

HWY 43 N LAND

Northport, AL

±1.86 ACRES DEVELOPMENT LAND
FOR SALE





PROPERTY OVERVIEW

Highlights

- **±1.86-acre development opportunity**
- **±559' of Highway 43 N frontage**
- **High-visibility corner parcel**
- **±50,000 traffic count**
- **C-3 commercial zoning on one lot**
- **Public water & power available**

HWY 43 N Land is a **±1.86-acre development opportunity** located along Highway 43 N near Northwood Estates Drive in Northport, Alabama. The property includes **two undeveloped lots totaling approximately 81,022 SF** with an estimated **±559 feet of Highway 43 N frontage**.

The site benefits from a **prominent corner position**, an estimated **±50,000 traffic count**, public road access, and visibility along an established Northport corridor. Public water and power are available, with sewer availability to be verified.

Property Specs

Property Type

Development Land

Land Use

Undeveloped Land

Total Acreage

±1.86 Acres

Lot Size

±81,022 SF

Frontage

±559' Along Hwy 43 N

Zoning

C-3 & RS-1*

Utilities

Public Water & Power
Sewer to Be Verified

Topography

Rolling

FOR SALE

\$299,000

*Zoning varies by parcel and should be independently verified.

Property Photos



DEVELOPMENT OPPORTUNITY



The property's extensive Highway 43 N frontage, corner positioning, and estimated $\pm 50,000$ traffic count create an opportunity for future development along a well-traveled Northport corridor.

One lot is zoned C-3 General Commercial, which allows for retail sales and personal and professional service uses. The second lot is zoned RS-1 and would require rezoning to incorporate the entire property into a coordinated commercial development.

Potential Uses May Include

- Retail sales
- Personal service businesses
- Professional services
- Professional office
- Neighborhood commercial development

LOCATION & ACCESS

Northport, Alabama



Located along Highway 43 N near Northwood Estates Drive, the property benefits from strong visibility and approximately 559 feet of highway frontage along an established Northport thoroughfare.

With an estimated $\pm 50,000$ traffic count, substantial Highway 43 frontage, and access to nearby residential and commercial areas, the location offers strong exposure for future development.

Location Highlights

- Located along Highway 43 N
- Near Northwood Estates Dr
- $\pm 559'$ of Highway 43 N frontage
- $\pm 50,000$ traffic count
- Surrounded by residential neighborhoods
- Convenient access toward McFarland Blvd
- Near established retail & services

Looking for a Development Site?

Call today to learn more about this property or other commercial land opportunities available through Right Space Commercial.



Richard Henry

Owner
REALTOR® | Qualifying Broker



Delana Roe

Chief Operating Officer
REALTOR® | Associate Broker



(205) 236-5396



info@rightspacecre.com



RightSpaceCRE.com

Information contained herein is deemed reliable but not guaranteed.

