

LANDO CAIN ROAD



Development Acreage For Sale

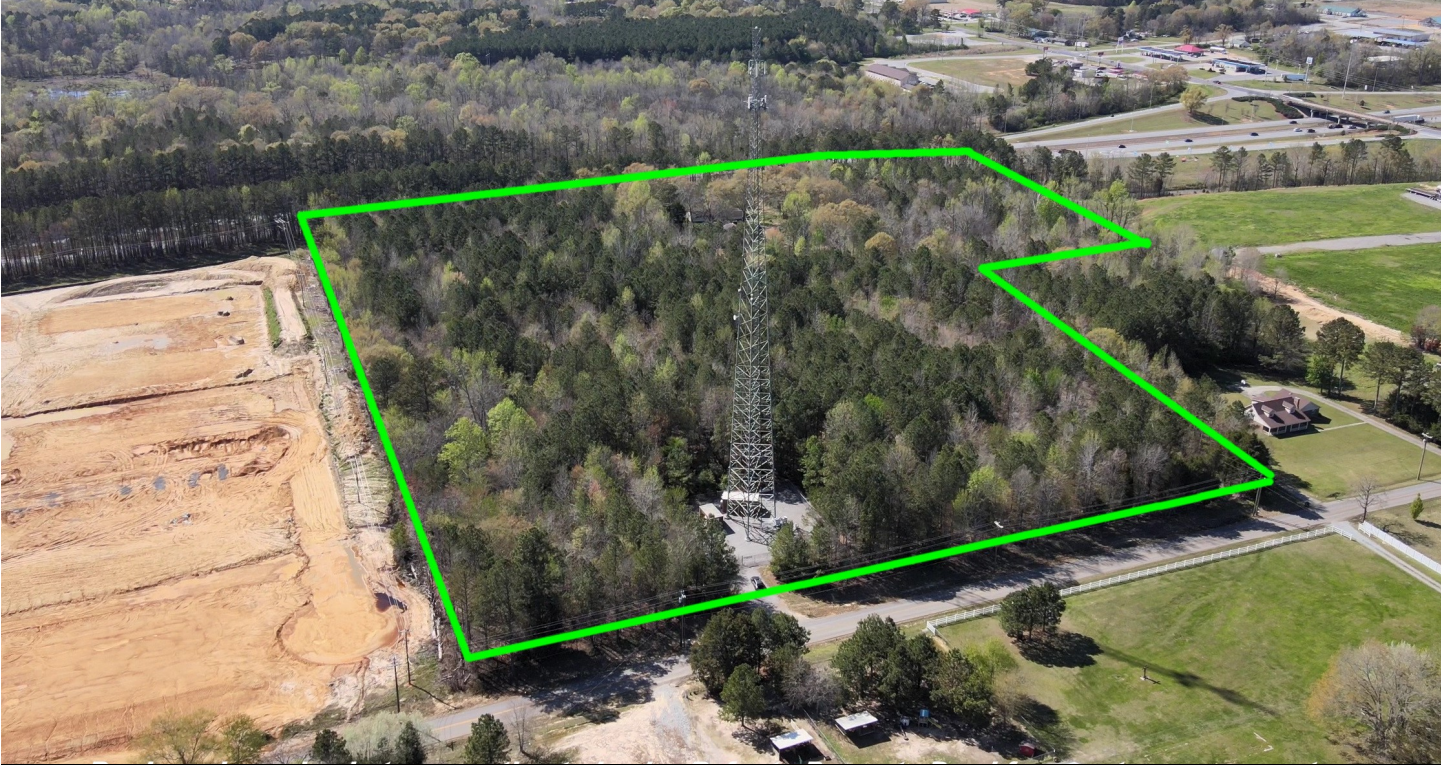
Presented By



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Property Information



Development Opportunity / 21 +/- ACRES

This 21 +/- acre parcel of land is located just east of Interstate 65 and south of Alabama Highway 36 at Exit 328. This area is prime for development whether residential or commercial. An estimated 41,000 vehicles pass this property daily on Interstate 65 with an additional 12,000 daily on Highway 36. This property is between Cracker Barrel and a new housing subdivision. The cell tower is on a ground lease which will convey to the new owner upon closing.

DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	41,190
STREET	Interstate 65

* Figures shown represent estimates

- Zoning: County
- Next to future Cain Brake subdivision.
- Next to future Mapco location.
- Just outside Hartselle City limits
- Easy access to Exit 328 of Interstate 65.



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Additional Information

Site Inputs

Formats

- Highway Hybrid
 - 4500 sqft with expanded bathrooms
- Neighborhood
 - 4500 sqft
 - 1,2,3 Entrance Designs
- Metro
 - 2500 sqft



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In September of 2019, The City of Hartselle began a process to sell approximately six acres of city-owned property located at Highway 36 East and Lando Cain Road. Wednesday, December 29, 2021, the final document was signed with MAPCO Express, Inc. to complete the sale. MAPCO paid the City of Hartselle \$1,450,000 for the property.

Construction should begin in early 2022 with groundwork being the first step. Infrastructure for drainage, natural gas and sewer was installed for future growth and development when the property was purchased by the city.

MAPCO will design and construct a fuel center with separate canopies for passenger fuel and diesel. The facility is slated as one of the newer hybrid designs that locate along interstate highways. Other than fuel, it will also be a destination for snacks, food, coffee, and other convenience items.

Other than the new business, one noticeable change will involve the relocation of the current Uncle Hershel Way. The property purchased by MAPCO includes property on both the north and south sides of the current Uncle Hershel Way. As part of the sales agreement with MAPCO, the City of Hartselle agreed to move this roadway south approximately 200 feet to allow for the construction of the fuel center.

In addition, to enhance safety at the intersection of Highway 36 and Lando Cain Road, an intersection improvement project is planned. This project will add a traffic signal at the intersection, as well as turn lanes for traffic headed both east and west on Highway 36. With the new Cain Park Subdivision also underway in this area, the need for these improvements is easily seen.

MAPCO will be a welcome site for these motorists; a beneficial addition for others located near the interstate; and will encourage more growth in this area.



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MAPCO

Future MAPCO Location

Main St

Recess Rd

Photos



MARMAC
REAL ESTATE
COMMERCIAL

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THE MARMAC DIFFERENCE

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MarMac Real Estate - Commercial has been proudly serving North Alabama, including Decatur, Florence, Madison, Huntsville, Cullman, Hartselle, and the surrounding areas since 2009, and has recently added an office in Killen.

North Alabama area residents can rely on MarMac Real Estate for professional, worry-free communication between buyers and sellers during the buying process. Our staff brings a vast amount of experience and dedication to helping our clients' real estate needs.

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