SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

40± ACRES
TUSCALOOSA COUNTY, AL

$480,000

DEVELOPMENT OPPORTUNITY

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

THE TUSCALOOSA 40

PROPERTY PROFILE

LOCATION:

- Trion Lane
  Vance, AL 35490
- Tuscaloosa County
- 2± Miles W of Vance
- 8± Miles W of Woodstock
- 23± Miles E of Tuscaloosa
- 38± Miles SW of Birmingham

COORDINATES:

- 33.17005, -87.24085

TAX INFORMATION:

- 2025 $128.00

PROPERTY USE:

- Investment
- Development
- Recreational
- Hunting

PROPERTY INFORMATION:

- 40± Acres
- Mature Timber
- Mixed Hardwoods and Pines
- Utilities Available
- Road Frontage

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DANIEL HAYES | LAND SPECIALIST
C: 205-317-0161 | daniel@smalltownproperties.com

SHAWN SIMPSON | LAND SPECIALIST
C: 205-242-9184 | shawn@smalltownproperties.com

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

Information is believed to be accurate but not guaranteed.

WELCOME TO THE TUSCALOOSA 40

RESIDENTIAL OR COMMERCIAL DEVELOPERS AND INVESTORS TAKE ADVANTAGE OF AN EXCEPTIONAL OPPORTUNITY IN TUSCALOOSA COUNTY, ALABAMA! If you are looking for land in one of the area's growing corridors, this 40± acre property is worth considering.

Located just 0.5 miles from the Mercedes-Benz U.S. International plant, the Tuscalossa 40 offers an outstanding location with convenient access to I-20 and Highway 11. The property sits between Birmingham and Tuscaloosa, placing it within an established regional corridor with significant residential and commercial activity.

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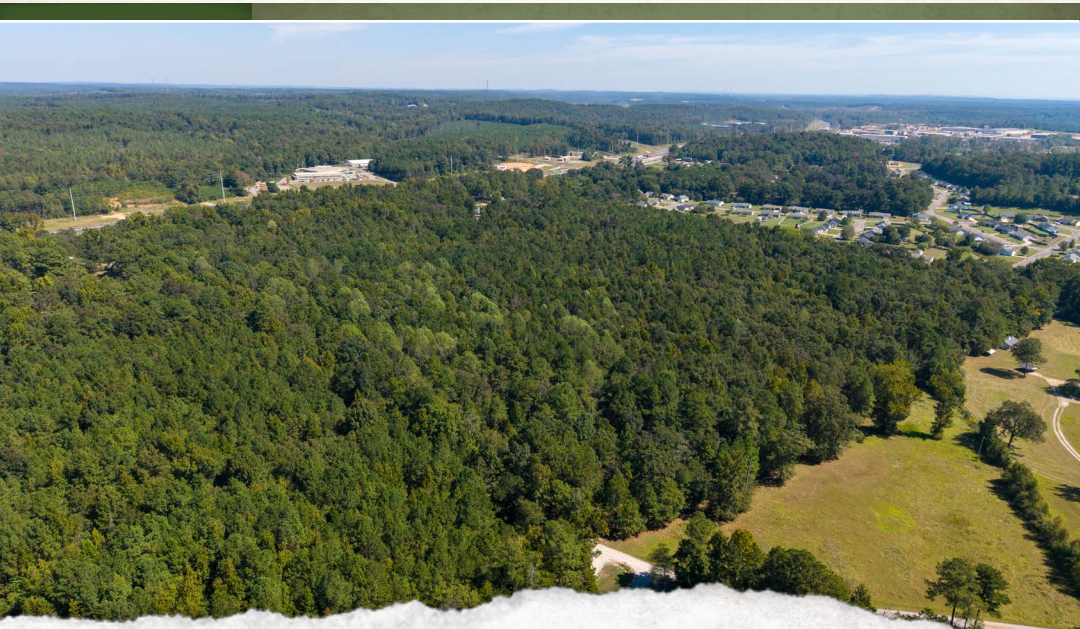
MORE ABOUT THE TUSCALOOSA 40

Tucked back off Highway 11, the property combines privacy with accessibility. The tract features mature pine and hardwood timber, including beautiful mature white oaks throughout, creating a beautiful natural setting while providing a blank canvas for future development.

Utilities are available, and the surrounding area continues to see new residential development and subdivisions. The property is currently zoned A-1, offering developers flexibility to explore various potential uses, subject to applicable zoning, permitting, and due diligence.

Plot plans are available for developers and investors interested in exploring potential development concepts.

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



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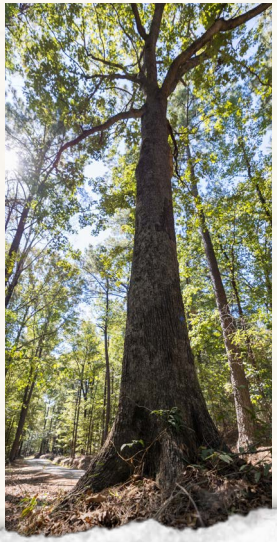

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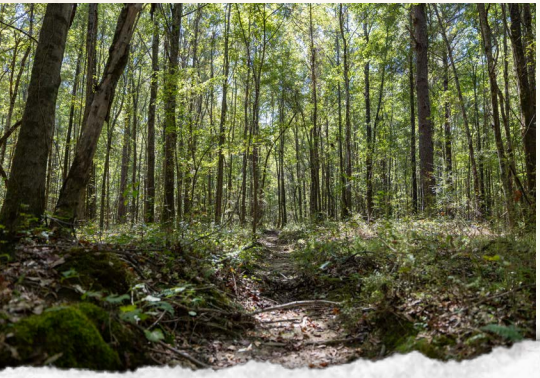

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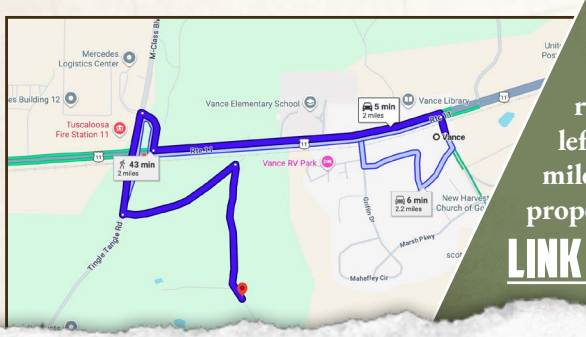
land id. LINK



Directions From Vance, AL: Travel 0.8 miles west on US-11 S. Turn right onto M-Class Blvd and then turn left on Tingle Tangle Road. Travel 0.3 miles and turn right on Trion Lane. The property will be on the left in 0.4 miles.

LINK TO GOOGLE MAP DIRECTIONS

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