

**15.78+/- Commercial Acres
679' Frontage on Busy 5 Lane Highway 98**

LOW PRICE

**FOR SALE
IN THE HEART OF
SEMMES, ALABAMA**

BRING ALL OFFERS!

**\$75,000 / ACRE – Compare this LOW price to other properties that
are for sale on Hwy 98 in Semmes!
Owner will consider dividing.**

HIGH VISIBILITY - PRIME LOCATION

**INVESTORS - THIS IS WHAT YOU'VE BEEN WAITING FOR!
Full visibility from the viaduct, high traffic count and modest price
make this an excellent location for thriving investment opportunities.**

SEMMES IS **ON THE MOVE** and is one of the fastest growing cities in Mobile County. Several Highly Restrictive Residential & Commercial Subdivisions are under development in the area now.

LOCATED NEARBY: New Wal-mart Super Center, Winn Dixie shopping center, four public schools, several churches, Highly restrictive residential neighborhoods, AHEPA Apartments (New), Semmes Recreation & Community Center, Boys and Girls Clubs, Commercial Business Park (Directly across highway) and the BRAND NEW Semmes Community Park.

PROPOSED DEVELOPMENTS COMING SOON: Community Service Complex, More highly restrictive residential neighborhoods and EMS office for entire Mobile County.

SEMMES is focused on growth with community involvement and family at the heart of it all. It has become a much sought after location for residential development. Because of this, three public schools have been built within the last few years with several new additions to the high school. It is very common for those who grew up in Semmes to stay and raise their own families in this wonderful community. The average daily traffic count on Hwy 98 in Semmes was estimated at 24,000 in 2004 by the Alabama DOT and many new families and businesses have relocated to Semmes since then.



251.633.2969

www.TheHarmonyTeam.com