

# COLDWELL BANKER COMMERCIAL MCLAIN REAL ESTATE

## RETAIL DEVELOPMENT SITE 1410 Main Street, East / Highway 36 Hartselle, Alabama 35640



**Land:** 9.0 ± acres

**Zoning:** B-2  
General Business

R-3  
Multi-Family

**Site Specifics:** Located on busy Highway 36 at Exit 328, site offers good access and visibility for retail development on front of site and potential multi-family on rear of site. The Hartselle interstate exit is being expanded rapidly and this site offers good retail frontage with close proximity to Downtown Historic Hartselle. The property offers sewer, water, electric and gas availability. The City of Hartselle has adopted two commercial development incentive programs to assist developers with construction costs if all criteria are met.

**Terms:** \$882,090.00 (\$2.25 per square foot)

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# Parcel Map Display

