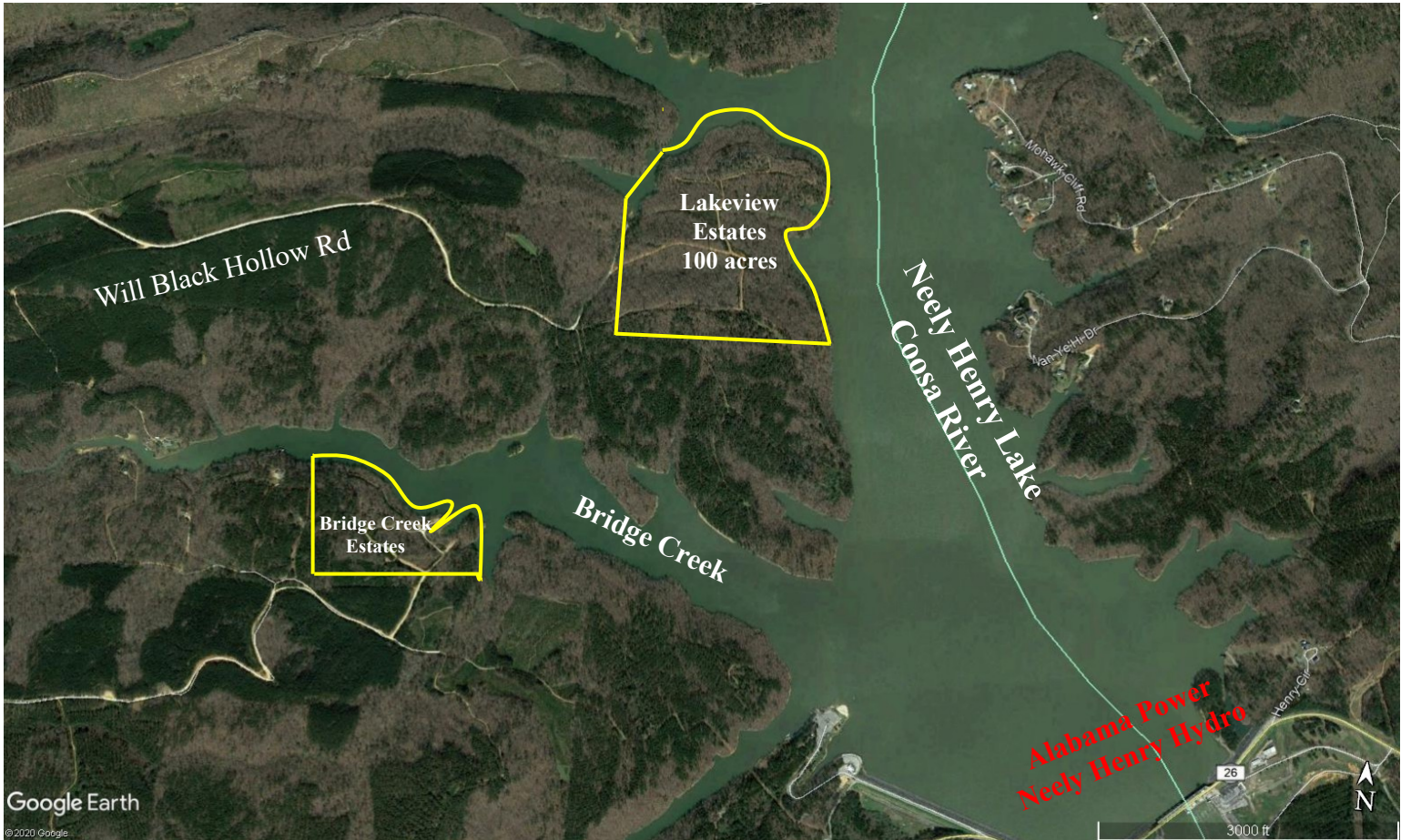


*Waterfront Development Opportunity  
St. Clair County, Alabama  
Neely Henry Lake*



- **Two tracts to be sold together. 29+ ac tract, Bridge Creek Estates, with 2,560' of waterfront, 100+ ac tract, Lakeview, with 6,200' of waterfront.**
- **Power is on site of 29 ac tract. Power to larger tract is negotiable with Alabama Power.**
- **Drilled well on 29 ac tract adequate to supply that whole development**
- **County water is 3 miles west at Ala Hwy 21 intersection with Will Black Hollow Rd.**
- **Deepwater lots with dock permits available through Alabama Power**
- **Thirty-minute drive to downtown Birmingham or Gadsden**
- **Large tract has 47 waterfront lots and 35 water view and mountain view ridge lots**
- **Small tract has 11 waterfront lots and 12 interior view lots**
- **Some water lines installed on small tract**
- **Will Black Hollow Rd built to county specifications**
- **List: \$1,700,000 for all. Seller prefers to sell all without division**

*Offered for Sale Exclusively by  
Adam L. Slutzky, Broker in Association with  
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