

ACREAGE FOR SALE



CHELSEA, ALABAMA

SIZE: 32 Acres \pm

SALE PRICE: \$395,000

SIZE: 6 Acres \pm

SALE PRICE: \$120,000

LOCATION: Intersection of Shelby County Hwy 69 and Shelby County Hwy 74. This property is located within the growing Shelby County Chelsea area. It is within a mile of many upscale residential communities such as High Chaparral, Lime Creek, Emerald Parc, Sunset Lakes and Windstone.

UTILITIES AVAILABLE: Power & Water

Property is in the Chelsea city limits and the Chelsea fire and school district.

DIRECTIONS: From Birmingham to Chelsea on US Hwy 280 turn right (south) on County Road 47, right on County Hwy 39, left on County Hwy 69 until you reach County Hwy 74.

This property is divided by Shelby County Highway 69 with a six acre +/- tract east of the highway and approximately 32 acres +/- west of the highway.

From Birmingham to Pelham on I-65 (exit 242) and US Hwy 31 turn left on County Hwy 52, left on County Hwy 11 (Simmsville Rd), right on County Hwy 36, right on County Hwy 69 until you reach County Hwy 74.

The property has approximately 2400 feet of frontage on Highway 69.

From Columbiana north on County Hwy 47 (Chelsea Rd) turn left on County Hwy 69 until you reach County Hwy 74.



Agent: Mark Hollis

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Information deemed reliable, but subject to verification.

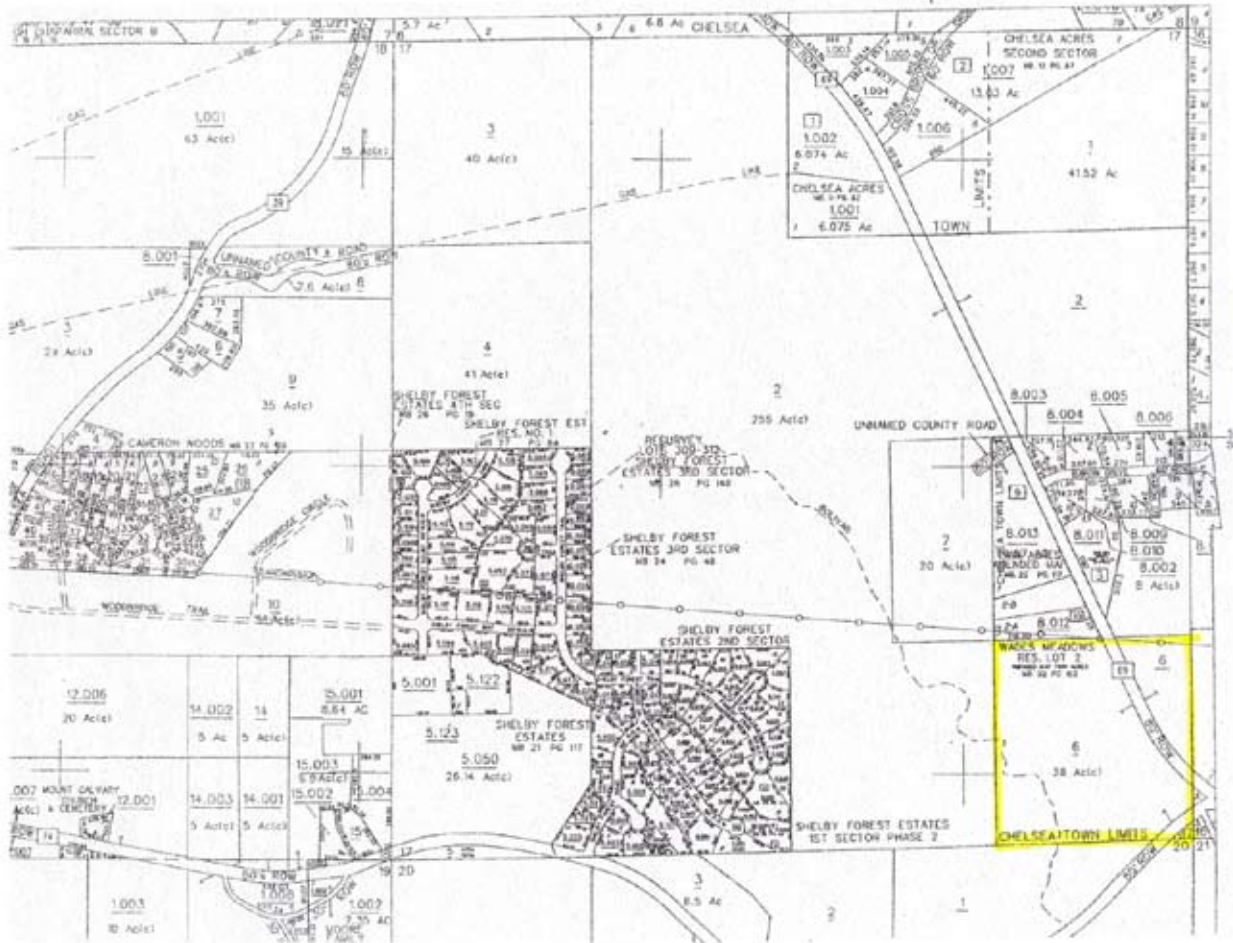
AERIAL



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TAX MAP



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