

95 Acre Tract – Speedway Blvd Talladega AL

**TOTAL ACERAGE:**

+/- 95 Acres

ZONING:

County

FRONTAGE:

+/- 2100 Feet on Speedway
Blvd

ADDRESS:

8877 Eastaboga Road, Eastaboga AL 36260

LOCATION:

Located just off Exit 173 on I 20 that leads directly to Talladega Super Speedway. This property sits directly next to the Talladega Airport, The Speedway, and Technology Park.

SUMMARY:

Great Developable land for multiple Commercial or Recreational uses with three sides of paved road frontage, a year round stream through the middle of property and it sitting only 1 mile +/- to Talladega Super Speedway/ Interstate I 20/ & the Airport.

FOR SALE \$1,500,000.00



Office Address
2680 Corporate Park Dr.
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Cole Maxwell
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334-559-4914 Mobile
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OVERVIEW

Incredible opportunity just off I-20 at Exit 173. This property offers exceptional interstate access and a strategic location with tremendous regional reach. The nearby Speedway was developed in this area in part because of its access to a population base of approximately 20 million people within a 300-mile radius in the 1960s. With immediate proximity to I-20 and access to major population centers throughout the Southeast, this property presents a unique opportunity for commercial, industrial, or other development seeking visibility, connectivity, and regional accessibility.

PROPERTY HIGHLIGHTS

Three Sides of Paved Frontage
County Zoning
+/- 2100 FT on Speedway Blvd
Year Round Stream

PROPERTY SUMMARY

Asking Price:
\$1,500,000.00
Parcel Size:
+/- 95 acres

LOCATION HIGHLIGHTS

Convenient to Interstate I -20,
Close to Talladega Speedway,
Technology Industrial Park, and the
Airport.

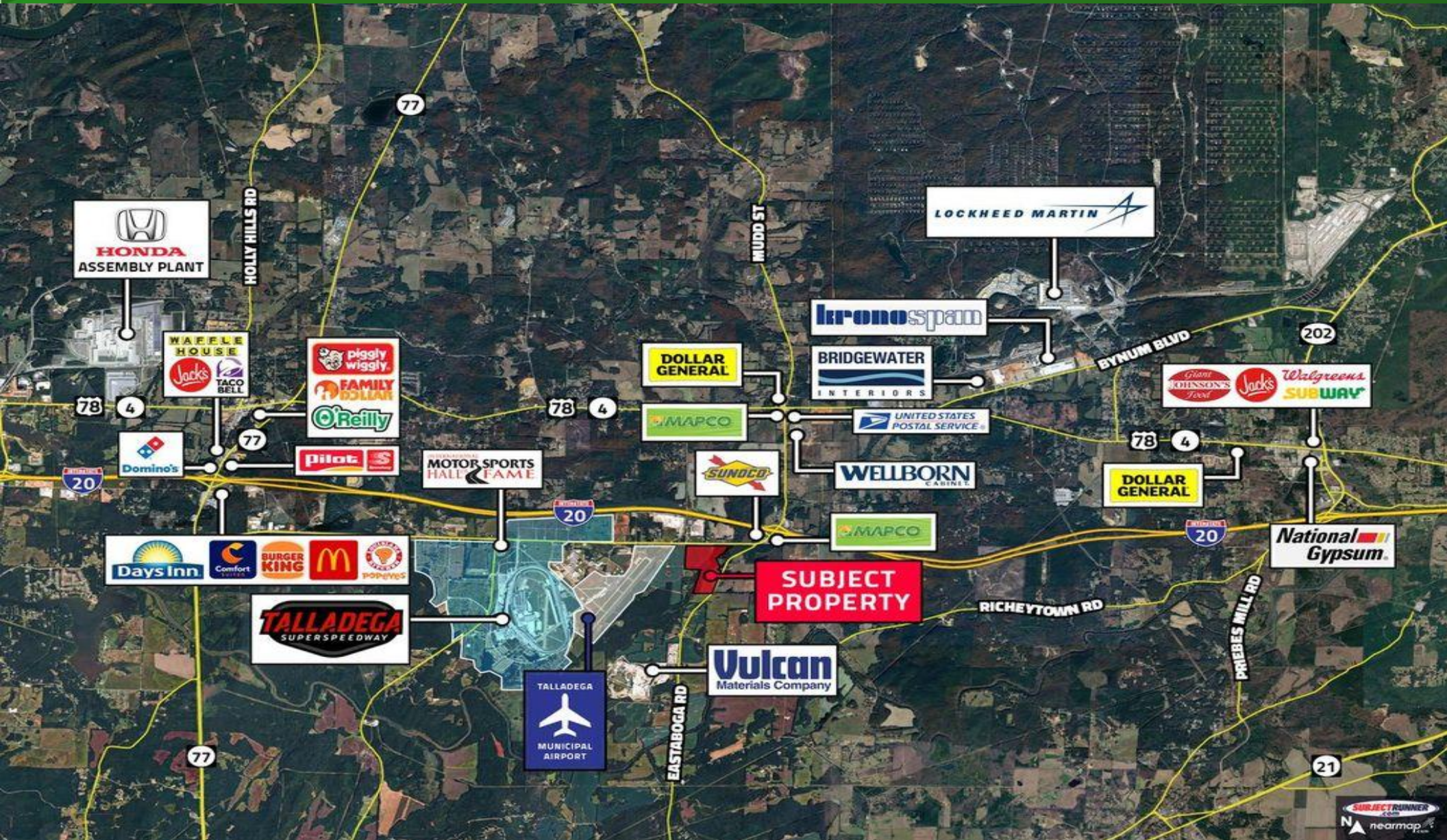


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LOCATION



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PHOTOS



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EXIT 173 AERIAL



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INTERSTATE I-20 AERIAL



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CR-5 AERIAL



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SPEEDWAY BLVD AERIAL



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AERIAL



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