



GREAT SOUTHERN Land



- **Rural St. Clair County**
- **Pell City Schools**
- **Close proximity to I-20**
- **Just far enough out to be in the country but still convenient to everything you need**
- **Suitable for multiple residences and/or mini-farms**
- **Fronts Camp Winnataska Road**
- **Rolling hills**
- **Abundant wildlife**



**G r e a t
S o u t h e r n
L a n d**

For a tour or more information call:

Eddie Stone, Listing Agent
205-702-4420
205-837-4466 cell
edstone@windstream.net

Fletcher Majors, ALC, Broker
334-567-0924 ext. 205
334-328-9278 cell
Fletcher@GreatSouthernLand.com

Mini-Farms at Camp Winnataska Rd
257 +/- Acres in St. Clair County, AL
\$1,285,000 (\$5,000 per acre)

OWNER WILL SELL PARCELS
10 Acres and up

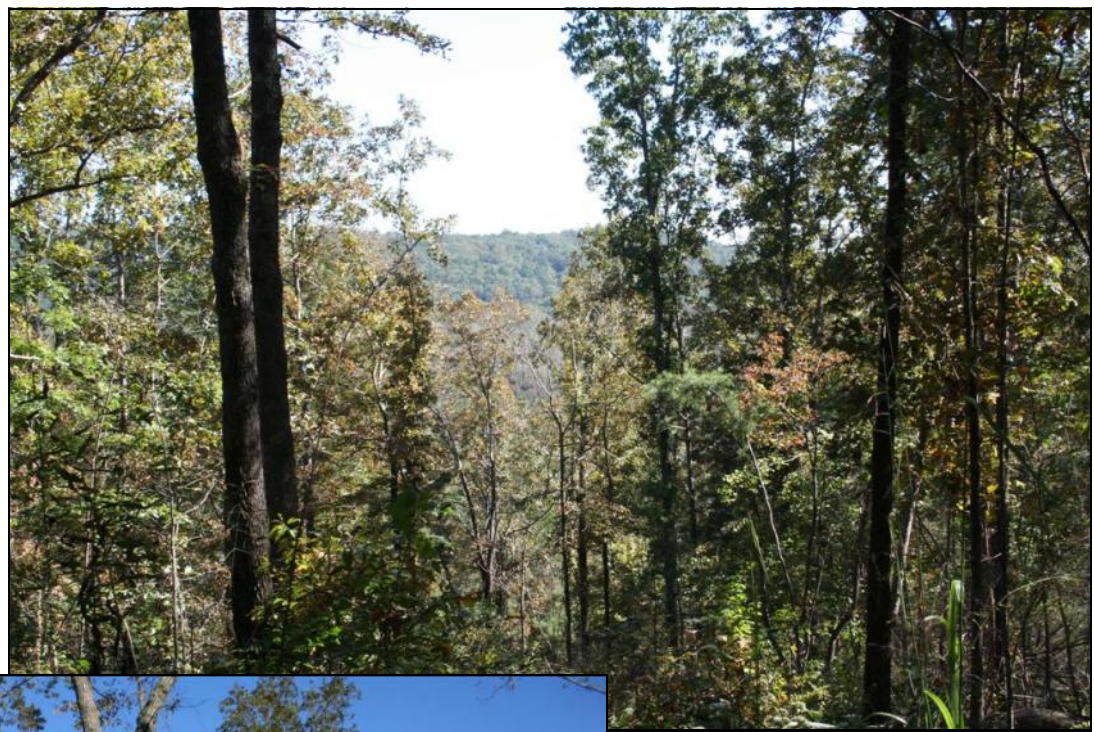
www.GreatSouthernLand.com
www.PellCityLand.com

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

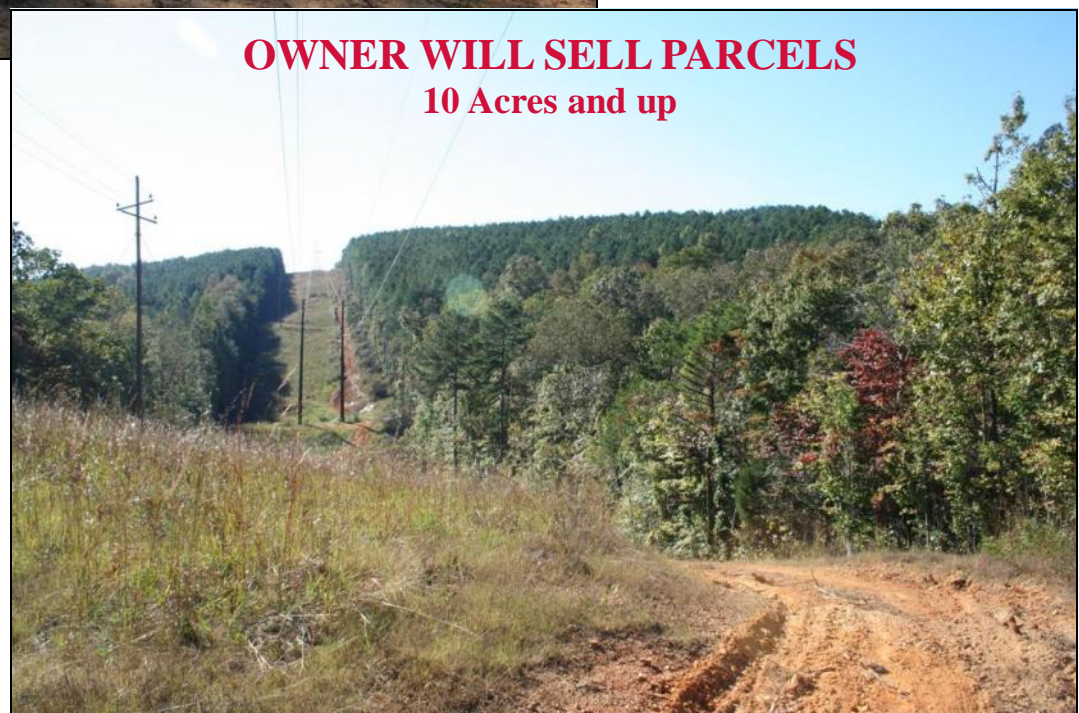


**Rolling hills,
beautiful views,
and mature
hardwoods on
the East Tract
make it great
for a rural
development
or mini farms**



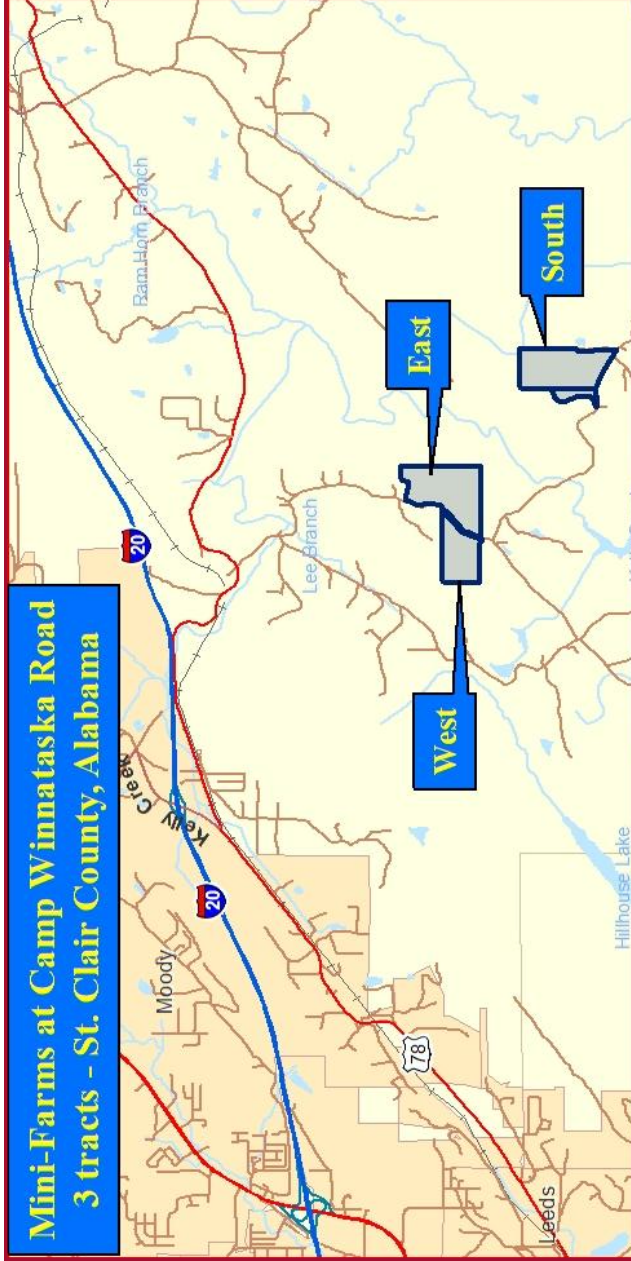
**The South
Tract has
nice, mature
hardwoods
and rolling hills
that afford
great views**

**Rolling hills
and powerline
easement on
West Tract**



**OWNER WILL SELL PARCELS
10 Acres and up**

Mini-Farms at Camp Winnataska Road 3 tracts - St. Clair County, Alabama



Winnataska South



Winnataska East & West



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

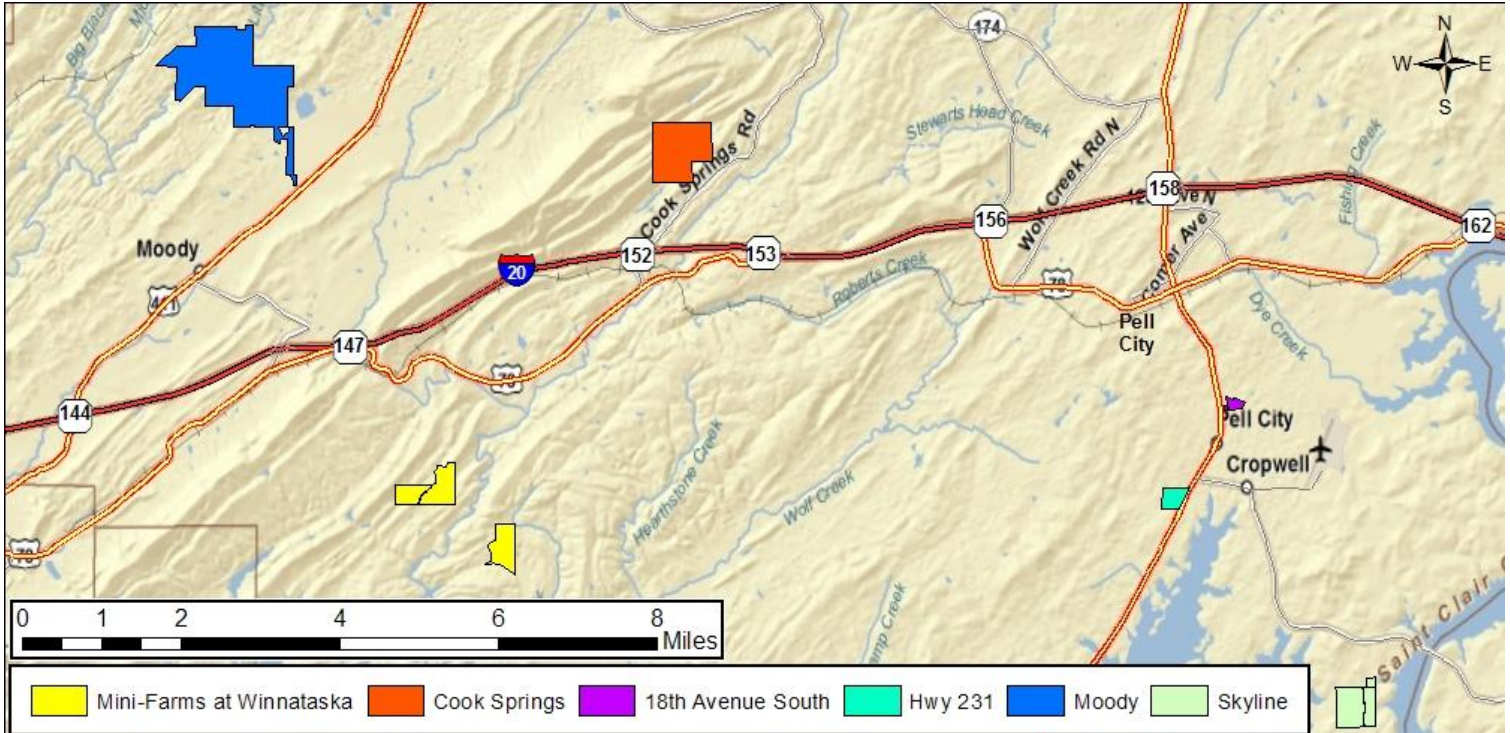
Great Southern Land is bullish on the fast growing I-20 corridor east of Birmingham. This area has and will continue to experience great growth due to its easy access to Birmingham, Atlanta and points in between. We have tracts available for residential, commercial, and industrial uses as well as great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

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



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Southern
Land