



# Land For Sale with Building

3515 Indian Hills Rd - Decatur, AL

PRESENTED BY

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**GATEWAY**  
COMMERCIAL BROKERAGE

# +/- 1.21 Acres

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### PROPERTY OVERVIEW

Located in Decatur near the City of Priceville, the property consists of a +/- 1.21 acre lot of +/- 220.4' x 295' with a +/- 4,950 sf storage building that is 30' x 165'. There are existing pads and plans for four additional buildings on site and has an asphalt parking lot. Property is not zoned and is located outside the city limits. Joe Wheeler provides electricity and Decatur Utilities must be tapped for water. Property must be annexed into the City of Decatur to gain sewer access which is located down the street near the firehouse.

| SITE FEATURES |                 |
|---------------|-----------------|
| LAND SIZE     | +/- 1.21 acres  |
| FRONTAGE      | Indian Hills Rd |
| ZONING        | Not zoned       |
| SALE PRICE    | \$399,000       |

For More Information, Please Contact:

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