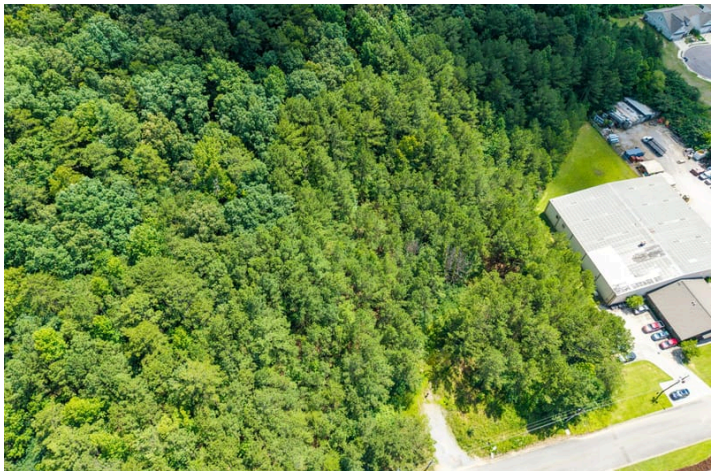
Trussville Commercial Lot
585 Simmons Drive
Trussville, AL 35173

$140,000
1.53± Acres
Jefferson County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
585 Simmons Drive

City, State Zip
Trussville, AL 35173

County
Jefferson County

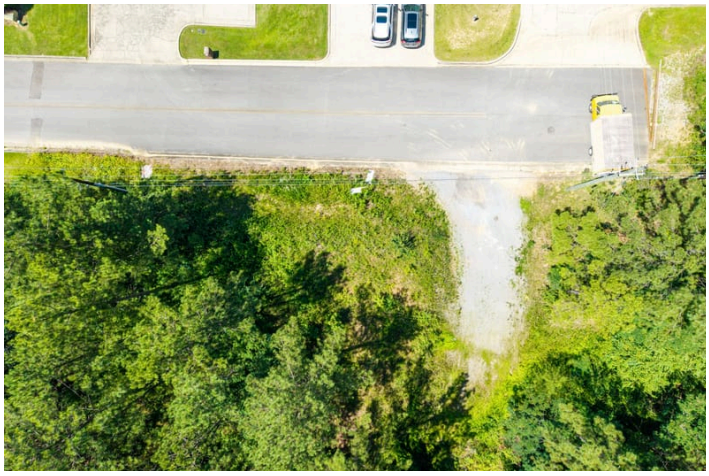
Type
Undeveloped Land, Timberland, Lot

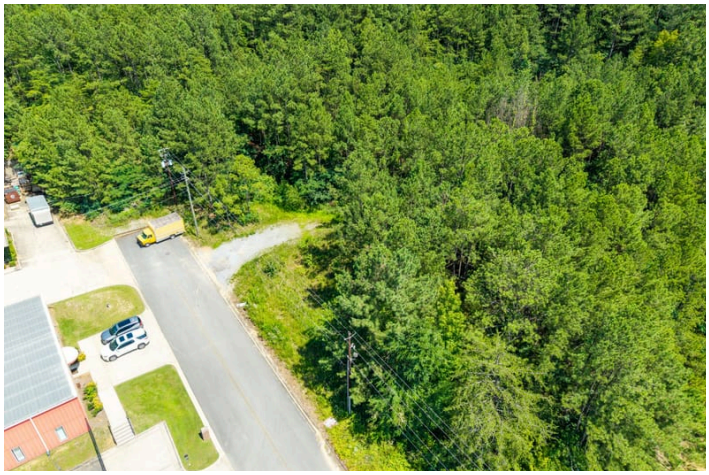
Latitude / Longitude
33.6106 / -86.6091

Acreage
1.53

Price
$140,000

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

Positioned in one of Jefferson County's growing commercial areas, this 1.53 acre property offers an excellent location for future business development! Located less than 1 +/- mile from downtown Trussville and Highway 11, where traffic counts average approximately 31,000 +/- vehicles per day, the property provides convenient access and strong visibility within an established business corridor. The surrounding area is home to a variety of successful businesses, including healthcare offices, veterinary services, and large contractors, creating a well-established commercial setting. Utilities are nearby (need verified), helping simplify future development plans, and Interstate 59 is less than three miles away, making travel to and from the property quick and convenient. The area is supported by strong local demographics, with a median household income exceeding $120,000 +/-, adding to the long-term appeal of the location. Whether you're planning an office, retail space, or another commercial venture, this development-ready property offers a practical opportunity in one of the Birmingham metro area's steadily expanding markets. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Riley Hurst at (256) 616-9081 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact anc must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

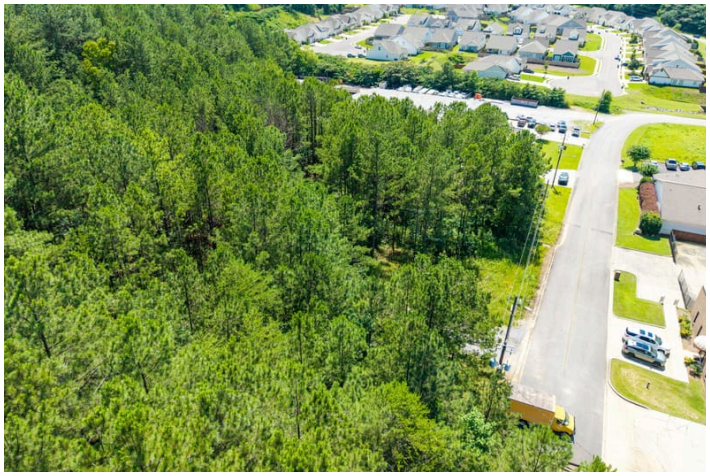




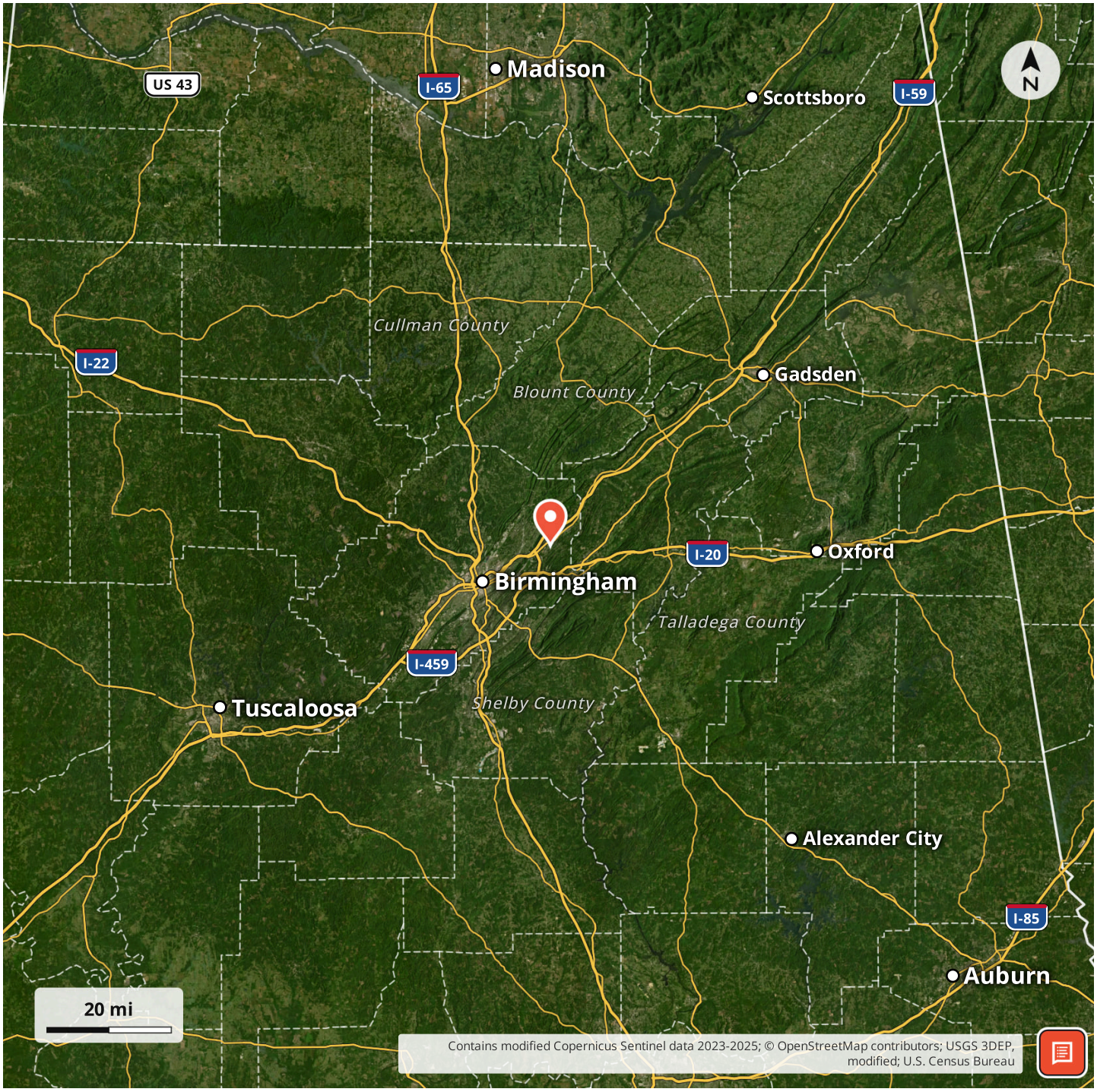




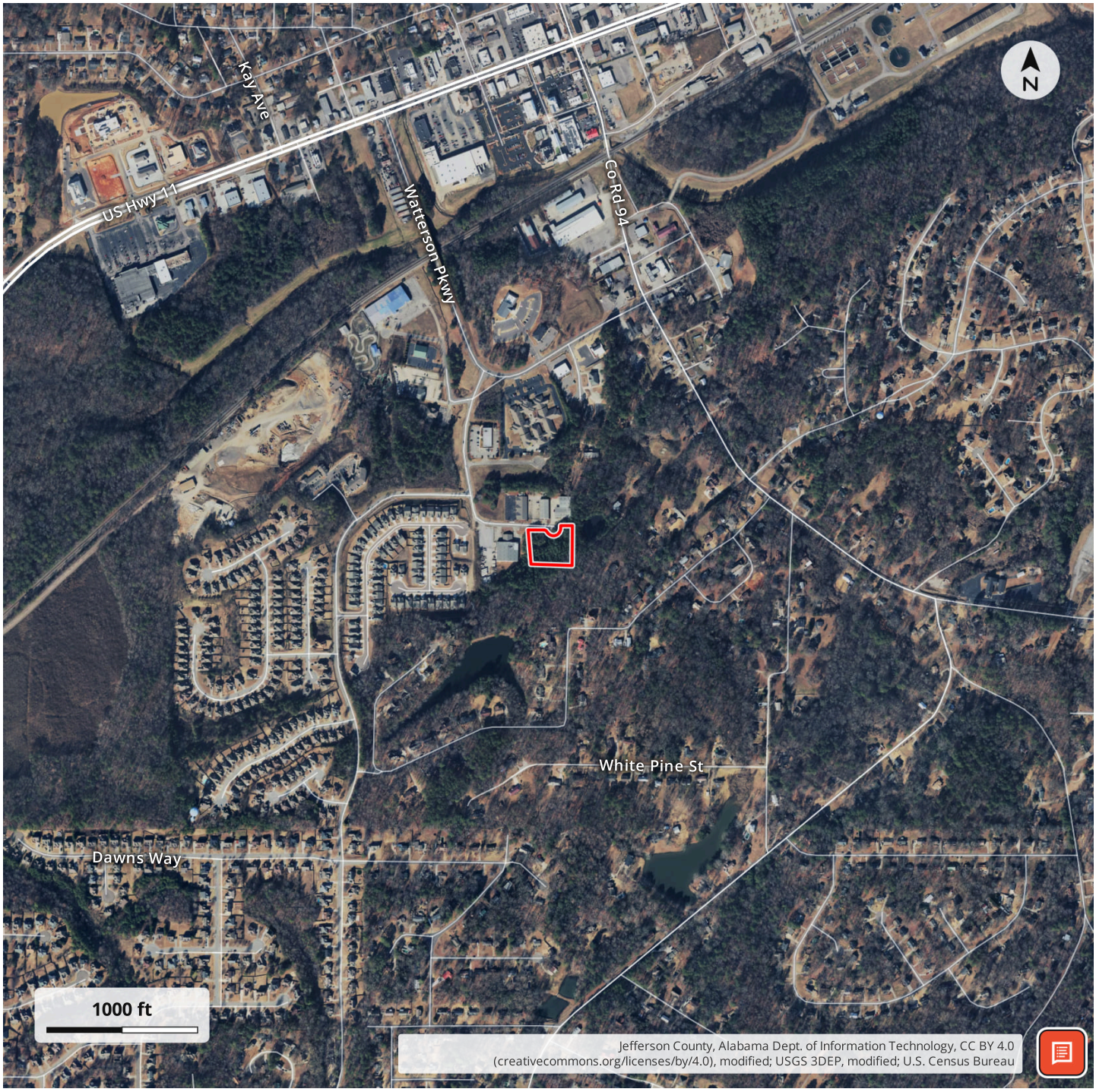




Regional Map



Locator Map


Kay Ave
US Hwy 11
Watterson Pkwy
Co Rd 94
N
White Pine St
Dawns Way
1000 ft
Jefferson County, Alabama Dept. of Information Technology, CC BY 4.0
(creativecommons.org/licenses/by/4.0), modified; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


N
100 ft
Jefferson County, Alabama Dept. of Information Technology, CC BY 4.0
(creativecommons.org/licenses/by/4.0), modified

LISTING REPRESENTATIVE

For more information contact:



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Cal Hardie

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(770) 296-2163

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cal.hardie@arrowheadlandcompany.com

Address
PO Box 201

City / State / Zip
Bremen, GA 30110

NOTES

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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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