

# I-65 and Hwy 113 Commercial Lot

13994 Alabama Highway 113, Brewton, Alabama 36426

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## PROPERTY OVERVIEW



### Sale Price

\$1,100,000

### Offering Summary

|                |                  |
|----------------|------------------|
| Acreage:       | 9 ± Acres        |
| Price / Acre:  | \$122,222        |
| State:         | Alabama          |
| City:          | Brewton          |
| County:        | Escambia         |
| Property Type: | Development Land |

### Property Overview

This 9 ± acre commercial site at Exit 69 on Interstate 65 offers an excellent setup for businesses that depend on visibility and easy access. Located in Escambia County, Alabama, with frontage on Highway 113, the property is positioned to capture steady interstate traffic as well as local demand.

The site is well-suited for a convenience store, fuel station, restaurant, hotel, or travel center. With direct access from the exit and highway frontage, customers can easily get on and off the interstate—an important factor for drive-by business.

The 9 ± acre size provides plenty of room for building, parking, fuel islands, or future expansion. Whether you're starting a new location or expanding an existing brand, this property offers the space and exposure needed to succeed along one of the region's busiest travel routes.

## SPECIFICATIONS & FEATURES



## Specifications & Features

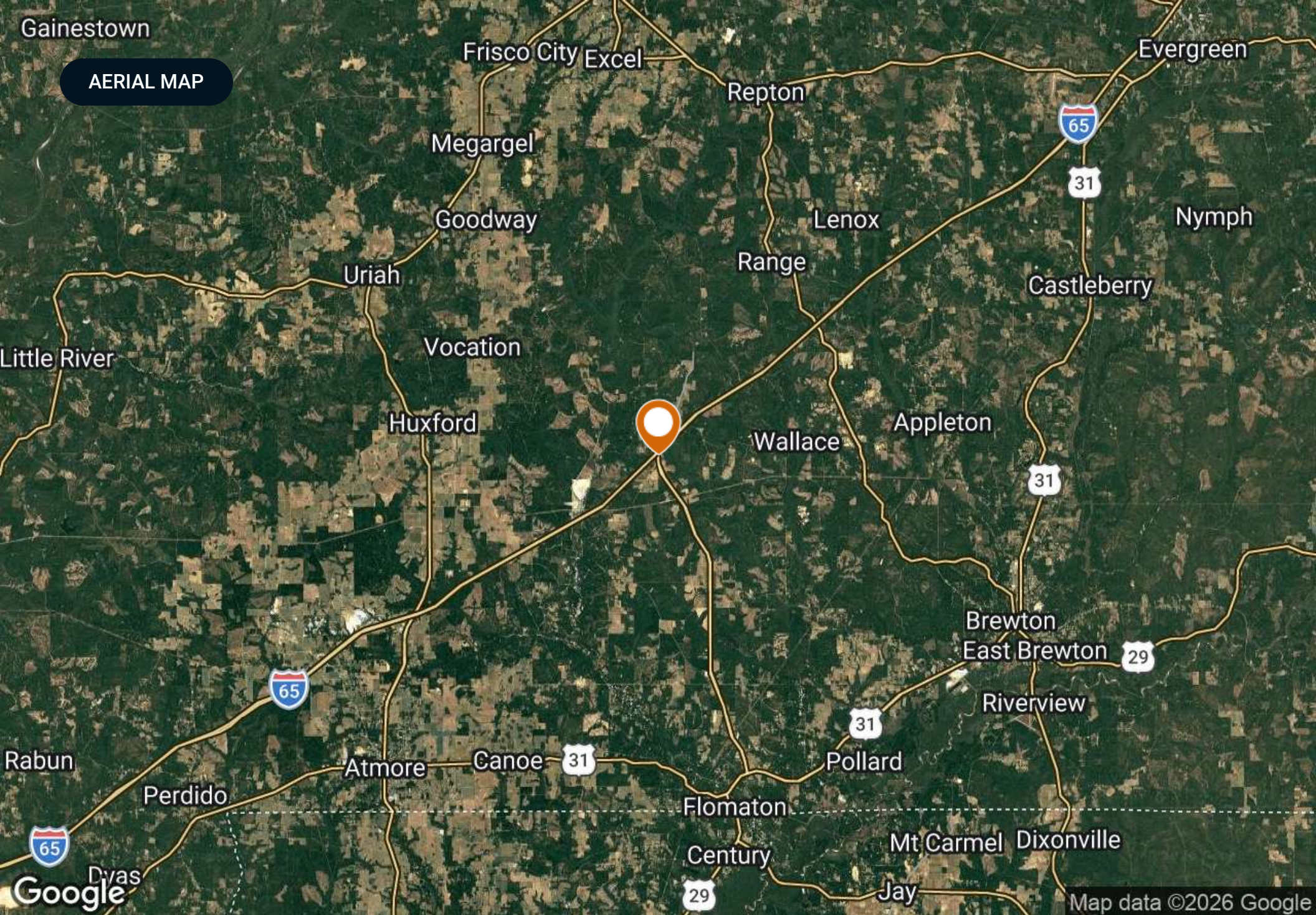
Taxes & Tax Year: 205.80 (2025)

Water Source & Utilities: Utilities are available

Road Frontage: Approximately 400' of frontage on Highway 113

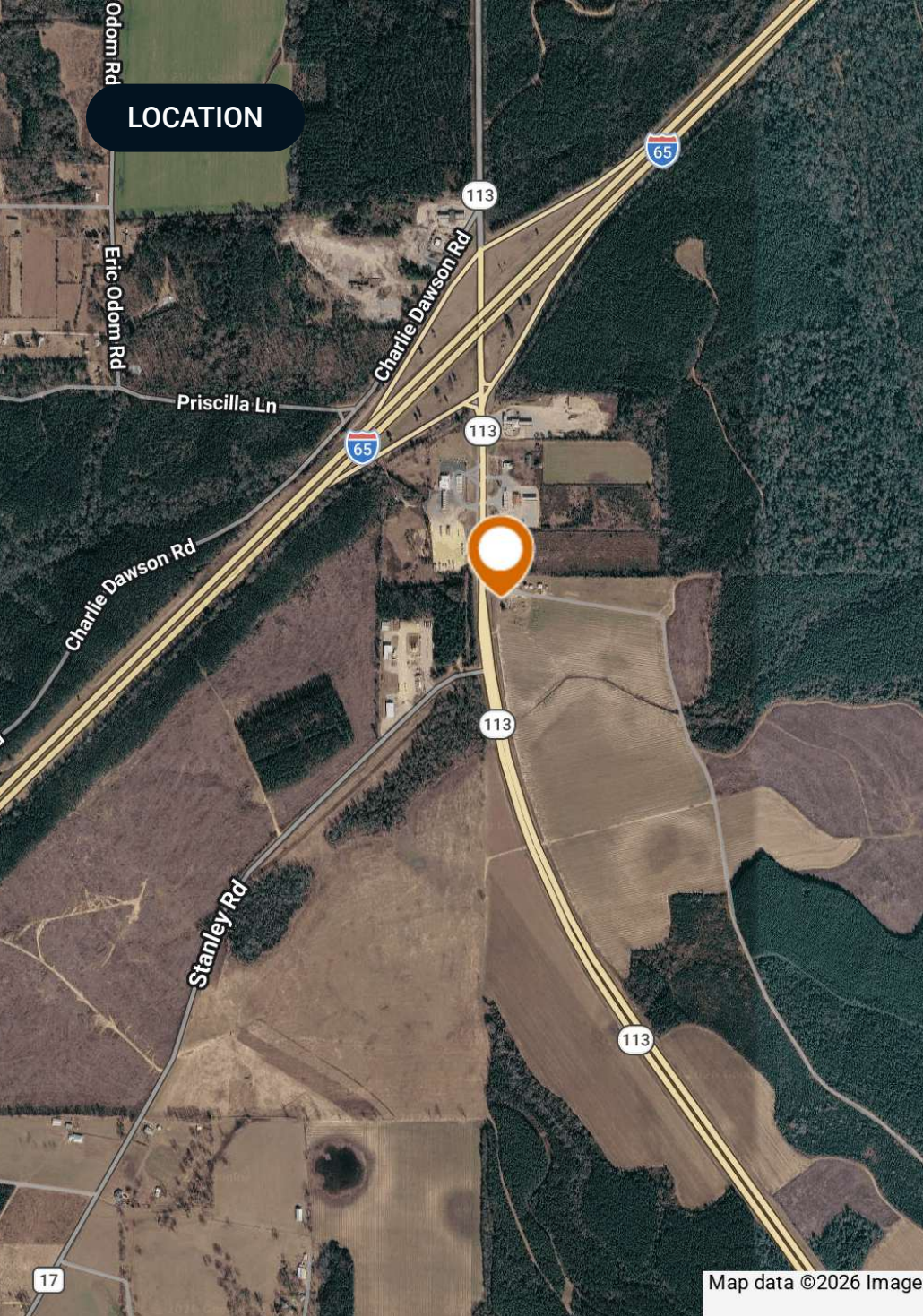
Gainestown

AERIAL MAP



Google

Map data ©2026 Google



## Location & Driving Directions

Parcel: 30-06-09-30-0-000-001.001

GPS: 31.1992391, -87.3105025

**Driving  
Directions:**

- I-65 to Exit 69
- Property is located at this exit on the north side of Highway 113

**Showing  
Instructions:**

Please call Eric Leisy for instructions.

PROPERTY OUTLINE



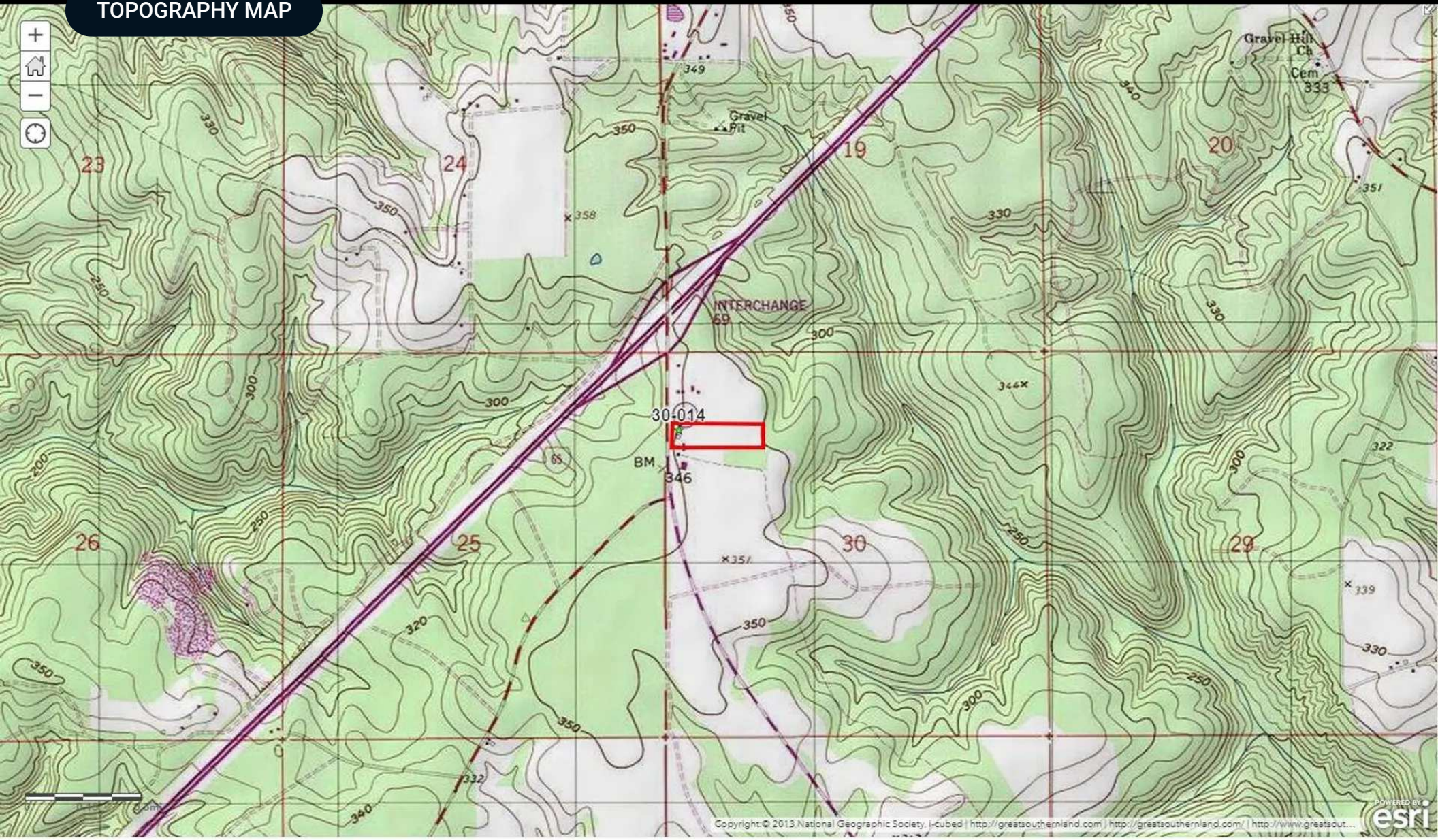
I-65 and Hwy 113 Commercial Lot

Polygon



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# TOPOGRAPHY MAP



## ADVISOR BIOGRAPHY



### Eric Leisy, ALC, GRI

Senior Advisor

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## Professional Background

Eric Leisy, ALC, GRI is a Senior Advisor at Saunders Real Estate, helping clients navigate the complex process of buying and selling land. With Eric, clients receive trusted guidance, market expertise, and proven results throughout every stage of a land transaction.

With more than 30 years of experience, including land brokerage, commercial lending, appraisal, development, and investment analysis, Eric brings a comprehensive perspective to each property. He brings a strong understanding of the factors that influence land value and potential, such as timber characteristics, soil types, wildlife habitat, agricultural use, access, and overall feasibility, helping clients better understand their options and make confident decisions. Eric's experience developing lifestyle centers, power centers, and retail sites like Walgreens also provides insight into commercial and residential development potential.

Eric is a graduate of the University of Alabama with a degree in Corporate Finance and Investments, giving him a strong foundation in financial analysis and investment evaluation. He has earned recognition as a seven-time national APEX Award recipient through the REALTORS® Land Institute (RLI) and holds the Accredited Land Consultant (ALC) and Graduate, REALTOR® Institute (GRI) designations. These honors reflect his ability to close complex transactions and deliver measurable results. In 2025, he was named Land Realtor of the Year for the RLI Alabama Chapter.

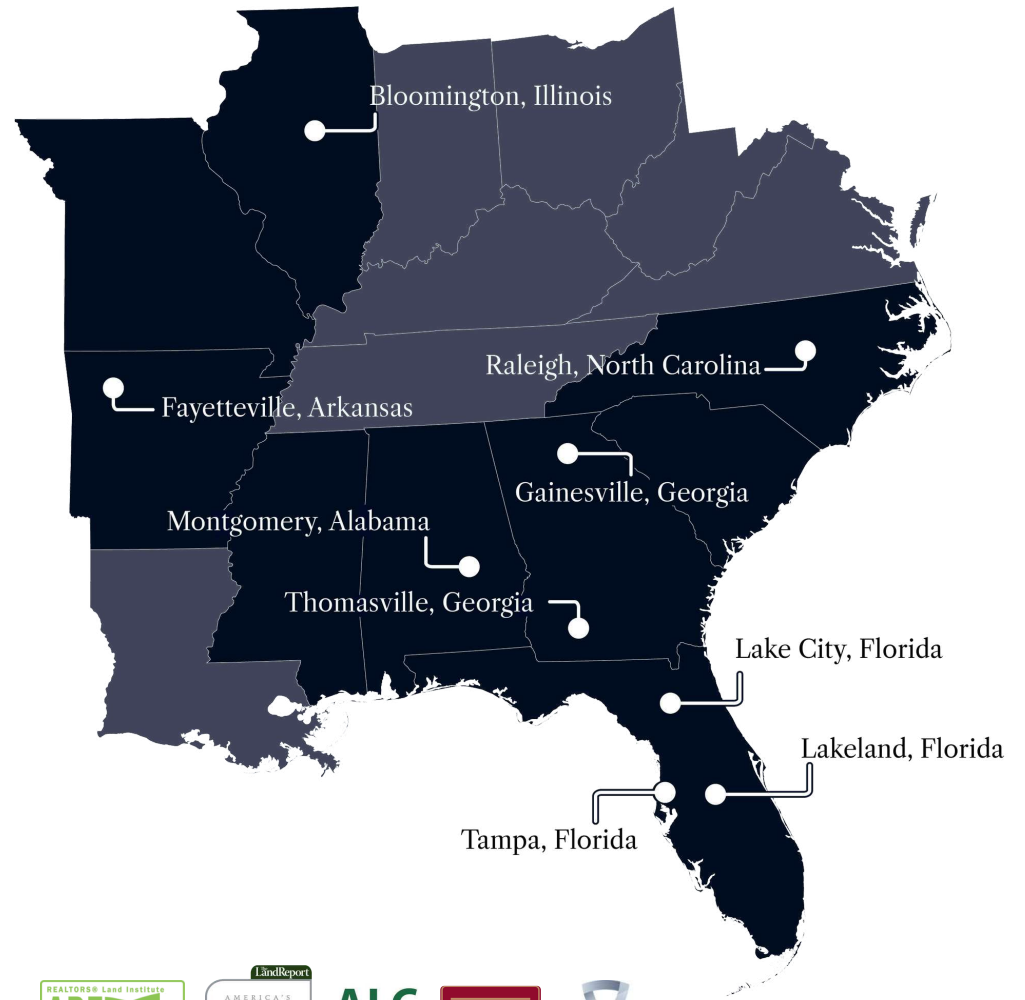
He has served in national and state leadership roles with the REALTORS® Land Institute and remains active with the Alabama Forestry Association, Alabama Wildlife Federation, and National Association of REALTORS®. These networks provide access to potential buyers, off-market opportunities, and market insights that help his clients.

Eric works with families of legacy farms and estates, heirs managing inherited property, farmers and timber investors, developers and planners, conservation-focused landowners, and recreational property buyers and sellers. Through acquisition or disposition, he combines financial insight, transaction expertise, and practical experience to guide clients through each decision, helping them achieve their goals.

Eric has been married to Melissa for 40 years. His hobbies, which include vegetable gardening, fly fishing, and turkey hunting, keep him outdoors and closely connected to the land. Playing rugby at the University of Alabama, and later coaching youth sports, taught him teamwork, discipline, and strategy: skills he applies to complex negotiations and multi-party transactions to reach successful outcomes.



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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