

COMMERCIAL SITE FOR SALE

+/- 3.48 Acres
Exit 185 at I-20, Oxford, Alabama



LOCATION: Southwest corner of I-20 / South Quintard Avenue Exit. Less than ten miles from main gate of An-niston Army Depot.

LAND DETAILS: Approximately 3.48 acres of flat, ready to develop land. Great visibility from I-20 and across the street from Super Wal-Mart.

UTILITIES: All Available

COMMENTS:

- Prime development opportunity along major Annis-ton/Oxford interchange.
- Ideal hotel or restaurant site
- New traffic signal at Quintard Avenue offers easy access
- Traffic count on I-20 of over 37,000 cars per day
- Adjacent parcels available

For More Information
Please Contact:

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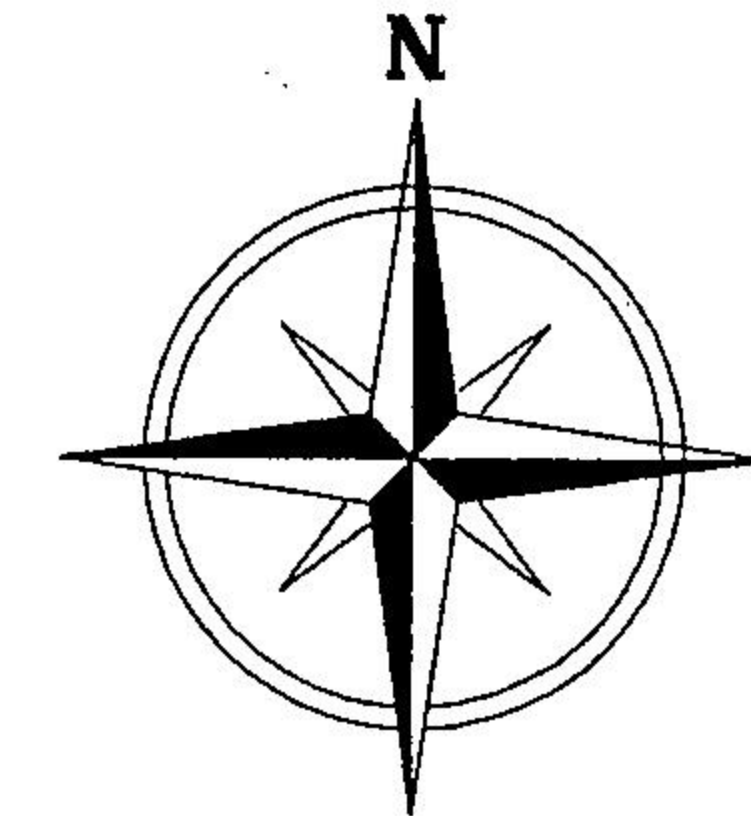
PROGRESSIVE PROPERTIES

COMMERCIAL REAL ESTATE

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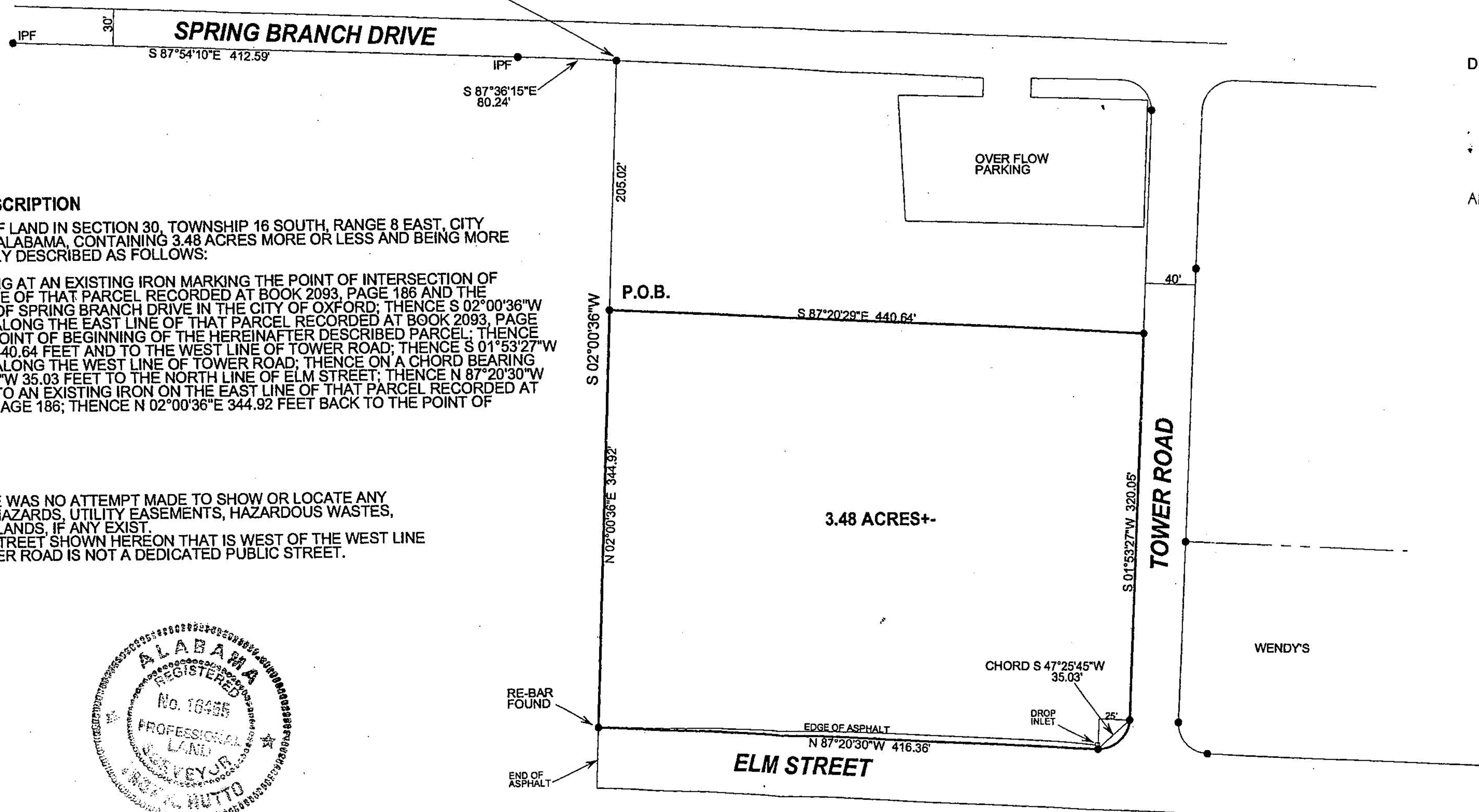
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LOAN SURVEY FOR: DENNIS GRISSOM SECTION 30, TOWNSHIP 16 SOUTH RANGE 8 EAST, CITY OF OXFORD, ALABAMA



DEED CALLS AT BOOK 2093, PAGE 186

P.O.C.
IRON FOUND AT THE
POINT OF INTERSECTION OF
THE EAST LINE OF THAT PARCEL
RECORDED AT BOOK 2093, PAGE 186
AND THE SOUTH LINE OF SPRING BRANCH DRIVE



LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 30, TOWNSHIP 16 SOUTH, RANGE 8 EAST, CITY OF OXFORD, ALABAMA, CONTAINING 3.48 ACRES MORE OR LESS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

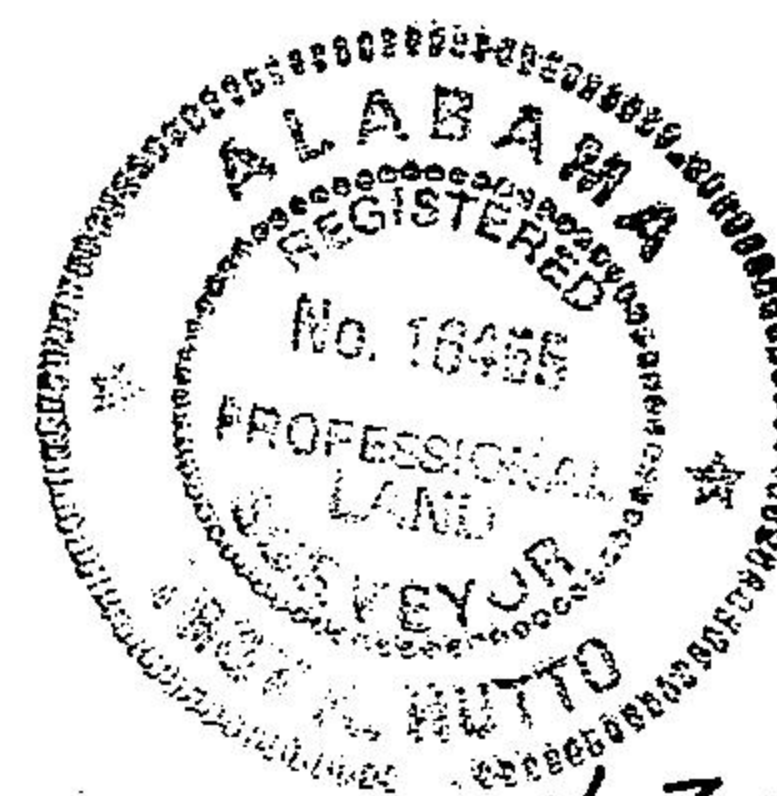
COMMENCING AT AN EXISTING IRON MARKING THE POINT OF INTERSECTION OF THE EAST LINE OF THAT PARCEL RECORDED AT BOOK 2093, PAGE 186 AND THE SOUTH LINE OF SPRING BRANCH DRIVE IN THE CITY OF OXFORD; THENCE S 02°00'36\"W 205.02 FEET ALONG THE EAST LINE OF THAT PARCEL RECORDED AT BOOK 2093, PAGE 186 TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE S 87°20'29\"E 440.64 FEET AND TO THE WEST LINE OF TOWER ROAD; THENCE S 01°53'27\"W 320.05 FEET ALONG THE WEST LINE OF TOWER ROAD; THENCE ON A CHORD BEARING OF S 47°25'45\"W 35.03 FEET TO THE NORTH LINE OF ELM STREET; THENCE N 87°20'30\"W 416.36 FEET TO AN EXISTING IRON ON THE EAST LINE OF THAT PARCEL RECORDED AT BOOK 2093, PAGE 186; THENCE N 02°00'36\"E 344.92 FEET BACK TO THE POINT OF BEGINNING.

NOTES

1. THERE WAS NO ATTEMPT MADE TO SHOW OR LOCATE ANY FLOOD HAZARDS, UTILITY EASEMENTS, HAZARDOUS WASTES, OR WETLANDS, IF ANY EXIST.
2. ELM STREET SHOWN HEREON THAT IS WEST OF THE WEST LINE OF TOWER ROAD IS NOT A DEDICATED PUBLIC STREET.

ABBREVIATIONS

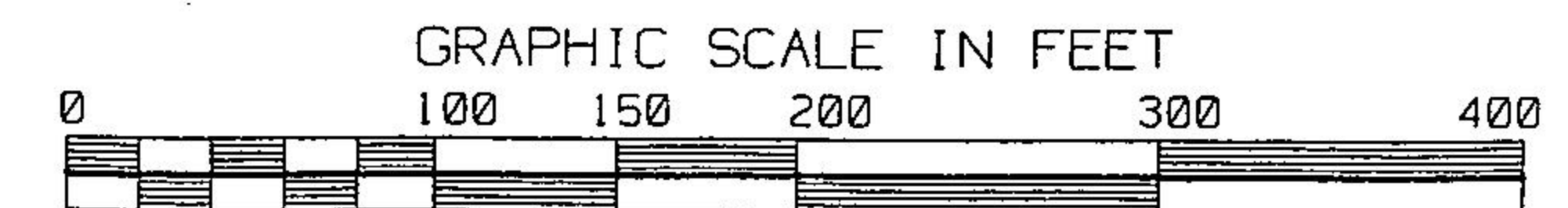
- N = NORTH
- E = EAST
- S = SOUTH
- W = WEST
- ° = DEGREES
- ' = MINUTES OR FEET
- \" = SECONDS OR INCHES
- IPS = IRON PIN SET
- IPF = IRON PIN FOUND
- R.O.W. = RIGHT OF WAY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- +/- = MORE OR LESS
- R = RECORD
- M = MEASURED
- P.T. = POINT OF TANGENCY
- P.C. = POINT OF CURVE
- PL = PROPERTY LINE



DATE OF LAST FIELD WORK 4-7-05
DATE OF THIS PLAT 4-7-05

Troy A. Hutto
TROY A. HUTTO REG. NUMBER 18455
HUTTO LAND SURVEYING CA-0309-LS
1844 WHITE PLAINS ROAD
ANNISTON ALABAMA 36207
PHONE: 256-237-4772

I HEREBY STATE 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.



SCALE 1 INCH = 100 FEET

SCALE: 1\"=100'

BEARING BASE:
ASSUMED

FILE PATHS:
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DISK #

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