

# Lot 2 Highway 231 ., Ozark, Alabama 36360

Listing



MLS#: [479476](#)  
Status: **Active**  
Address: [Lot 2 Highway 231 ., Ozark, Alabama 36360](#)  
County: **Dale**  
Area: **212 Ozark**  
Neighbhd:  
Flood Zone:  
Lot Dim: **.80**  
WF Type:  
City Limits: **Yes**  
HOA Fee:  
T/R/S:  
REO Y/N:  
Parcel ID: **11-02-04-2-000-022.0100**  
Legal Desc: **.86 AC(C)PT. NE1/4-NW1/4 BEG. INT. S R/W OF US HWY 231 & E LINE OF NW1/4; NWLY OZARK AL SEC 4 TWP 5N RNG 24E,**

Price: **\$325,000**  
Orig Price: **\$300,000**  
Acres +/-: **0.800**  
\$/Acre: **\$406,250.00**  
Beds:  
Baths:  
Rd Front Ft:  
Wt Front Ft:  
Waterfront: **No**  
Restrictions: **Yes**  
Taxes: **\$884**  
Zone: **B-4**  
DOM/CDOM: **264/264**

Directions: **Property is located on Highway 231 between Dairy Queen and Walmart**

Schools  
Elem School:  
Intermediate School:  
Middle School:  
High School:

Remarks

**The newest Commercial Development in Ozark is currently underway, anchored by All In Credit Union. US Highway 231 frontage on . This lot will have access from US Highway 231 and Deese Road. Located between two major red lights in a high traffic area. Close to Wal-Mart. This development will have utilities stubbed to each lot, curbing will be in place, with lots ready for construction. High visibility, zoned B-4. Call for more information or to schedule your personal showing.**

Features

Topography:  
Lot Desc:  
Access: **Paved, Public**  
Amenities:  
No Of Lots:  
Vegetation:  
Water Authority:  
Restriction:  
Fee Includes:  
Possible Terms:  
Financing:  
Crops Included:

Addl Info:  
Surround Ar:  
Imprvmnts:  
Util On Site: **Electric, Public Water, Sewer**  
Miscellaneous:  
Util Avail: **Cable, Electricity, High Speed Internet, Sewer, Telephone, Water**  
Electric Auth:  
Possess: **At Closing**  
Management:  
Redemption: **No**  
Trash Serv:  
Sqft Min Struct

REALTOR® Information

Agent Remarks: **Attention Agents! Thank you in advance for showing. Please call or text Sonya Spivey 334-733-0511 with any questions.**

Listing Office: [FIRST OZARK REALTY](#)

Listing Agent: [SONYA SPIVEY](#)

Agt Disclosure: **Not Applicable**

Email: [sonyaspivey22@gmail.com](mailto:sonyaspivey22@gmail.com)

Buy-Agt: **5.0 %** Dual-Agent: **5.0 %**

Trans-Bkr: **5.0 %** Var Comm: **No**

Type: **Exclusive Right to Sell**

Owner Name: **All In Credit Union**

Lock Box:

Showing: **Call Agent/Agent has info Critical to Showing, Vacant**

Appt Phone: **334-733-0511** Appt Phone 2:

Curr Lsd Mnthly:

Max Seller Contrib: **Negotiable**

L/Ofc Phone: **(334) 774-4818**

L/SP Phone: **(334) 733-0511**

L/Agt Fax:

List Date: **09/24/2020**

Expire Date: **09/24/2021**

ROR Exp Dt Src:

Trans Broker Listing: **No**

Gate Code:

Prepared By: **SONYA SPIVEY of Wiregrass on 06/15/2021 04:54:45 PM**

Parcel Map