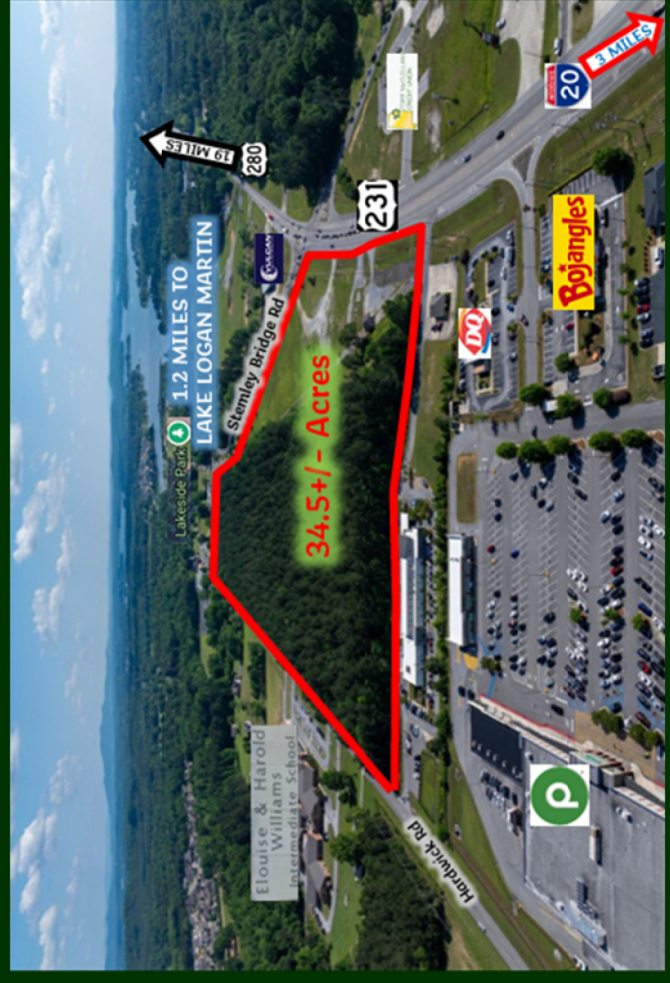
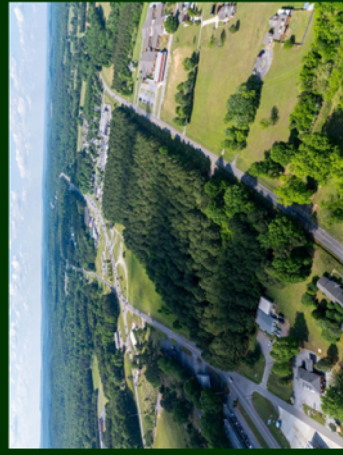


“The 34@34”

“Granger Thagard Auctioneers is pleased to present ‘THE 34@34’ as the next ownership(s) can put this location to work utilizing the commercial zoning. The property will be offered in its two tax parcels; buy one or both. Join us as this location It may never come up for sale ever again and this time it is at an auction!” - auctioneer, Jack Granger #873, CAI

As always, **BROKER CO-OP INVITED**
Contact jack@GTAuctions.com for terms



This prominent corner intersection had one owner for decades, and its vast untapped potential is ready to be unlocked by new ownership!

- Zoning is B2 Commercial, general business district. See definition in the section above.
- 720+/- feet fronting U.S. Hwy 231, 1,330+/- feet fronting Stemley Bridge Road and, 1,740+/- feet fronting Hardwick Road.
- ALDOT Annual Average Daily Traffic was
- The property is surrounded by a roster of great corporate and civic neighbors. See the photo above!
- Less than two miles to Logan Martin Lake
- Nineteen miles to U.S 280
- Three miles to I-20