



GREAT SOUTHERN Land



Color Infrared Aerial Showing New Adjacent Developments



Skyline Tract

171 +/- Acres in St. Clair County, AL
\$1,541,700 (\$9,000 per acre)

- Excellent tract for residential development
- Located in one of the most sought after neighborhoods in the Pell City area
- Many adjacent subdivisions are waterfront communities on Logan Martin Lake
- Joins "The Yacht Club" development on west and south Visit www.yachtclub-llm.com for more information on adjoining development
- Joins new "The Reserve" waterfront development
- New "Lincoln Harbor" waterfront development is located southeast of tract, and across lake
- Fronts on Old Collins Ferry Rd. & Collins Rd.



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For a tour or more information call:

Eddie Stone, Listing Agent
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www.GreatSouthernLand.com
www.PellCityLand.com

I-20 Corridor Tracts in St. Clair County, near Pell City

- Located in the center of the southern automotive corridor
- WKW Erbsloeh, worldwide automobile supplier, opened its first North American plant in Cogswell Industrial Park in 2008
- WKW Erbsloeh will produce aluminum parts for the Mercedes plant in Vance, the Volkswagen plant in Mexico and in 2009 started producing parts for BMW
- The \$30 million investment by WKW Erbsloeh will eventually provide over 300 new jobs in Pell City
- Cogswell Industrial Park is located less than 2 miles from the 18th Avenue South site
- New VA nursing home expected to employ 300 people and have an annual payroll of \$15 million, recently broke ground in Pell City
- Jefferson State Community College is creating a plan for a nursing school expansion to their Pell City Campus
- St. Vincent's Health System began construction in 2010 on their replacement facility that will house a two-story, state of the art facility directly across the street from the new VA nursing home
- Hundreds of workers are employed at the Lincoln Honda Plant less than 10 miles from both tracts
- The St. Clair County Municipal Airport with 2 runways of approximately 5,000 feet and the Pell City Country Club are near both tracts





**Good paved
road frontage
on Collins Ferry
Road.
(photo to left)**

**Waterfront communities
“The Reserve” (photo to right)
and “The Yacht Club”
(photo below) both adjoin property**



**Beautiful hardwoods
are located
throughout the
property (photo right)**



Skyline Tract 171 +/- Acres
Sec. 32; T17S, R4E, St. Clair Co., AL

**The Reserve:
new Waterfront
Subdivision**

**The Yacht Club:
New Waterfront
Community**

**Lincoln Harbor:
New Waterfront
Community**

LAKE LOGAN MARTIN



This is not a survey. No guarantees are expressed or implied.



GOOD THINGS ARE HAPPENING ALONG THE I-20 BIRMINGHAM TO ATLANTA CORRIDOR

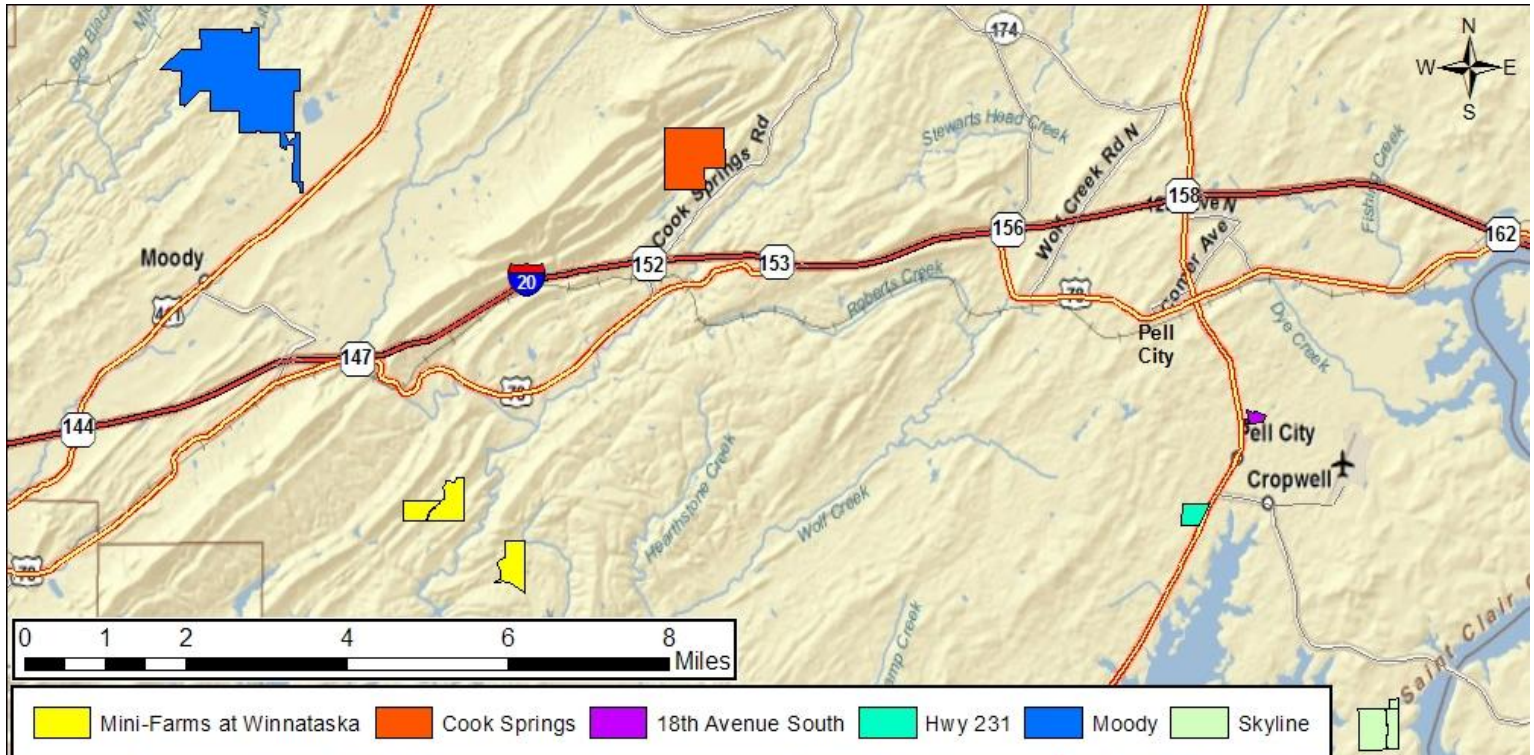
Great Southern Land is bullish on the fast growing I-20 corridor east of Birmingham. This area has and will continue to experience great growth due to its easy access to Birmingham, Atlanta and points in between. We have tracts available for residential, commercial, and industrial uses as well as great hunting tracts and timber investment tracts in this area. Shown below are several of our offerings.

NOTE: the new Publix Grocery development is under construction and is located between the apartment sites on Hwy. 231 and 18th Avenue South and a new Publix is planned between the Moody Tract and I-20 Exit 144. The Honda plant at Lincoln is accessed from Exit 162. The new St. Vincent's hospital and the Veteran's Home are currently under construction between exits 153 & 156.

FOR MORE INFORMATION OR A TOUR

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I-20 CORRIDOR, ST. CLAIR COUNTY TRACTS



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TRACT NAME	LISTING PRICE	ACRES	\$/ACRE	COMMENTS
Moody	\$6,421,080	878.0	\$7,313	One of last large parcels in Moody/Margaret area surrounded by subdivisions
Mini-Farms at Camp Winnataska Road	\$1,285,000	257.0	\$5,000	Pell City School District. Owner will consider selling mini-farm parcels 10 acres and up
Cook Springs	\$960,000	320.0	\$3,000	Scenic recreational/residential with mountain views near Birmingham
Hwy 231	\$1,470,000	42.0	\$35,000	1,510 +/- feet frontage on U.S. Hwy 231. Excellent site for commercial/retail/multifamily
18th Avenue South	\$560,000	16.0	\$35,000	Suitable for multifamily on 18th Street and Hardwick Road next to Maple Village Apts.
Skyline	\$1,541,700	171.3	\$9,000	Residential Subdivision site adjoining The Yacht Club and The Reserve