



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

36± ACRES
TUSCALOOSA COUNTY, AL
\$360,000

DEVELOPMENT OPPORTUNITY



PROPERTY LINES ARE APPROXIMATE

OFFICE (334) 931-0090 | WWW.SMALLTOWNPROPERTIES.COM

THE TUSCALOOSA 36

PROPERTY PROFILE

LOCATION:

- Evergreen Church Road
Vance, Alabama 35490
- Tuscaloosa County
- Near the Mercedes Benz Plant
- Just off HWY 11 & I-20
- 4± Miles W of Vance
- 10± Miles SW of Woodstock
- 20± Miles E of Tuscaloosa
- 41± Miles SW of Birmingham

COORDINATES:

- 33.17915, -87.28850

TAX INFORMATION:

- 2025 \$311.60

PROPERTY USE:

- Investment
- Development
- Recreational
- Hunting

PROPERTY INFORMATION:

- 36± Acres
- Mature Timber
- Gas Well
- Road Frontage
- Utilities Available Nearby



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SHAWN SIMPSON | LAND SPECIALIST
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WELCOME TO THE TUSCALOOSA 36

INTRODUCING A PRIME DEVELOPMENT OPPORTUNITY IN VANCE, ALABAMA, LOCATED JUST OFF HIGHWAY 11 AND INTERSTATE, CONVENIENTLY CLOSE TO THE MERCEDES-BENZ U.S. INTERNATIONAL PLANT. The 36± acre Tuscaloosa County property, positioned in a rapidly growing area, offers excellent potential for commercial or residential development.

The property provides a combination of location, acreage, and accessibility that makes it worth a closer look for developers and investors. With its proximity to I-20, Highway 11, Mercedes-Benz, and surrounding development, the Tuscaloosa 36 offers an opportunity to be part of the continued growth taking place in the Vance area.



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MORE ABOUT THE TUSCALOOSA 36

The property features a mix of mature timber and open areas and has utilities in the area. A gas well is located on the property, along with an Alabama Power easement, which should be considered as part of any future development plans and due diligence.

Whether you're looking for land for a residential project, commercial development, or a long-term investment, the Tuscaloosa 36 offers a strategic location in one of West Alabama's growing corridors.

Call Daniel Hayes or Shawn Simpson today to schedule a private showing and experience #TheSmallTownWay!



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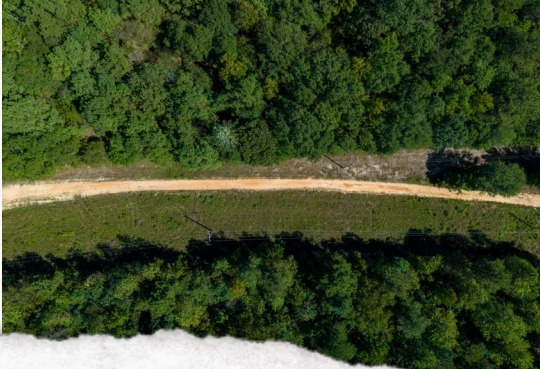
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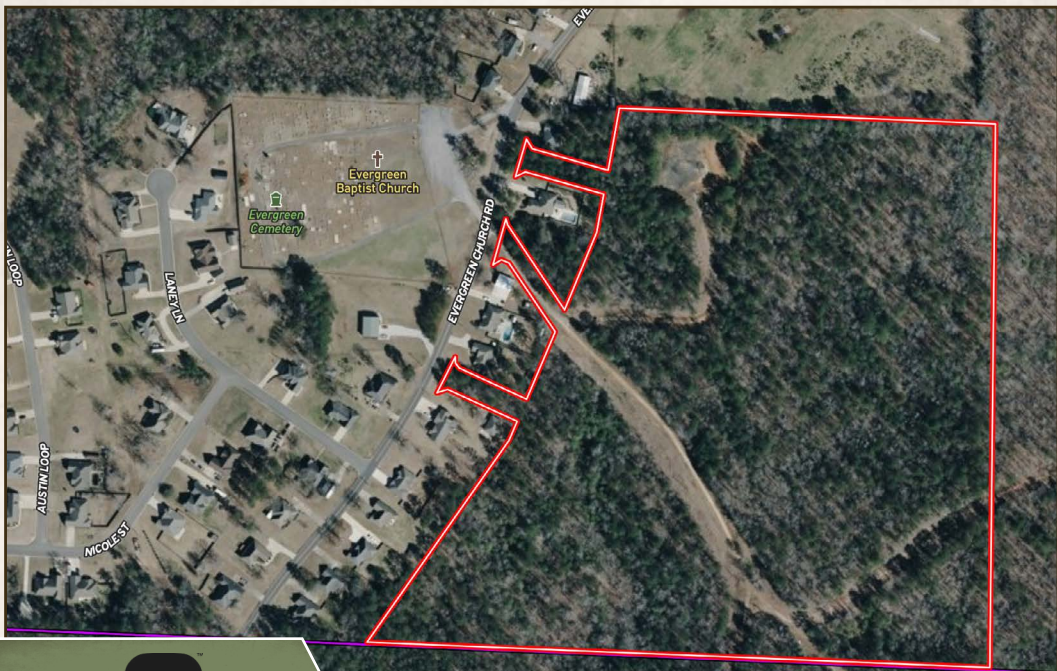
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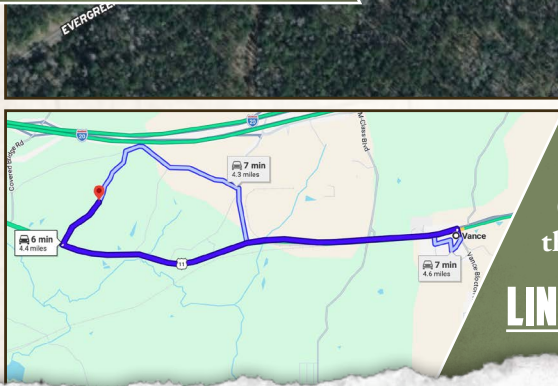
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TUSCALOOSA COUNTY, ALABAMA



land id. LINK



Directions From Vance, AL: Travel 3.8 miles west on US-11 S. Turn right on Evergreen Church Rd and proceed 0.5 miles to the property sitting off on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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