



FOR SALE

READY-TO-BUILD

±0.92 Acre Commercial Site
3311 Morgan Road, Helena, AL 32022

Jack Peterson

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Property Overview

±0.92 Acre Commerical Site

Address: 3311 Morgan Road, Helena, AL 32022

Site Capability:

- 5,500 SF building
- 21 parking spaces and on-site detention

Zoning: B-1, Neighborhood Business District

Traffic Count: 27,546

Site Features:

- Ready to develop - flat, cleared and rough-grated, at grade with Morgan Road
- 124 feet of frontage on Morgan Road
- 1,186 homes and platted lots immediately surrounding the site
- Annexed into the City of Helena
- Public sewer in front of site

1.9

MILES
I-459, Exit 6

0.5

MILES
Aviation Rd.

7.3

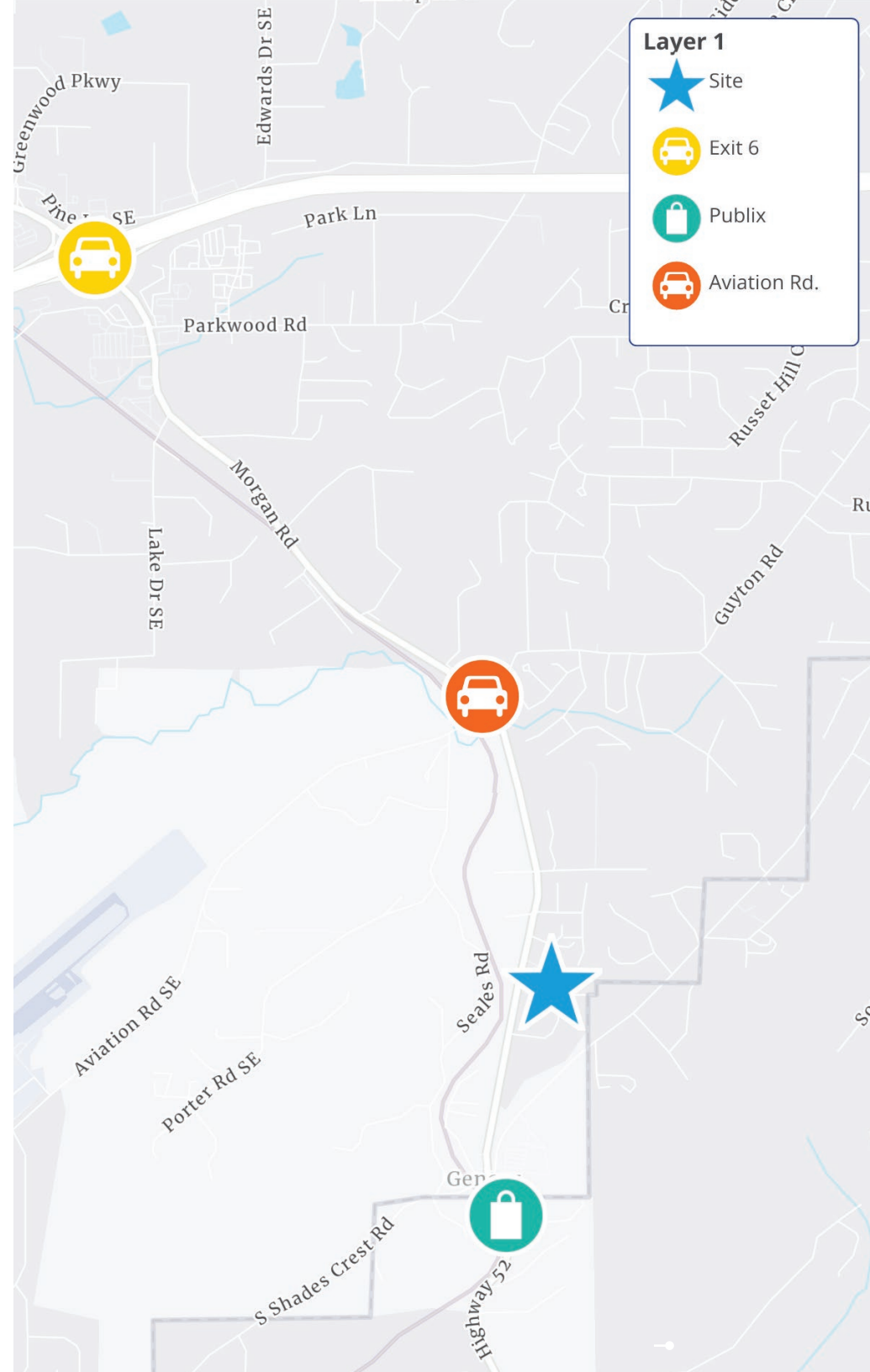
MILES
UAB Metro West

0.5

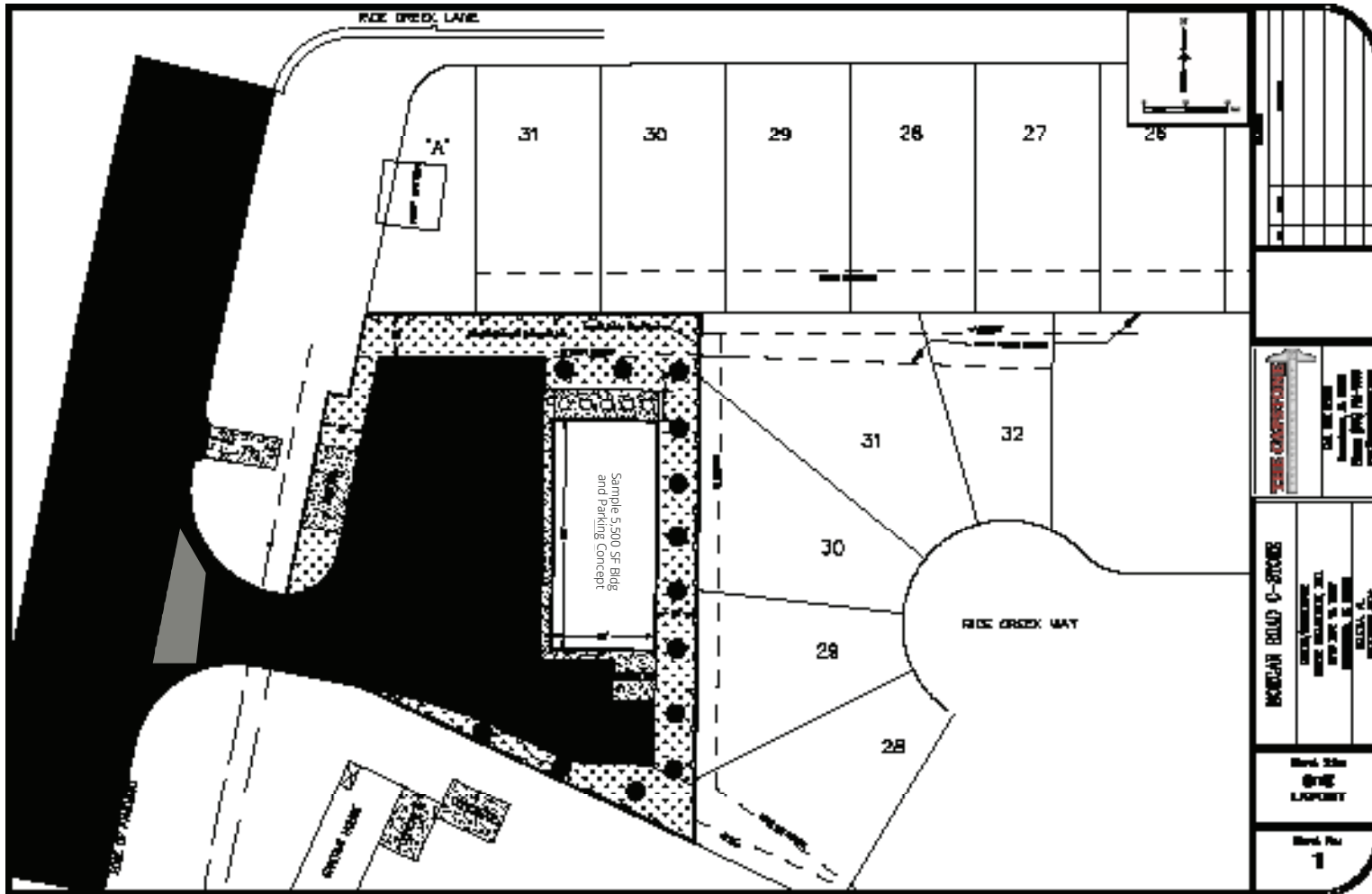
MILES
Publix

Price:

\$350,000



Proforma Site Layout



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