



SITE PROFILE

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Blount Springs Commerce Center

Site Location: Hayden, AL (I-65 & Hwy 5 at Exit #289)

Nearest City: Hayden, AL

Within City Limits: Yes

Within Industrial Park? No

General Site Data:

Total Acres: 13.5

Available Acres: 13.5

Topography: 90% level (initial grade work completed)

Zoning: None

Previous Use: None

Utilities:

Natural Gas: Available

Water: Available

Sewer: None

Electric: Alabama Power

Telecommunications: AT&T

Transportation:

Interstate	Miles to Access	US Highway	Miles to Access	Four Lane?	State Highway	Miles to Access	Four Lane
I-65	<u>0</u>	31	<u>2</u>	<u>N</u>	160	<u>5</u>	<u>N</u>
I-22	<u>25</u>	278	<u>18</u>	<u>Y</u>	69	<u>10</u>	<u>Y</u>
I-59	<u>29</u>	78	<u>25</u>	<u>Y</u>	157	<u>21</u>	<u>N</u>

Nearest Rail Service: Birmingham, AL

Miles to Service: 30 miles

Nearest Commercial Air City: Birmingham, AL

Miles to Service: 35 miles

Nearest Municipal Air City: Cullman, AL

Miles to Service: 28 miles

Price: Inquire at 205.625.3305

Price Comments: Possible Owner Financing for Qualified Purchaser

Site Comments:

Located inside the town limits of Hayden, AL

Settlement pond on site

Excellent interstate access and visibility

No ingress/egress issues

No zoning restrictions

Possible Uses:

Travel Center / Convenience Store

Restaurant (alcohol sales permitted)

Retail

Light Industrial

FOR SALE OR LEASE

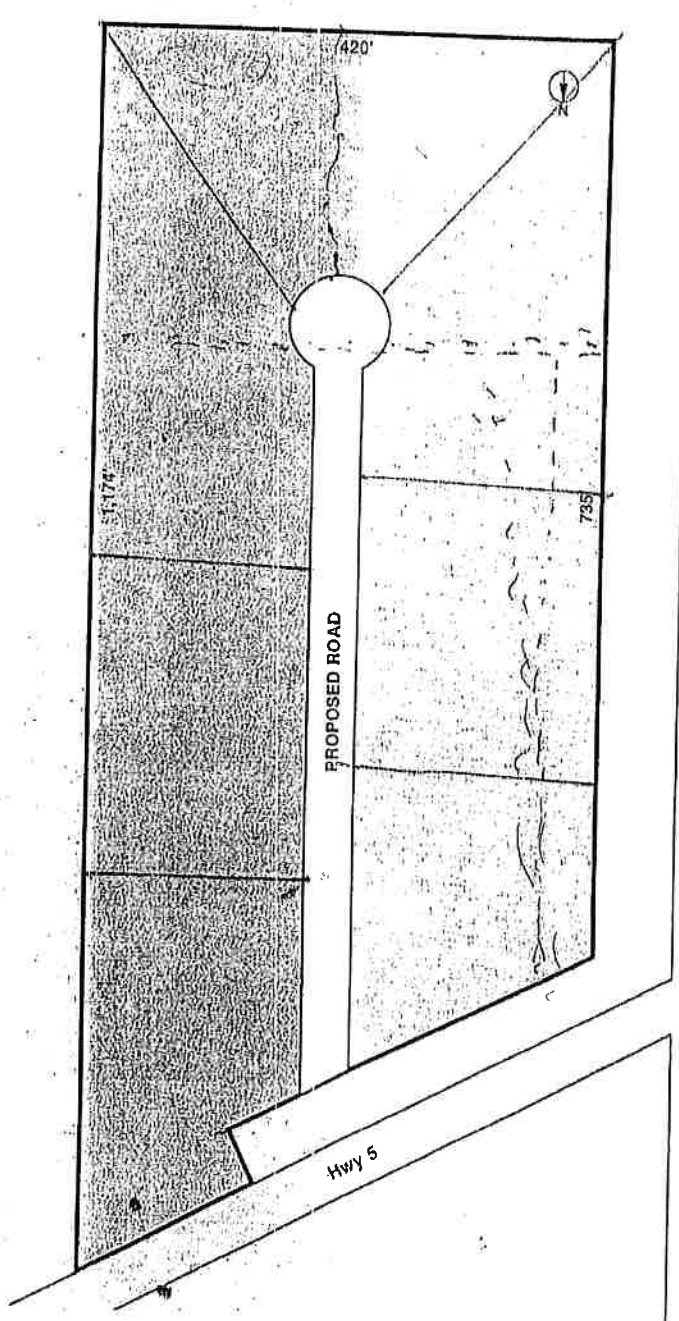
BLOUNT SPRINGS COMMERCE CENTER



Excellent Retail Development Opportunity

SPECIFICATIONS

BLOUNT SPRINGS COMMERCE CENTER



HWY 65

Blount Springs Commerce Center is located on Interstate 65 & Highway 5 at Exit #289 between Birmingham and Cullman, Alabama. The development consists of 13± graded acres ready for immediate construction. The site fronts I-65 for approximately 735', creating excellent retail or institutional opportunities. Blount Springs Commerce Center will offer sites for sale or ground lease.



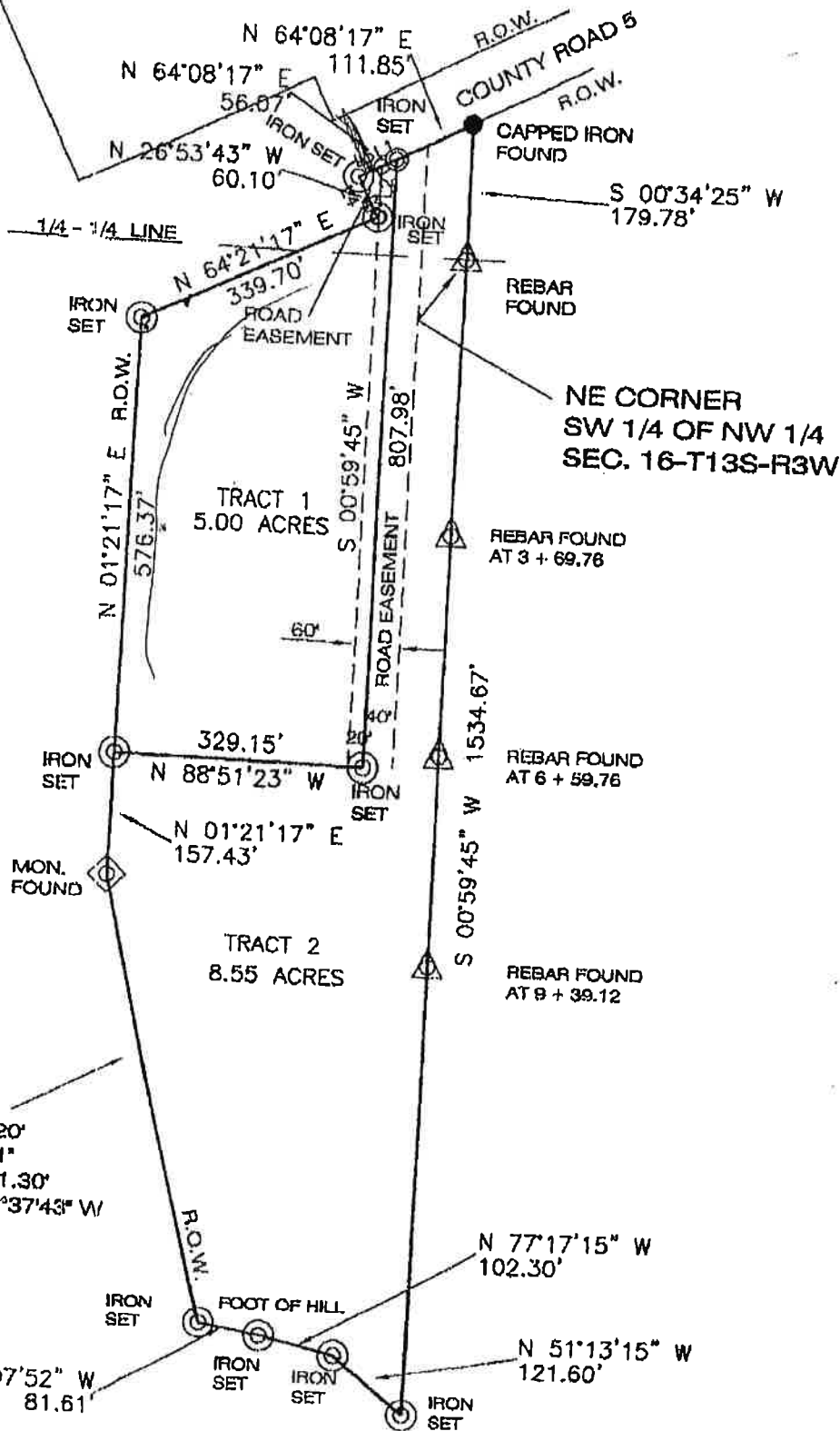
Information deemed reliable but not guaranteed.

NW 1/4 OF NW 1/4

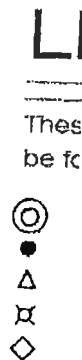
OF NW 1/4

INTERSTATE 65

L=611.37'
 R=11309.20'
 $\Delta=03^{\circ}05'51''$
 C LEN=611.30'
 BRG=N 13^{\circ}37'43'' W



LINE	BEARING
L1	N 64°08'17"
L2	S 00°59'45"
L3	S 64°21'17"
L4	N 26°53'43"
L5	N 64°08'17"



SECTION 16, TOWNSHIP 13 SOUTH, RANGE 3 WEST, BLOUNT COUNTY, ALABAMA, MORE
 ION THE NORTH-EAST CORNER OF THE SW 1/4 OF NW 1/4 OF SAID SECTION 16, THENCE
 ON THE SOUTH RIGHT OF WAY OF COUNTY ROAD 5; THENCE S64°08'17"W, 111.85 FEET
 THE POINT OF BEGINNING; THENCE LEAVING RIGHT OF WAY OF COUNTY ROAD 5