

**LAND FOR SALE**  
 Highway 431 North  
 Meridianville, Alabama



Highway 431 North **Meridianville, AL**  
 Located next to Inspiration Pointe

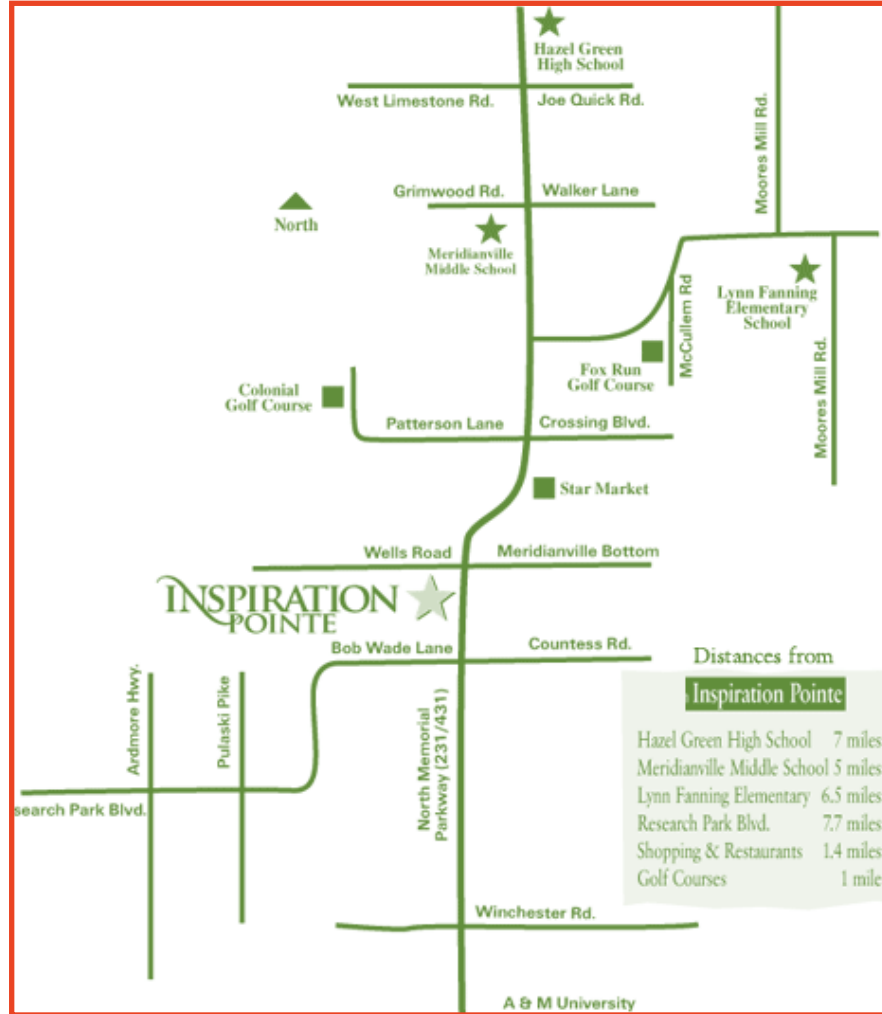
**AVAILABLE**



**NITNEIL PARTNERS**

[www.nitneilpartners.com](http://www.nitneilpartners.com)

**678.701.9305**



**COMMENTS**

- Located in Meridianville just in front of the planned Inspiration Pointe Community, a residential development by Jeff Benton Homes
- Highway Business Zoning
- Suitable for retail or office use
- Ideal location for bank or medical office
- All utilities available
- 1.47 - 3.57 Acre Parcels Available

**AVAILABLE ACREAGE** 1.47 - 3.57 acres

**DEMOGRAPHICS**

Population  
 Ave. HH Income  
 Ave. Daily Traffic Count

*5 mile radius*  
 19,700  
 \$63,805  
 27,000 cars/day

**SALES PRICE** (\$8.00 PSF)

**NITNEIL PARTNERS** 1447 Peachtree Street, Suite 470 Atlanta, GA 30309

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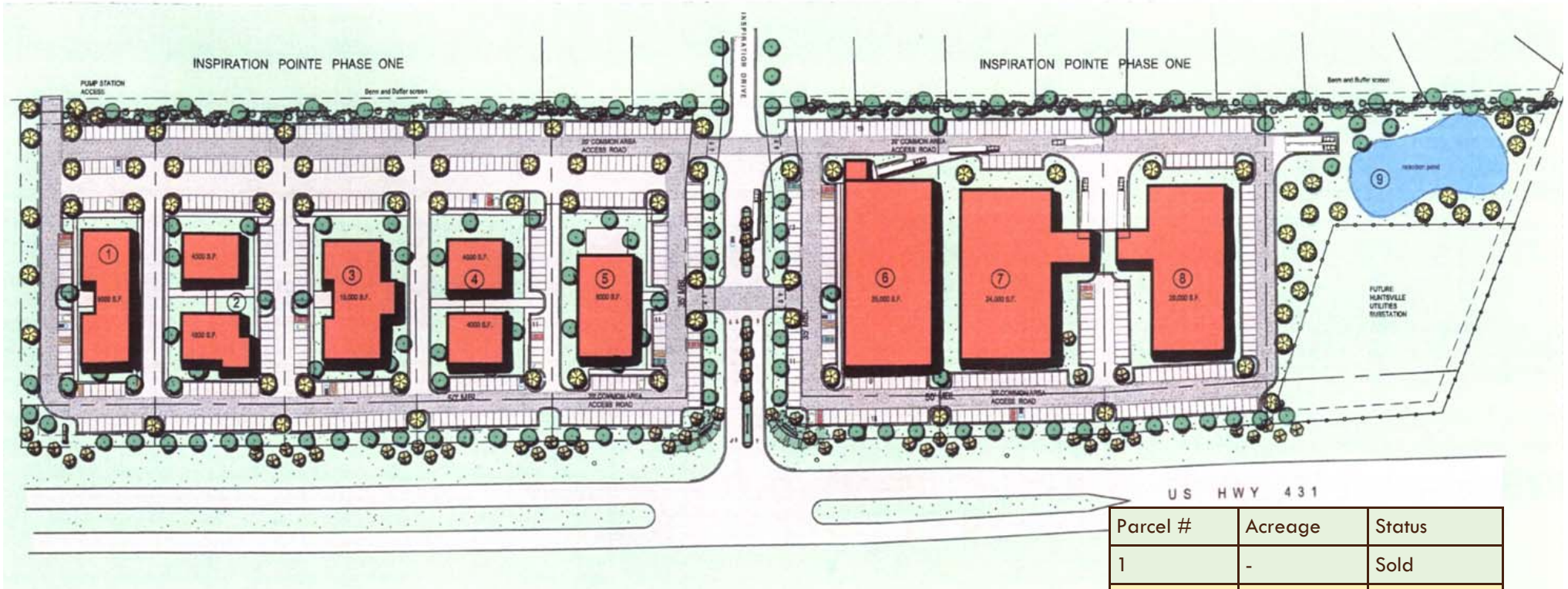




# Highway 431 North Meridianville, AL

Located next to Inspiration Pointe

Proposed Development  
Plan/Survey



Parcel #	Acreage	Status
1	-	Sold
2	1.47	AVAILABLE
3	1.47	AVAILABLE
4	-	Sold
5	1.84	AVAILABLE
6	-	Sold
7	1.81	AVAILABLE
8	1.76	AVAILABLE

