

The map illustrates the industrial and commercial landscape of the Tuscaloosa, Alabama area. Key developments and locations include:

- APLD Data Center (1,300 Acres):** A large green-shaded area in the north-central part of the map.
- Provident (200 Acres):** An orange-shaded area in the northwest.
- Provident (642 Acres):** A large orange-shaded area in the southwest.
- LEAR Corporation:** Located near the center, with a logo indicating a "Tuscaloosa Plant".
- SMP:** Located near the center, with a logo indicating a "Tuscaloosa Plant".
- Greystone Inn & Suites:** Located near the center, with a logo.
- Mercedes Benz USA 990 Acre Manufacturing Campus:** Located in the south-central part of the map.
- 2.8 Acre Site:** A red star marking a specific site near the intersection of I-65 and I-20.
- Other locations:** RV Park, TW, and a Mercedes-Benz logo are also marked.

Major roads shown include George Newell Rd, I-65, and I-20. The map also shows the Tuscaloosa River and various other local roads.

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HIGHLIGHTS

- ❖ Fronts on interstate off-ramp, first corner at exit 89 I-20/59W.
- ❖ **NEW DATA CENTERS** (1, 3 and 4 minutes away) and **new RV Park** (72 parks) development stages underway
- ❖ **Mercedes-Benz making \$4 billion additional investment** to modernize production and support new electric vehicle models. Two additional production lines being added. M-B also taking logistics in-house with a new \$16.3 million on-site facility adding 80 jobs. *M-B exports roughly 60% of its output!*
- ❖ **Only westbound exit on I-20/59** - serves new hyperscale data center developments, Mercedes-Benz 966-acre manufacturing campus and Vance/Brookwood job 13K+ job concentration
- ❖ **Greystone Inn** (65 rooms) **across from site** - the *only hotel for Vance*. **New RV Park development** coming to left of site.
- ❖ **Huge interstate and local demand**—intermediate & high school, the town of Vance and Brookwood are minutes away.
- ❖ **Adjacent billboard site can be made available**
- ❖ **GREAT CO-LOCATION OPPORTUNITY!**



OFFERING TERMS:

- **Price:** \$2,225,000 (= \$18 psf)
- **Land Area:** 2.83 acres (123,632 sf)
- **Carveout:** Easement for Billboard at easternmost corner may be included in purchase price +\$250,000.
- **Condition:** As-Is (cleared and +/-70% graded to street level)

ADDRESS: 11203 Will Walker Road, City of Vance, Tuscaloosa County, AL
Parcel ID: #63 28 05 22 0 000 030.000

UTILITIES AND SERVICES

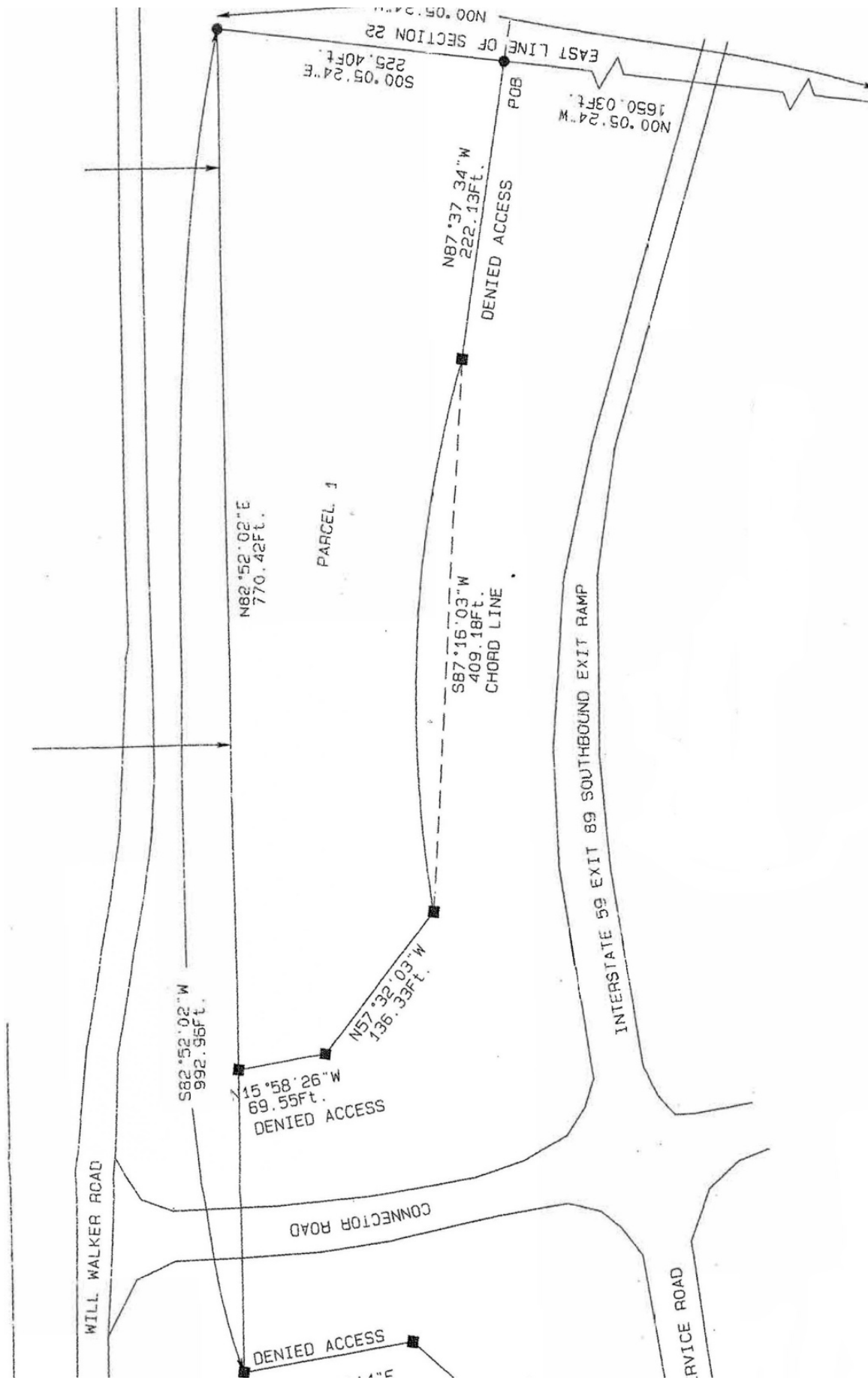
- Municipal Sanitary Sewer: Town of Vance.
- Fire, Police and Rescue: Town of Vance.
- Water: Citizens Water Services (205-556-2224) has an 8" main located across the intersection at the NW corner of Will Walker Rd.

ZONING: B-1 Community Business District

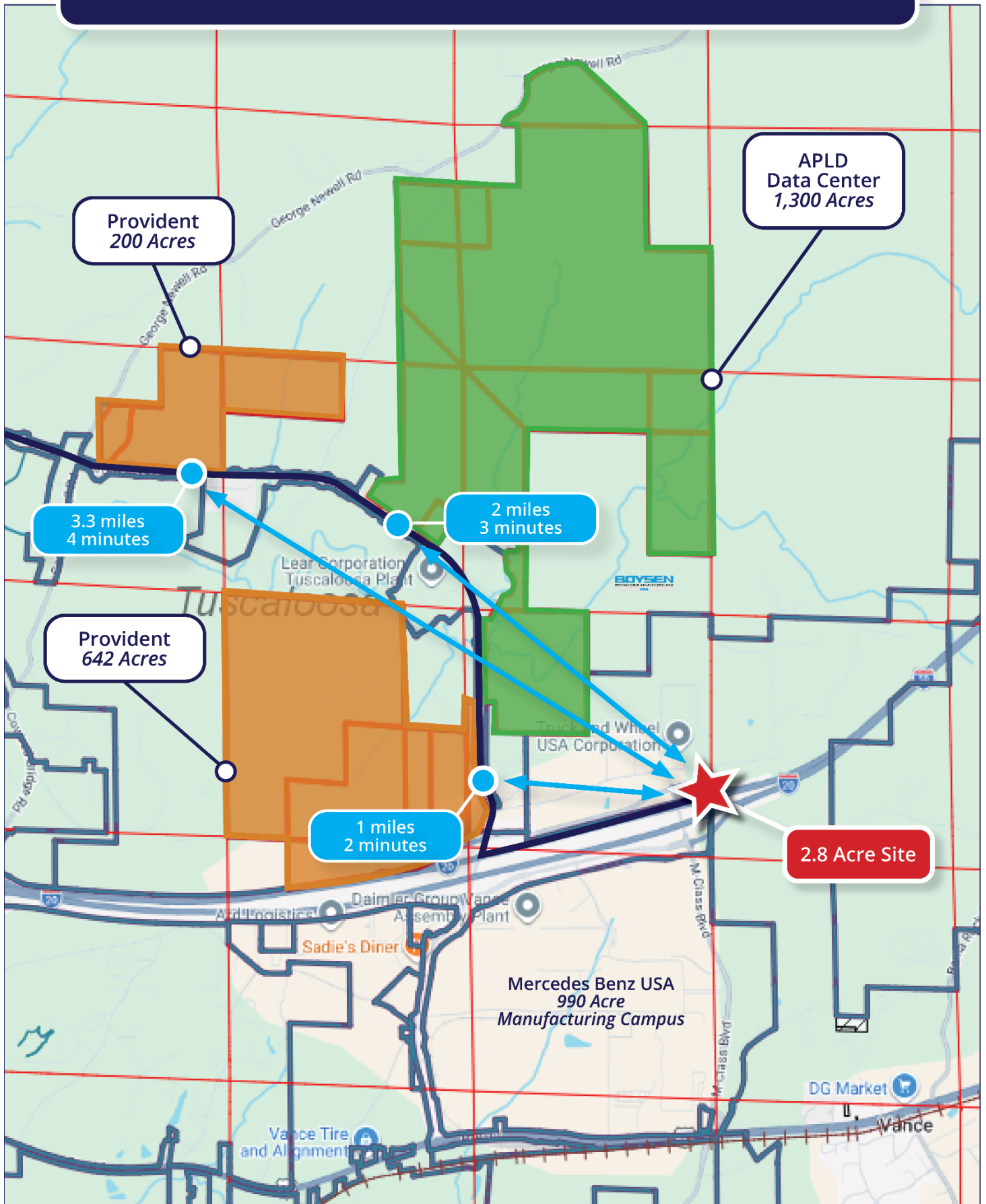
SITE IMPROVEMENTS

- 75% of site has been graded to street level.
- Trees: Per ALDOT's "thinning of the trees" policy, trees and vegetation along perimeter may be thinned subject to ALDOT approval.
- ALDOT and Tuscaloosa County just installed a traffic signal at the end of the off-ramp frontage of the site and added a turn lane along the west side of site. Underground storm drainage has also been installed.





VANCE / BROOKWOOD DATA CENTERS (AUG 2026)



Brookwood/Vance Data Centers

APLD: 1,300 acres, site was acquired by Applied Data Centers (Nasdaq: APLD on 6/4/26. Permits approved July 2026 for a two million sf data center facility, construction start is July/August 2026. Completion is expected by end of 2028. *The data center would be one of the largest buildings in the country.* see:

<https://tuscaloosathread.com/applied-digital-brookwood-data-center/>

Provident: A 200-acre site adjacent to the APLD site was acquired earlier by an affiliate of Provident Data Centers (Dallas, TX). Provident also acquired 642 acres on 12/2/25 on December 9, 2025. Infrastructure of that site began initially but stopped shortly thereafter.

VISIBILITY AND SIGNAGE

Site fronts directly interchange off-ramp - excellent brand visibility and store visibility on off-ramp. Exit 89 is marked with ALDOT blue ALDOT services (gas, food, lodging) signage *The Town of Vance has approved a billboard for the Site.* (Billboard easement excluded from sale, will not affect signage of user.)



INTERCHANGE TRAFFIC (June 2025)

- 59,150 AADT **both directions**
- 29,868 AADT **south-west bound** just before Exit
- Directional volume is 50/50 each direction.
 - Vehicle type: 74% non-truck
 - Peak day AM: Wednesday PM: Friday
 - Peak Hour: M-F 7:00 AM
M-F 5:00 PM

CITY INCENTIVES (from City of Vance website <https://townofvance.weebly.com/for-commercial-developers.html>)

- Water-Citizens Water Service - Financial assistance for water line extensions will be examined on a case-by-case basis.
- Sewer-. For a limited time, the Town may waive impact fees and connection fees for new commercial development on a case-by-case basis.
- Ad valorem Taxes-The Town of Vance has no municipal Ad Valorem taxes.

<u>Sales Tax</u>	3%	Town of Vance	3%
	4%	State of Alabama	
	<u>3%</u>	Tuscaloosa County	
	9%	Total	

In some cases, the sales tax can be waived during the construction of the development. This would be considered as law would allow.

- Grants-The Town of Vance Industrial Development Board will assist in the pursuit of all appropriate grants from the Federal and State Governments on behalf of the interested developers.

EMPLOYMENT

Existing: Exit 89 is the primary interstate access point to 35 major manufacturing, logistics and resource commodity jobs. Of these:

- Mercedes-Benz employs 6,000 people on its manufacturing campus.
- 12,072 employed inside a 3-mile radius of the SITE.
- 13,635 employed inside a 10-mile radius of the SITE.

New jobs: Employment in Vance grew by 15.6% between 2022 and 2023.

A November 2024 announcement MB will spend \$16.3 million to create its own logistics facility at the former Bose logistics facility. Opening is expected April 2026 when **80 new job hires** are expected.

Mercedes-Benz announced in May 2025 that it is embarking on a \$4 billion expansion of its Vance, Alabama plant to produce a new SUV in the GLE and GLS segments, which include models like the GLE, GLS, GLE Coupe, and Mercedes-Maybach GLS SUVs*. The impact will also be felt among the dozens of suppliers surrounding Mercedes' 990-acre manufacturing facility.

**No published information on new jobs (but permanent jobs now being solicited with starting pay \$26,50 /hr), and lots of construction jobs have already started.*

ADDITIONAL INFORMATION AVAILABLE UPON REQUEST

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