

**Smith Lake Development Opportunity**  
000 Co Rd 3133  
Houston, AL 35572

**\$2,950,000**  
108± Acres  
Winston County



## Smith Lake Development Opportunity Houston, AL / Winston County

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### **SUMMARY**

#### **Address**

000 Co Rd 3133

#### **City, State Zip**

Houston, AL 35572

#### **County**

Winston County

#### **Type**

Lakefront, Undeveloped Land, Business Opportunity, Recreational Land, Timberland, Hunting Land

#### **Latitude / Longitude**

34.101448 / -87.267502

#### **Taxes (Annually)**

205

#### **Acreage**

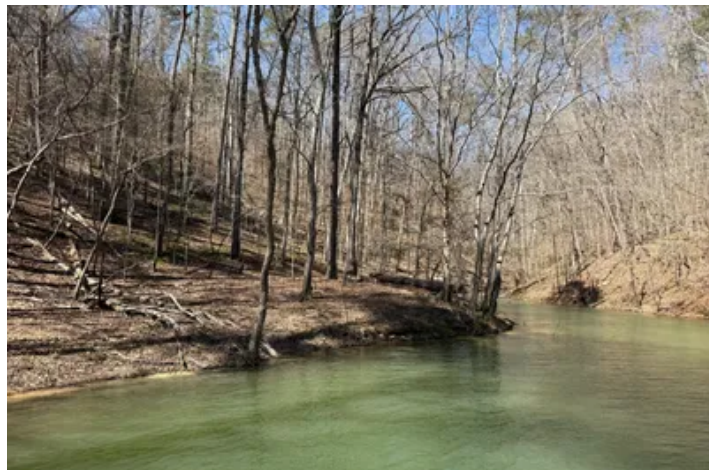
108

#### **Price**

\$2,950,000

#### **Property Website**

<https://www.mossyoakproperties.com/property/smith-lake-development-opportunity-winston-alabama/101767/>



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### **PROPERTY DESCRIPTION**

#### **Smith Lake Development Opportunity - 108± Acres | Houston, Alabama**

*2,000± Feet of Shoreline | Prime Residential Development Tract*

Opportunities of this scale and quality on Lewis Smith Lake are becoming increasingly scarce. This 108± acre lakefront tract, offering over 2,000± feet of shoreline, is ideally suited for a well-planned residential development in one of Alabama's most desirable waterfront markets.

With frontage along Winston County Road 3133, the property provides great access for development while maintaining the privacy and natural appeal today's lake buyers demand. The tract features multiple elevated homesite positions with long range water views, rolling topography, and strong potential for subdividing into premium waterfront and water view lots.

Lewis Smith Lake is widely recognized for its deep, clear water and consistent ranking among the cleanest lakes in the United States—driving continued demand for high quality waterfront properties. Combined with its proximity to major population centers, this property is strategically positioned to meet both primary residence and second home market demand.

Located within:

- ~40 minutes to Cullman
- ~1 hour 15 minutes to Birmingham
- ~1 hour 30 minutes to Huntsville

#### **Development Highlights:**

- 108± contiguous acres with strong layout potential
- 2,000± feet of Smith Lake shoreline
- Multiple premium waterfront and water-view homesite opportunities
- Road frontage on Winston County Road 3133 for easy access and infrastructure planning
- High-demand lake market with limited large acreage availability
- Suitable for private development, phased lot sales, or a signature lakefront community

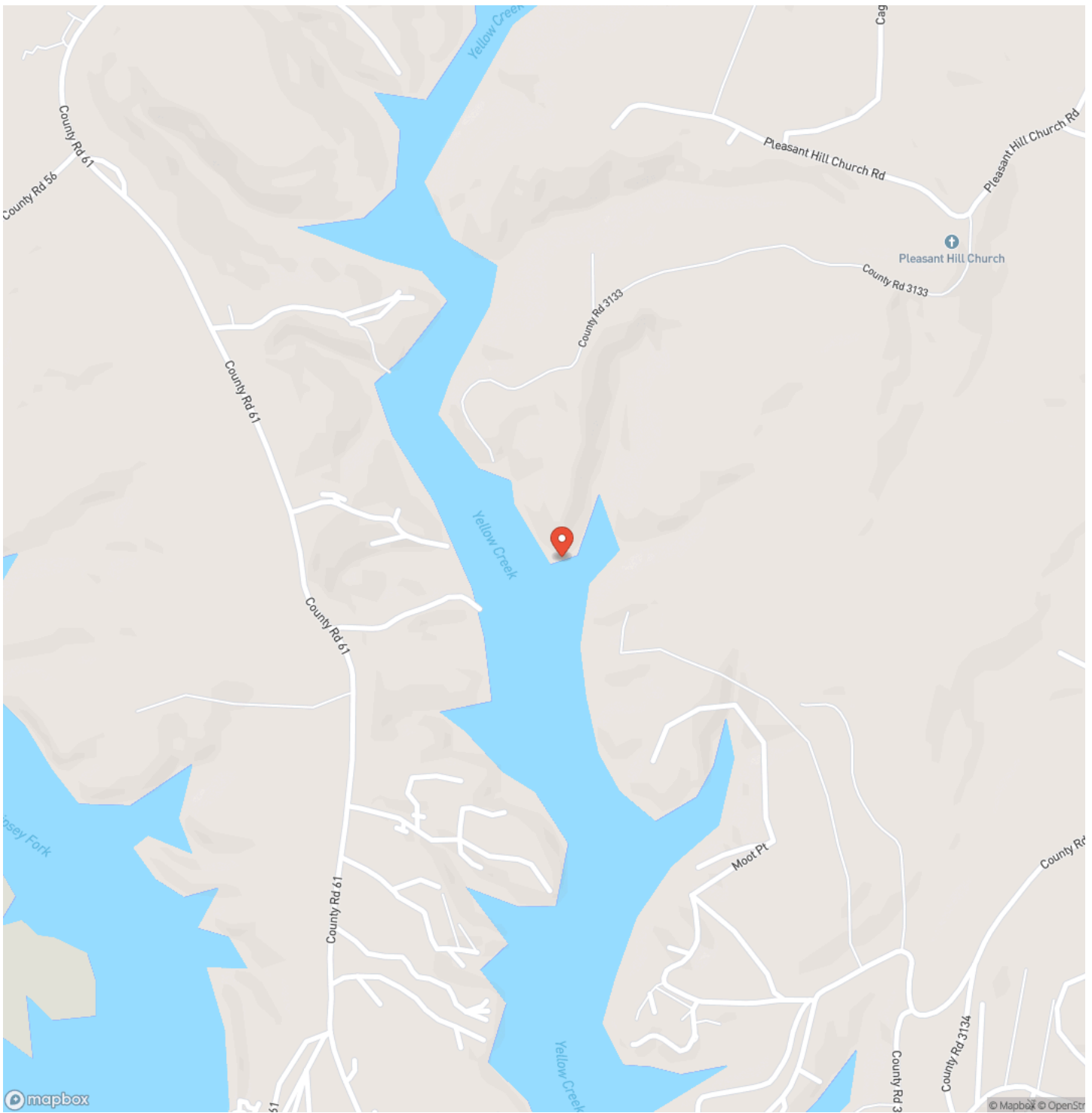
Large-scale, undeveloped tracts on Smith Lake with this combination of shoreline, access, and usability are increasingly limited. Give us a call to check this one out!

**For immediate assistance with this listing call/text Austin Littrell at [256-460-1875](tel:256-460-1875)**

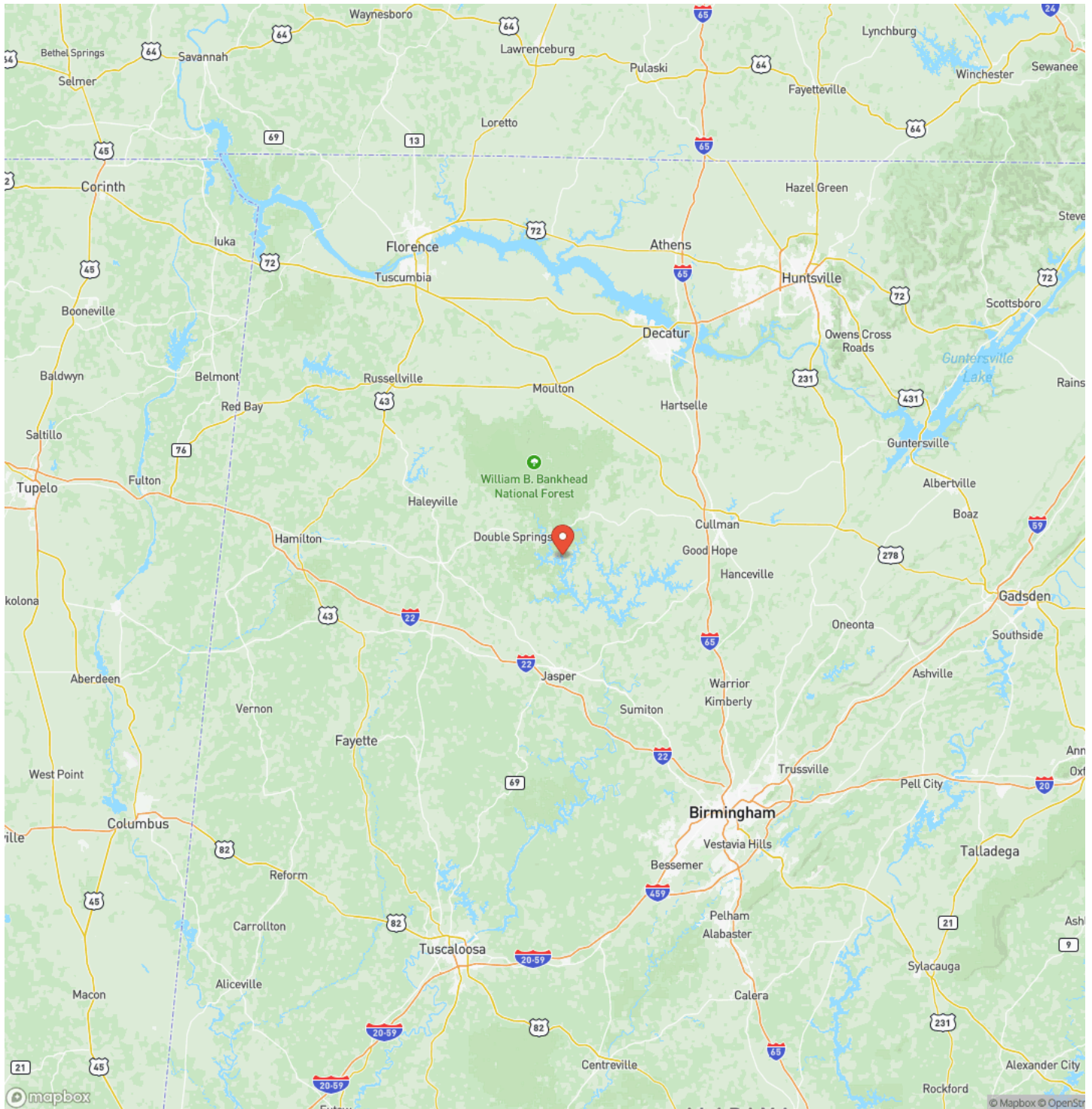
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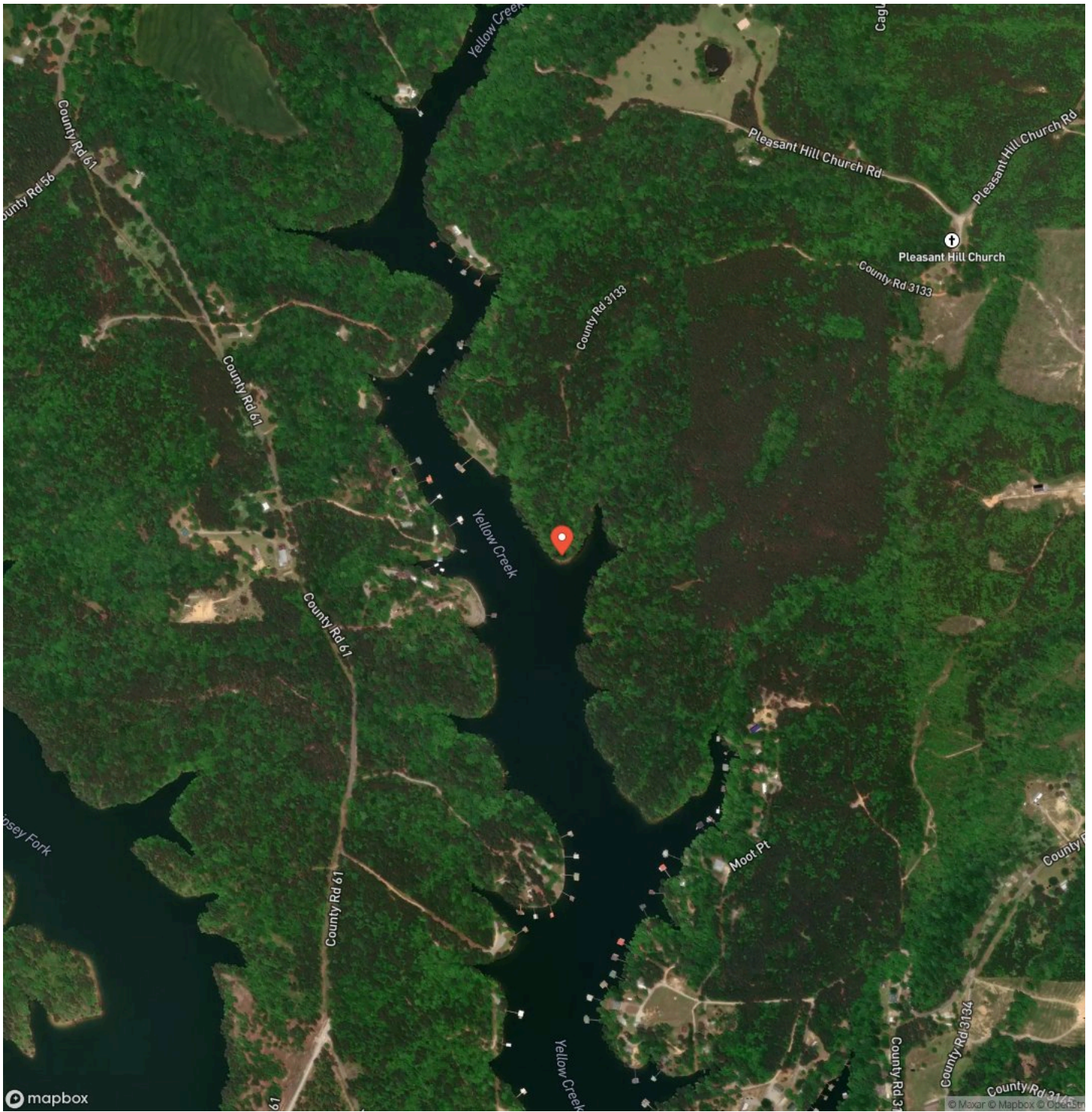
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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