



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

SCENIC MOUNTAIN PROPERTY

53.96± ACRES
JEFFERSON COUNTY, AL
\$199,000

THE JEFFERSON 53.96

PROPERTY PROFILE

LOCATION:

- 1769 Grayson Valley Drive
Birmingham, AL 35235
- Within the City Limits
- Jefferson County
- 5.0± Miles NW of Trussville
- 15.7± Miles NE of Fultondale
- 18.8± Miles NE of Birmingham
- 49.8± Miles SW of Gadsden

PROPERTY USE:

- Potential Home Site/Development
- Recreational
- Hunting
- Investment

COORDINATES:

- 33.633583, -86.641536

PROPERTY INFORMATION:

- 53.96± Acres
- Mature Hardwoods
- Pockets of Pines
- Small Creek/Stream
- Scenic Mountain Views
- Utilities Available at the Road

TAX INFORMATION:

- 12-00-15-3-000-002.000
- Tax Code Area: 0010000
- \$2,771.53 (2025)



DENNIS WEST | QUALIFYING BROKER - AL
C: 601-248-4396 | dennis@smalltownproperties.com

Information is believed to be accurate, but not guaranteed.

MORGAN BEAVER | LAND SPECIALIST
C: 205-876-6841 | morgan@smalltownproperties.com

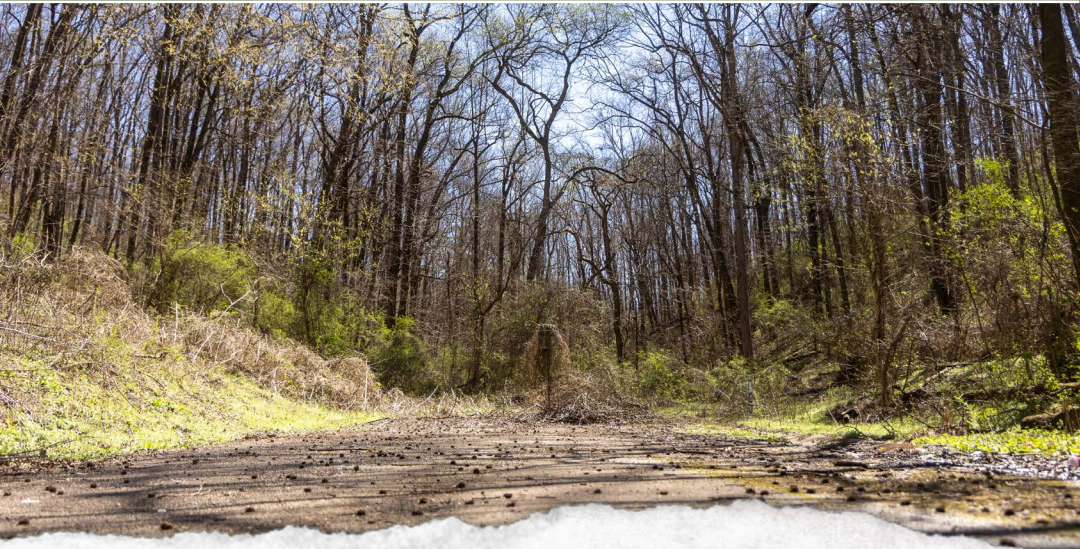
2121 5th St., Ste 206 - Meridian, MS 39301 | O: 334-931-0090 | smalltownproperties.com

WELCOME TO THE JEFFERSON 53.96

WELCOME TO THE JEFFERSON 53.96, TUCKED AWAY AT THE END OF A QUIET CUL-DE-SAC IN BIRMINGHAM, ALABAMA. Take advantage of a rare opportunity to own a large, private tract of land just minutes from the conveniences of Trussville and the Grayson Valley area. Properties of this size with such seclusion are increasingly difficult to find, especially within the city limits of Birmingham.

As you enter the 53.96± acre Jefferson County property, you are welcomed by a small creek/stream that creates a scenic and peaceful setting as you begin your climb up the mountain. Predominantly covered in mature hardwood timber with pockets of pines near the upper elevations, the terrain rises into steep mountain topography, delivering breathtaking long-range views. You will have the feeling of being deep in the Smoky Mountains while overlooking the surrounding Grayson Valley landscape and the Grayson Valley Country Club below.

The Jefferson 53.96 presents several potential homesites where a private mountain estate or cabin retreat could be built to capture the incredible views and natural surroundings. The combination of elevation, hardwood timber, and privacy creates a truly unique setting that is difficult to replicate in this area.



DENNIS WEST | QUALIFYING BROKER - AL
C: 601-248-4396 | dennis@smalltownproperties.com

Information is believed to be accurate, but not guaranteed.

MORGAN BEAVER | LAND SPECIALIST
C: 205-876-6841 | morgan@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 334-931-0090 | smalltownproperties.com

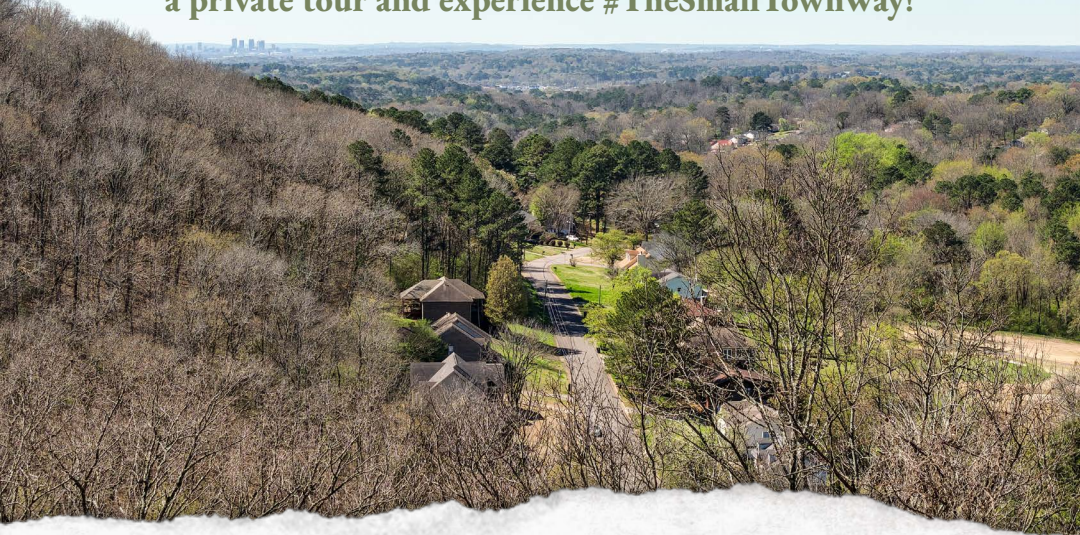
MORE ABOUT THE JEFFERSON 53.96

In addition to a private homesite, the tract also offers future development potential for single-family homes. With road access already in place at the end of the cul-de-sac and its convenient location near Trussville and Birmingham, the property could be ideal for a small residential development or multiple homesites, making it attractive from both a lifestyle and investment perspective.

Beyond its homesite and development potential, recreational opportunities should be considered. While located within the city limits and limited to bow-only hunting, the tract shows strong wildlife activity with abundant deer sign throughout. The combination of hardwood timber, a natural water source, and low surrounding pressure creates a habitat that supports healthy wildlife populations, making it an appealing location for quiet recreational use or archery hunting close to home.

Whether you are searching for a private mountain homesite, recreational getaway, potential development opportunity, or long-term land investment, the Jefferson 53.96 is a solid choice, just minutes from town.

**Contact Morgan Beaver or Dennis West today to schedule
a private tour and experience #TheSmallTownWay!**



DENNIS WEST | QUALIFYING BROKER - AL
C: 601-248-4396 | dennis@smalltownproperties.com

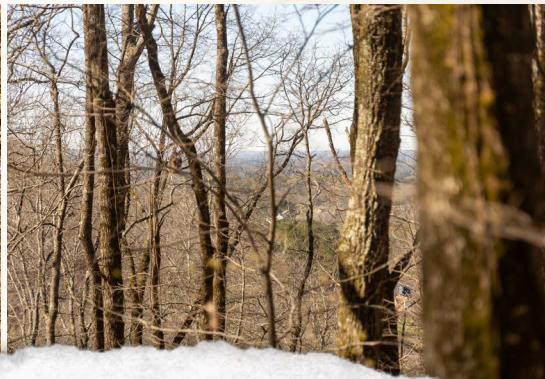
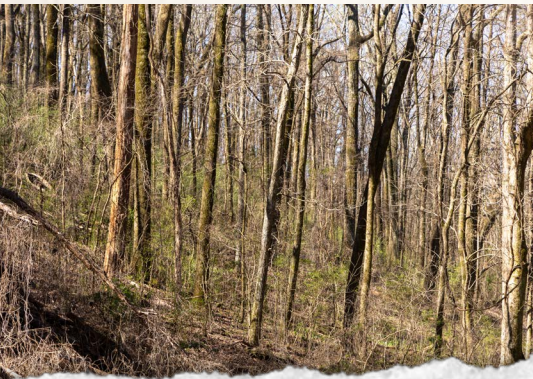
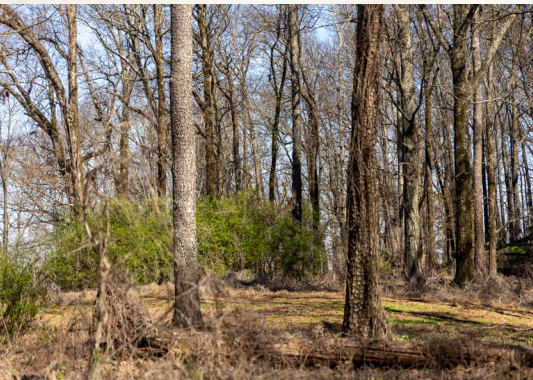
Information is believed to be accurate but not guaranteed.

MORGAN BEAVER | LAND SPECIALIST
C: 205-876-6841 | morgan@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 334-931-0090 | smalltownproperties.com

53.96± ACRES

JEFFERSON COUNTY, ALABAMA



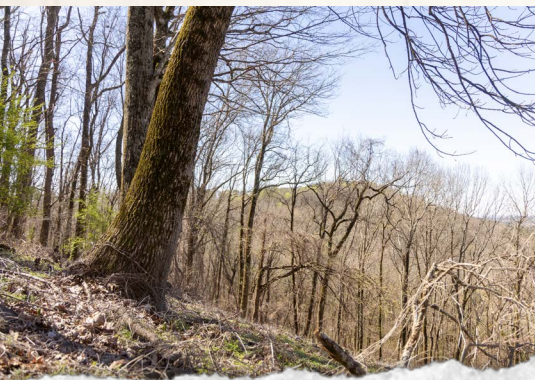
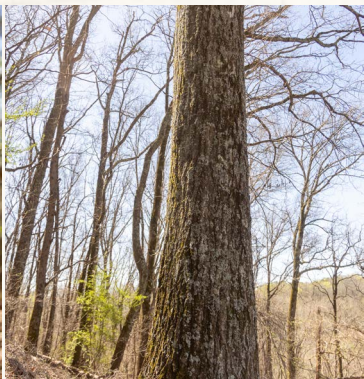
DENNIS WEST | QUALIFYING BROKER - AL
C: 601-248-4396 | dennis@smalltownproperties.com

Information is believed to be accurate, but not guaranteed.

MORGAN BEAVER | LAND SPECIALIST
C: 205-876-6841 | morgan@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 334-931-0090 | smalltownproperties.com

53.96± ACRES **JEFFERSON COUNTY, ALABAMA**



DENNIS WEST | QUALIFYING BROKER - AL
C: 601-248-4396 | dennis@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORGAN BEAVER | LAND SPECIALIST
C: 205-876-6841 | morgan@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 334-931-0090 | smalltownproperties.com

53.96± ACRES

JEFFERSON COUNTY, ALABAMA



DENNIS WEST | QUALIFYING BROKER - AL
C: 601-248-4396 | dennis@smalltownproperties.com

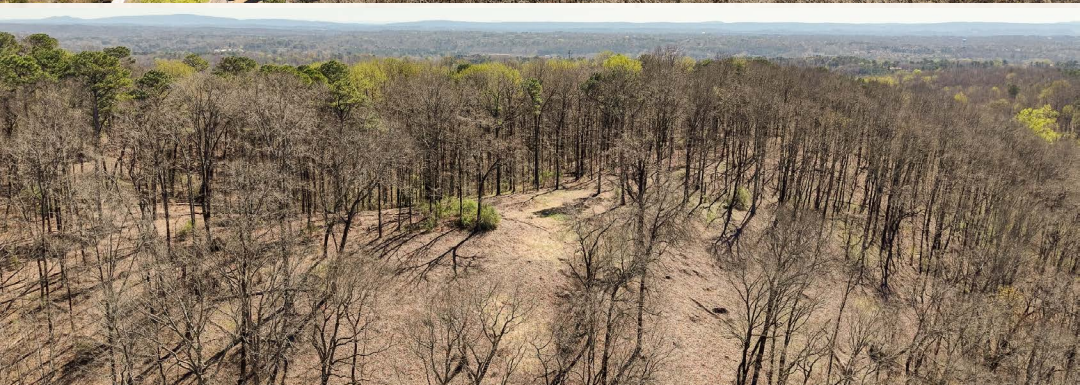
Information is believed to be accurate but not guaranteed.

MORGAN BEAVER | LAND SPECIALIST
C: 205-876-6841 | morgan@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 334-931-0090 | smalltownproperties.com

53.96± ACRES

JEFFERSON COUNTY, ALABAMA



DENNIS WEST | QUALIFYING BROKER - AL
C: 601-248-4396 | dennis@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

MORGAN BEAVER | LAND SPECIALIST
C: 205-876-6841 | morgan@smalltownproperties.com

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 334-931-0090 | smalltownproperties.com

53.96± ACRES

JEFFERSON COUNTY, ALABAMA



3D MAP



DENNIS WEST | QUALIFYING BROKER - AL
C: 601-248-4396 | dennis@smalltownproperties.com



MORGAN BEAVER | LAND SPECIALIST
C: 205-876-6841 | morgan@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

2121 5th St., Ste 206 - Meridian, MS 39301 | O: 334-931-0090 | smalltownproperties.com

land id.

LINK

TOPOGRAPHY MAP

Directions From the N Chalkville Road Exit off I-59 in Trussville, AL: Travel 1.4 miles northwest on N Chalkville Road. Turn left on Grayson Valley Drive and continue 0.8 miles. Turn left on Carraway Street and continue 0.3 miles. Turn left on Marguerite Street and proceed 0.3 miles. Turn left on Creely Drive and then a right on Sweetbriar Lane. The property will be at the end of the road.

LINK TO GOOGLE MAP DIRECTIONS



DENNIS WEST | QUALIFYING BROKER - AL
C: 601-248-4396 | dennis@smalltownproperties.com



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

Information is believed to be accurate but not guaranteed.



MORGAN BEAVER | LAND SPECIALIST
C: 205-876-6841 | morgan@smalltownproperties.com