITY NAMED HEREON AND IS NOT TRANSFERABLE. THIS PLAT MAY NOT BE REVISED, REPRODUCED, OR USED FOR ANY PURPOSE WITHOUT EXPRESS WRITTEN CONSENT OF JACKSON LAND SURVEYING, LLC. NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

**Legal Description:**

BEGINNING at a axle found at the Northeast Corner of the Northwest 1/4 of the Southwest 1/4 of Section 27, Township 20 North, Range 21 East, Elmore County, Alabama; thence N 76°27'45" E a distance of 288.25' to a 1/2" capped rebar set (Jackson CA #615) on the West right-of-way of Dogwood Drive; thence N 76°25'25" E a distance of 26.42' to a pk nail in asphalt found on the center line of Dogwood Drive; thence with said right-of-way the following calls: N 74°37'28" W a distance of 790.16'; thence with a curve turning to the left with a radius of 2258.21', with an arc length of 174.72', with a chord bearing of N 76°50'27" W, with a chord length of 174.68', to a 1/2" rebar found; thence leaving said right-of-way N 89°16'54" E a distance of 524.95' to the POINT OF BEGINNING; containing 2.86 Acres, more or less.



Property Boundary Survey for  
**Kennedy - Johnson Trust**  
Section 27, T20N, R 21 E  
Elmore County, Alabama



|              |           |           |         |                |          |
|--------------|-----------|-----------|---------|----------------|----------|
| PROJECT #:   | 25-J-75   | DRAWN BY: | JDM     | BEARING BASIS: | RTK-GPS  |
| SURVEY DATE: | 3/10/2025 | SCALE:    | 1"=100' | SURVEY TYPE:   | BOUNDARY |
| DRAWN DATE:  | 3/13/2025 |           |         |                |          |
| REVISED:     |           |           |         |                |          |

## ADVISOR BIOGRAPHY



### Eric Leisy, ALC, GRI

Senior Advisor

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

Direct: **877-518-5263 x394** | Cell: **334-657-6707**

## 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.

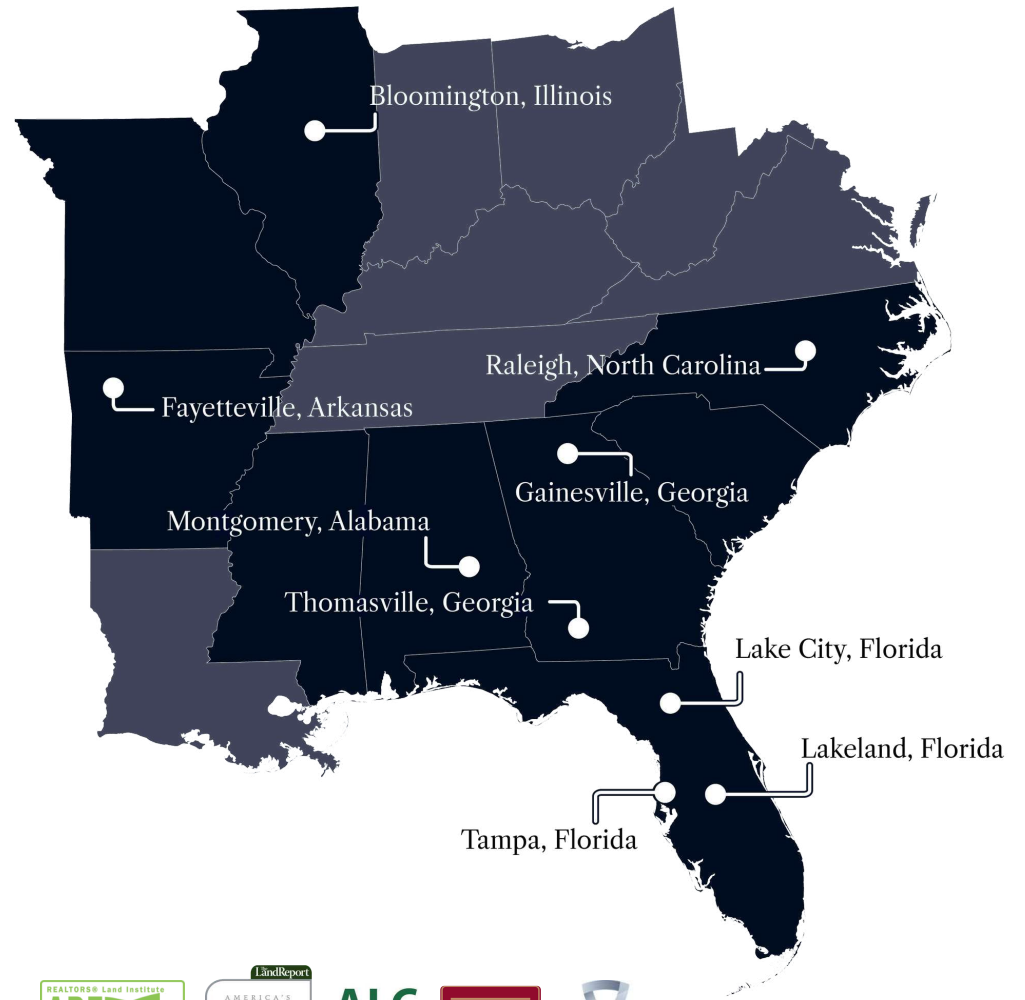
He has served in national and state leadership roles with the REALTORS® Land Institute and remains active with the Alabama Forestry Association, Alabama Wildlife Federation, and National Association of REALTORS®. These networks provide access to potential buyers, off-market opportunities, and market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



877-518-5263 • [info@saundersrealestate.com](mailto:info@saundersrealestate.com)



©2026 Saunders Real Estate, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.