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**Shoals Edition**



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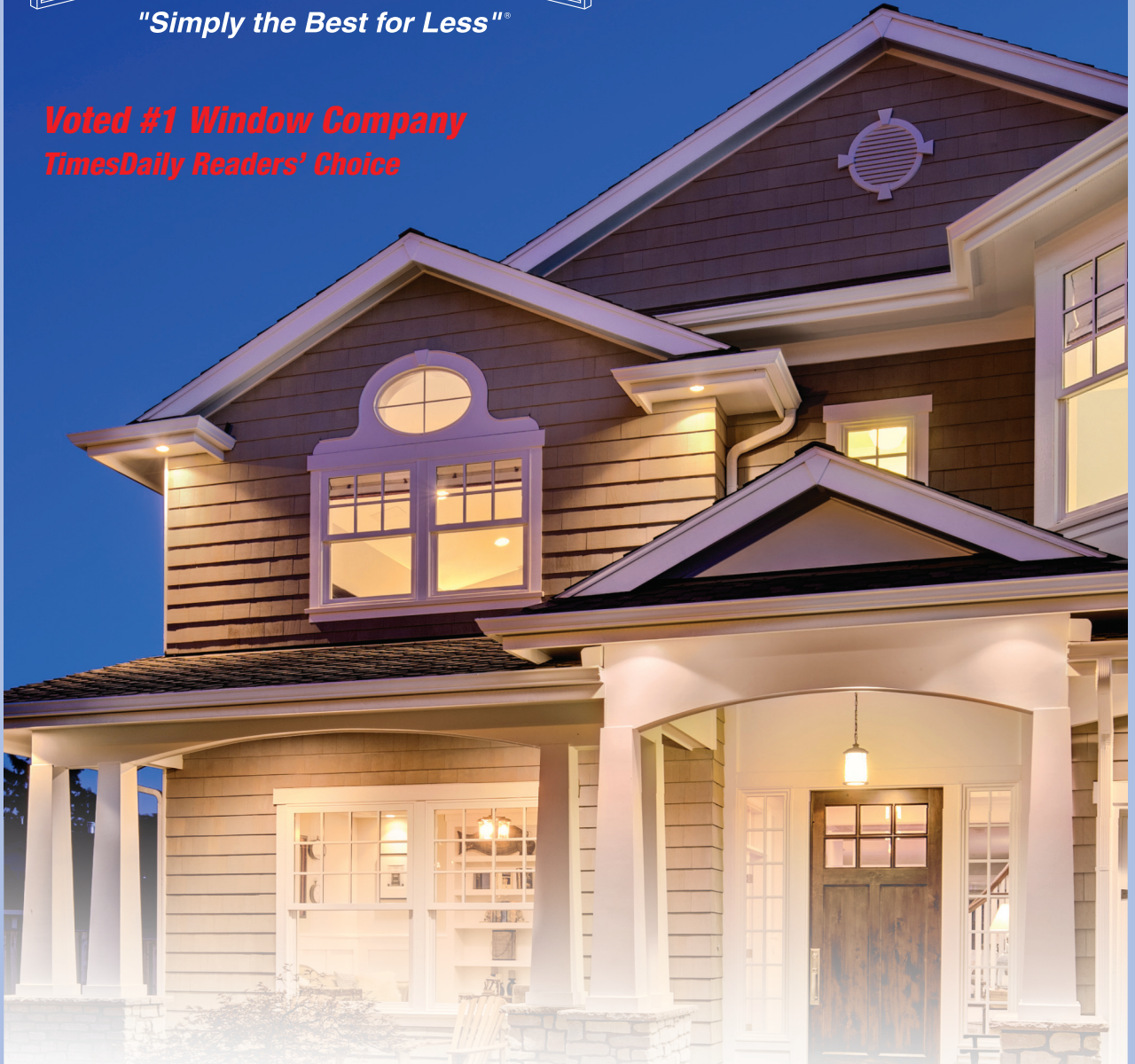
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### RESIDENTIAL

- 11358 CR 14, Waterloo...3BR/2BA one level brick home on 2 Acres+/-, stocked pond on property.. NEW LISTING.. \$219,000
- 111 Twin Oak Dr, Florence .....3BR/2BA one level home in Twin Oak SD .....**SOLD**.....\$239,000
- 48 Vaughn Ave, Killen .....3BR/2BA one level home, Shoals Acres .....**PENDING** .....\$285,000
- 3752 CR 92, Rogersville ....4BR/2BA one level home, granite, custom cabinets, 10x10 outside deck..NEW CONSTRUCTION.. \$299,900
- 115 Chestnut Oak Dr, Florence ... 3BR/2BA one level home in Ryan’s Place, 1900sf+/-, ...NEW CONSTRUCTION ... \$369,000
- 857 Mars Hill Rd, Florence.....3BR/2.1BA home, one level brick sits on 1.75 Acres..... \$460,000
- 211 Chestnut Oak Dr, Florence ... 4BR/3BA one level home in Ryan’s Place, 2440sf+/-, .. NEW CONSTRUCTION... \$479,900
- 200 Chestnut Oak Dr, Florence.....3BR/2BA one level brick home in Ryan’s Place.....NEW CONSTRUCTION ..\$482,000
- 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.....\$635,000
- 419 N. Walnut St, Florence ..5BR/4.1BA home downtown Florence Historic District .....**SOLD**..... \$795,000

### WATERFRONT RESIDENTIAL

- 129 Wildwood Trail, Florence...3BR/3.1BA one level home, with a view of Cypress Creek ...NEW LISTING ... \$495,000
- 85 Lake View Dr, Muscle Shoals ... 3BR/1BA waterfront home, fully furnished, with 117’ WF ..... \$1,200,000
- 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..... \$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  
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**LOTS - ACREAGE**



Highland Ave - Two Lots  
Zoned for multi-family duplexes

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

Riverton Rose Trl, 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 ..... 1 ACRE .....\$54,500

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



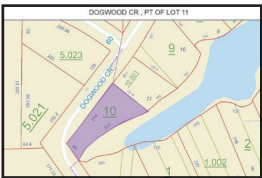
Riverton Rose Trail  
Waterloo Landing



Waterloo Landing - 3.0 Acres+/-  
Two lots available - Water View



Park & Elm St - 5 Lots



Dogwood CR - 237'WF+/-

**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

Dogwood CR, Muscle Shoals .. WF Lot in Dogwood Bay with 237'WF ..... NEW PRICE....\$169,000

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

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

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



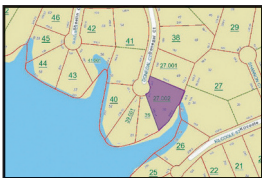
Veterans Dr/S. Poplar  
downtown Florence



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



Lime Killen Rd., Lot 7



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

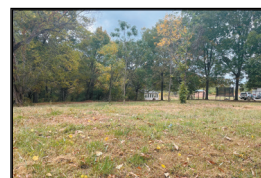


Bridgewater - 4 WF Lots  
4 Off water Lots



Eagle View Drive -  
107.48'WF+/-

Lingerlost Landing, Killen ... Waterfront Lots ...  
Lot 16 – 3.51 Acres – 150.5'WF ... \$399,000 **SOLD**  
Lot 17 - 3.76 Acres - 189.1'WF ... \$499,000 **SOLD**  
Lot 18 - 3.96 Acres - 189.1'WF ... \$449,000 **SOLD**



315 Lee Drive  
Rogersville

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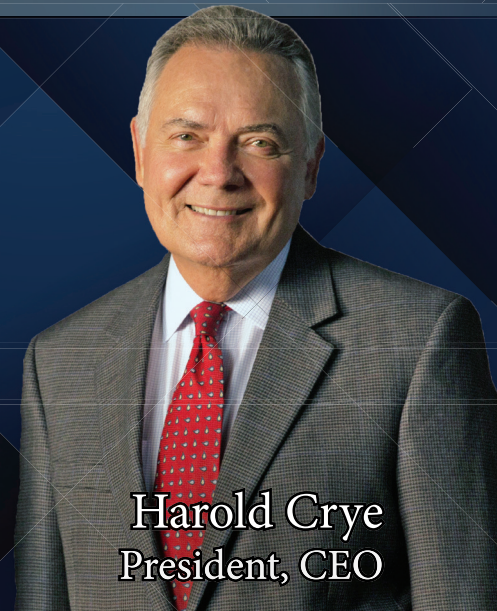
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**1174 North Shore Drive**  
Awesome 5 acres located on wonderful road on Shoal Creek - close to town and can be divided!



**314 Doubletree Lane - Indian Springs**  
Great looking Indian Springs Home located on a park-like setting with over an acre of land



**84 Bainbridge Circle - Colbert County**  
Buildable lot with a panoramic view of Wilson Lake



**400 Hillside Drive - Shoal Creek**  
Fabulous large home on Shoal Creek. Swimming pool and lots of yard!



**211 Oakbrook Drive - Florence**  
Extremely well built and lovely decor! Bentbrook community of homes



**117 Stoneycreek Drive - Florence**  
Great Home located in Heathrow Area of Florence.



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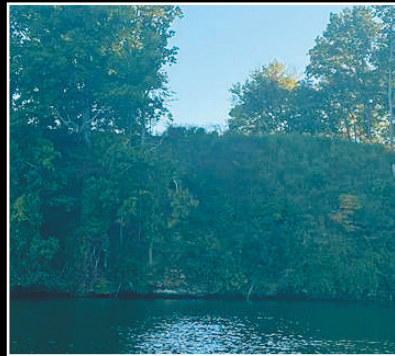
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**Forest at the Highlands - Wilson Lake**  
Awesome Main Lake Views of Wilson Lake. 13 lots left.



**Heron Cove - Wilson Lake**  
Buildable lot on Wilson Lake - protected in lovely, deep water Cove



**2094 Skypark Road - Wilson Lake**  
Flat building site overlooking the mouth of Shoal Creek and main lake



**Rivermont Drive - Wilson Lake**  
Buildable lot on great, deep water Slough. Close to Indian Springs.



**128 Dalton Lane - Tuscumbia**  
Handsome traditional style home on 1.3 acres in popular Dalton Estates



**Pinegrove Drive - 20 Acres - Wilson Lake**  
Lake - 20 acres on Lake Wilson with tons of water frontage



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**68+/- Ac on Six Mile Creek - Killen**

If you're looking for stunning land for recreation or to build the estate of your dreams, this rare property is for you. Perfectly located in Killen, this 68+/- acre tract offers just about everything you could ask for. Beautiful pastures and mature hardwoods abound on the level to rolling terrain. With over 1,000 feet of frontage on Six Mile Creek, peaceful country living is a given. You must see this outstanding gem to appreciate its potential. Co Rd 25 Killen, \$724,900



**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

**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.



**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 Ridgcliff Dr., \$1,500,000



**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

**30+/- Ac, 700 ft 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



**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



**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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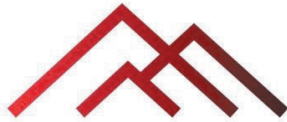
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**\$9,500**

**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



**\$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



**\$149,500**

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



**\$225,000**

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

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JANUARY 2023						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4

FEBRUARY 2023						
S	M	T	W	T	F	S
29	30	31	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	1	2	3	4

MARCH 2023						
S	M	T	W	T	F	S
26	27	28	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

APRIL 2023						
S	M	T	W	T	F	S
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	1	2	3	4	5	6

MAY 2023						
S	M	T	W	T	F	S
30	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3

JUNE 2023						
S	M	T	W	T	F	S
28	29	30	31	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	1

JULY 2023						
S	M	T	W	T	F	S
25	26	27	28	29	30	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	1	2	3	4	5

AUGUST 2023						
S	M	T	W	T	F	S
30	31	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2

SEPTEMBER 2023						
S	M	T	W	T	F	S
27	28	29	30	31	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

OCTOBER 2023						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4

NOVEMBER 2023						
S	M	T	W	T	F	S
29	30	31	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	1	2

DECEMBER 2023						
S	M	T	W	T	F	S
26	27	28	29	30	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31	1	2	3	4	5	6

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Picture listed by Judy Young Sold by Erica