

September 2023

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**Shoals Edition**



**28 SHOALS BLVD, FLORENCE • \$495,000** - Step back in time with this enchanting property that features 4 bedrooms or possible 5 and 2 baths. Second level has a huge balcony that overlooks the front yard. This property offers timeless charm and modern conveniences, which make for a perfect place to raise a family! Lots of upgrades. Home has spacious bedrooms and big porches to sit and enjoy the evenings with family and friends. Only minutes from downtown Florence, TVA trails, veterans park, and has access to a private park/boat launch. Property has double detached garage with electric that can be converted into a studio apartment. There is also a 2-bedroom 1 bath secondary residence that could be an apartment, Mother-in-law suite or an Airbnb. Possibilities are endless on this one. New roof is being installed. Cindy Moss, Exit Realty, 256-366-0466, cindy.moss929@gmail.com.

## Looking *for* Your Dream Home *or Land in the Shoals Area?*

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[TNValleyHomeFinder.com](http://TNValleyHomeFinder.com)

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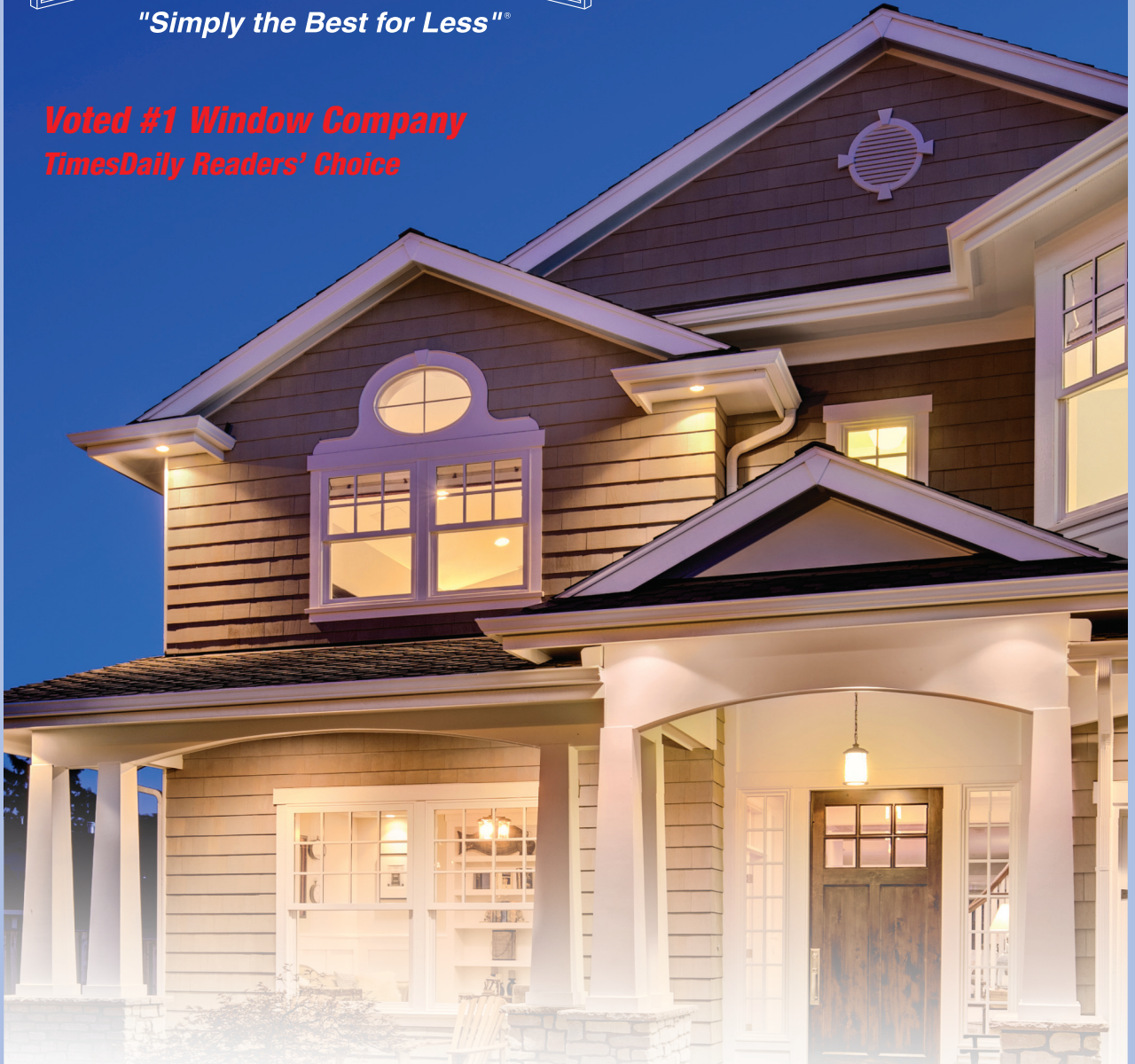
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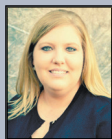
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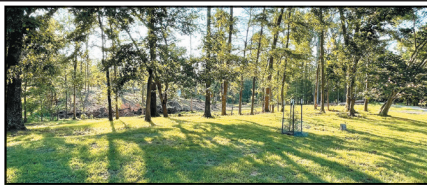
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**2.19+/- Ac - Kendale Gardens**

Large 2.19+/-ac tract in popular Kendale Gardens. This beautiful property consists of two lots on Dr Kennedy Drive with 350' of road frontage. The land is level to gently rolling with some scattered trees making it a perfect setting for your dream home. \$104,900

**Lingerlost Landing Killen**

Waterfront Lots in Lingerlost Landing. Come be a part of this exciting new development in the heart of Killen with relaxing river frontage, beautiful views and enchanting wooded acreage. Call for more info.



**455 Woodfern Dr - Killen**

Exquisite custom home near Brooks High. This outstanding 3,488 sq. ft. estate with a spacious floorplan sits on just over 3 manicured acres in Brookwood subdivision. The 4 bd, 2.5 ba house offers amenities such as a 3-car garage, safe room, family-friendly rec room with a mini-bar, heated primary bath floors, granite countertops, and a Generac generator. This one is a must see. \$649,900



**Lakefront, 3 Units - Killen**

One-of-a-kind lake house retreat or commercial investment opportunity on Shoal Creek just off of Wilson Lake in Killen, AL. Located on Hwy 72 just across the bridge from Florence, one hour from Huntsville, and two hours from Nashville and Birmingham, this unique property with 292' of waterfrontage currently offers three condo units, ample parking, and spacious outdoor areas with exceptional views. The expansive pier and docks provide easy access to the river. Finding a property with both highway and river frontage in this area is extremely rare giving it unrivaled potential. \$1,575,000

**Amazing 2.4+/-Ac, 700'+ Waterfront - Florence**

Opulent views, tranquil sunsets, and serenity abound at this outstanding Wilson Lake tract in Pierrefort Estates. This rare 2.4+/- acre paradise with over 700' of waterfrontage provides the ideal setting for your dream home or family compound. No expense has been spared in getting this property ready to build. An approx. 300' man-made seawall with a sidewalk runs along the western property line while an approx. 400' natural seawall fronts the main lake. An expansive 35' x 45' mostly-covered pier with boat and jet ski lifts is waiting to come to life and a wonderfully-placed, oversized gazebo with a fire pit provides breathtaking views. The entire length of Wilson Lake from Wheeler to Wilson Dams can be seen from this property. Impressive retaining walls, concrete steps, a storage building, exquisite landscaping, and a sprinkler system have been put in place. Come see some of mother nature's beauty at her best. 706 Ridgely Dr., \$1,500,000



**30+/- Ac, 700ft on Bluewater Creek - Center Star**

Rare 30+/- acres with over 700 feet on Bluewater Creek. This amazing property offers open pastureland, deep navigable water frontage, and scattered hardwoods. The land is perfect for an estate or development. Must see to appreciate. Adjoining house with approx. 2 acres can be purchased with 30 acre tract. \$795,000



**Waterfront 4.39+/-Ac. - Killen**

Outstanding views of Shoal Creek in a private wooded setting make this 4.39+/- ac. a must see. The property offers multiple building site options and is conveniently located. CR 402, \$249,900



**20+acres Waterfront Killen**

860' of navigable waterfront on the river!  
\$1,085,000.



**1.5+/- Ac Commercial Lot, Hwy 72 Killen**

Great 1.5+/- acre commercial lot in Killen. With road frontage on Hwy 72 and Alabama St, this corner tract offers tremendous potential for many business ventures. \$150,000



**Commercial Lot, 0.69+/- Ac. Hwy 72 - Killen**

Great location on Hwy 72 in the Killen city limits. This lot offers excellent commercial potential with frontage on Hwy 72 and Old Lexington Road. \$165,000



**The Grove - St. Florian**

Come be a part of this exciting new 40-lot development just outside of the Florence City limits in the St. Florian area! Luxury and elegance abound in this gated community with estate-sized, 1 to 2 acre lots priced from \$85,000 to \$110,000.



**Hwy 72 - Killen 9.26+/- Acres**

Great development Potential!  
\$249,900



**Commercial Potential - 675 Cox Creek Pkwy**

Excellent Commercial Potential! This 2,199 sq. ft. brick house on approx. 0.46+/-ac., is perfectly located on Cox Creek Pkwy. Subject to rezoning, the property could serve many uses. \$324,900

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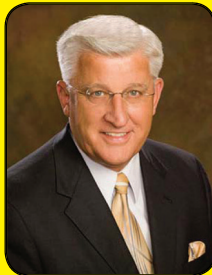


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## RESIDENTIAL

- 755-757 Alabama St, Florence ... Duplex ... Investment property - 2 units - Rented ..... **SOLD** ..... \$179,000
- 304 Timberwood Dr, Florence .....3BA/2BA home in Cedar Park ..... **SOLD** .....
- 111 Twin Oak Dr, Florence .....3BR/2BA one level home in Twin Oak SD ..... **PENDING** ..... \$239,000
- 48 Vaughn Ave, Killen .....3BR/2BA one level home, Shoals Acres ..... **NEW CONSTRUCTION** ..... \$285,000
- 60 Vaughn Ave, Killen .....3BR/2BA one level home, Shoals Acres ... **NEW CONSTRUCTION** ..... **SOLD** ..... \$285,000
- 72 Vaughn Ave, Killen .....3BR/2BA one level home, Shoals Acres ... **NEW CONSTRUCTION** ..... **SOLD** ..... \$281,200
- 1020 Olive St, Florence.....4BR/3BA home, downtown Florence, finished basement,near UNA Campus ..... **NEW LISTING** ... \$398,000
- 322 Wheaton Dr, Florence ... 4BR/2.1BA home,...Bedrooms on main level, Cypress Creek Manor ... **NEW PRICE** .. \$458,000
- 857 Mars Hill Rd, Florence.....3BR/2.1BA home, one level brick sits on 1.75 Acres..... **NEW LISTING** ..... \$460,000
- 200 Chestnut Oak Dr, Florence.....3BR/2BA one level brick home in Ryan's Place..... **NEW CONSTRUCTION** . \$482,000
- 114 Chestnut Oak Dr, Florence ...4BR/2.1BA home with 2587sf+/- ... Ryan's Place..... **SOLD** ..... \$485,000
- 258 Cypress Creek Dr .... 3BR/3BA one level brick home, Cypress Creek Manor ..... \$495,000
- 328 Wheaton Dr, Florence .....4BR/3.1BA one level home with 3,300sf+/-, Cypress Creek Manor ..... **PENDING** ..... \$635,000
- 215 Harrington Ln, Florence ...4BR/3.1BA home in Creekwood IV, 4-car garage/workshop, in ground pool..... **SOLD** ..... \$725,000
- 419 N. Walnut St, Florence ...5BR/4.1BA home downtown Florence Historic District ..... **PENDING** .. \$795,000

## WATERFRONT RESIDENTIAL

- 171 CR 29, Killen ..... Main home 3BR/2BA, .....Guest Home 2BR/1BA, log cabin (office), workshop and greenhouse all on 2.34 Acres with 436' WF+/- ..... \$1,840,000
- 100 Terrapin Close, Killen ... 4BR/5.3BA with 7448sf+/- of awesome WF living..... **NEW LISTING**... \$2,475,000

## COMMERCIAL PROPERTIES/ACREAGE

- Florence ...Corner of Park & Elm .....zoned light commercial, near new hospital .....5 LOTS. .... \$25,000  
Dir: Off Veterans Dr, turn right on Terrace, turn right on Park .. Sign up
- Highland Ave, Florence.....Two lots, zoned multi-family, **NEAR NEW HOSPITAL**, partially cleared  
Turn in front of Jack's on Florence Blvd, Glendale St., runs into lots! ..... \$26,000
- 11257 Hwy 101, Lexington .....Commercial one level brick building, 4700sq+/-, front area for retail, plenty of warehouse storage in back of building with an outside bay ..... **NEW LISTING** ... \$395,000  
... located next to Metro Bank & across from Bank Independent ...



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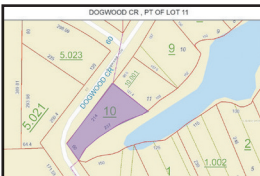




Highland Ave - Two Lots  
Zoned for multi-family duplexes



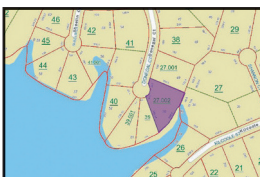
Waterloo Landing - 3.0 Acres+/-  
Lot #24 - Water View



Dogwood CR - 237'WF+/-



Waterloo Landing - 3.11 Acres+/-  
Lot #25 - Water View



Donegal Ct, Peytonia Points- Lot 50  
Seawall-Private-Flat Lot



Eagle View Drive -  
107.48'WF+/-

## LOTS - ACREAGE

Veterans Dr, Florence ... Downtown Florence location, corner of S. Poplar & Veterans Dr..... NEW PRICE.....\$19,000

Riverton Rose Tl, Cherokee ...flat lot at bottom – wooded at top. It's a bargain Waterloo Landing.....APPRAISED. ....5 ACRES .....\$25,000

Florence – Corner of Park and Elm .....5 Lots... zoned light industrial. Off Veterans Dr, right on Terrace, right on Park... Sign up.....\$25,000

Highland Ave, Florence...Two lots, zoned multi-family, near new hospital, Turn at Jack's on Florence Blvd by the Pawn Shop, Glendale St. ... street runs into lots .....\$26,000

315 Lee Dr, Rogersville .... Great location – no restrictions – could build 2 homes .. Seller wants offer!!!. Off Hwy 72E in front of Joe Wheeler State Park entrance, turn left on CR 66.....Sign Up.....1 ACRE ....\$52,500

Veterans Drive .... Near new hospital & Marriott Hotel . (corner of Veterans Dr/S. Blair St) 5 Lots .....\$59,500

Bridgewater Dr, Florence .....Off Skypark Rd, new Sub-Division, 4 wooded lots available .....\$110,000-\$115,000

## WATERFRONT-WATERVIEW-LOTS

Spyglass Loop, Cherokee ... Lot 24, gated community of Waterloo Landing, Water View .....3.0 ACRES ..... \$85,000

Spyglass Loop, Cherokee ... Lot 25, gated community of Waterloo Landing, Water View .....3.11 ACRES..... \$110,000

Donegal Ct, Muscle Shoals ... 228.5'WF+/-.....flat, wooded lot in Peytona Points.....Seawall.....MAKE AN OFFER!! .....\$175,000

Dogwood CR, Muscle Shoals .. WF Lot in Dogwood Bay with 237'WF ..... NEW PRICE.....\$189,000

Eagle View Dr, Muscle Shoals .... Lake lot on Main Wilson Lake ...107.48'WF+/-, right side of yellow home.....NEW PRICE....\$225,000

Highland CR, Florence..Waterfront lot with 156'WF+/-...Lakeside Highlands private park on water with boat launch.....NEW PRICE. .... \$250,000

Imperial LP, Cherokee ..... Waterfront lot in Waterloo Landing ..... 324.78'WF ... 1.85 Acres ..... \$300,000

Lime Kiln Hollow Rd, Muscle Shoals ....Lake lot on Main Wilson Lake ... 100' WF – with “concrete pier, boat lift and Seawall,” utilities on road .....\$375,000

Bridgewater Dr, Florence .....Off Skypark Rd, new Sub-Division, 4 WF lots available .....101.3'WF - 246'WF+/- .....\$350,000-\$395,000

Lingerlost Landing, Killen ... 3 flat waterfront lots with acreage ..... NEW PRICES.....Call Shirley for details

Lot 16 – 3.51 Acres – 150.5'WF ... \$399,000 **PENDING**

Lot 17 - 3.76 Acres - 189.1'WF ... \$499,000 **PENDING**

Lot 18 - 3.96 Acres - 189.1'WF ... \$449,000 **PENDING**

Lot 19 - 4.20 Acres - 262.7'WF... \$499,000

Lot 20 - 4.41 Acres - 200.0'WF... \$499,000

Lot 21 - 4.14 Acres . 231.4' WF ...\$499,000



Riverton Rose Trail  
Waterloo Landing



Park & Elm St - 5 Lots



Veterans Dr/S. Poplar  
downtown Florence



Lime Killen Rd., Lot 7



Bridgewater - 4 WF Lots  
4 Off water Lots



Lingerlost Landing  
3 Waterfront Lots

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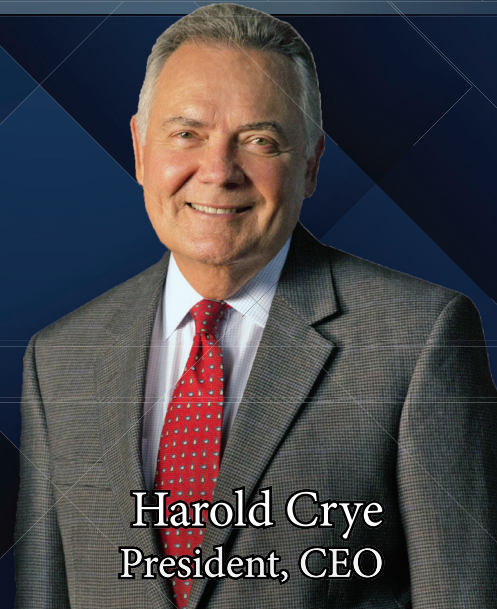
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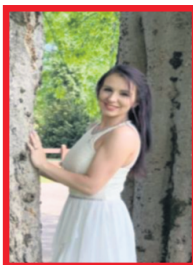
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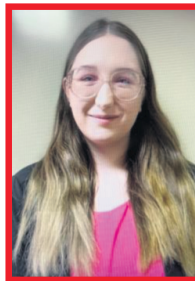
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Mini farm with 19 plus acres, 1 acre pond, pastureland or farmland, 2 Bedroom trailer goes with home and in great shape w/new steel roof, some machinery goes with property. Hardwood Floors, Flip in thermo windows.



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**NEW PRICE**

**\$365,000**



**3443 Old Hwy 20, Tuscumbia**  
 3 Bedroom, 2.5 Bath • Corner Lot, beautifully Landscaped • Large Laundry Room, Privacy Fence • Asking Price: \$365,000 • MLS# 510519



**\$192,500**

**3005 Cole Avenue, Florence**  
 Corner Lot, 150' X 150'  
 4 Bedrooms 2 Bath • MLS #511134



**PENDING**

**\$7,500**

**NEW LISTING**

**0 16th Street, Sheffield**  
 Lot size: 50' x 180' MLS# 512446 \$7,500



**\$9,500**

**0 Campbell Circle Florence**  
 Lot size: 50' X 100'  
 On Campbell Circle  
 List Price: \$9,500  
 MLS# 508286

**ASKING PRICE**

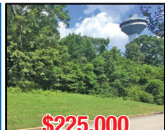
**\$7,500**

**0 Blair St - Florence**  
 Lot size: 60' X 75' MLS # 509017



**\$149,500**

**001 Veterans Dr., Florence**  
 Lot Size 125' X 120'  
 MLS#152274



**\$225,000**

**0 Hightower, Florence**  
 Approx. 1.04 Acres  
 MAKE OFFER  
 MLS# 167848





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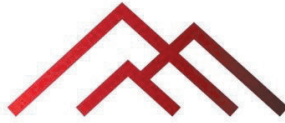


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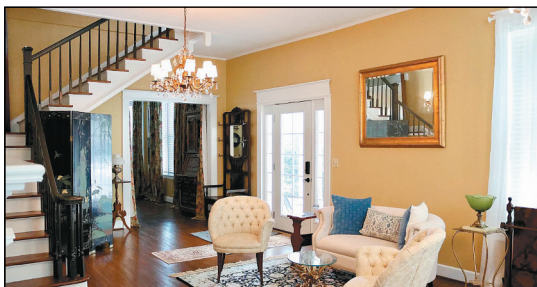
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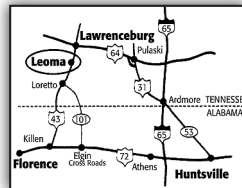


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