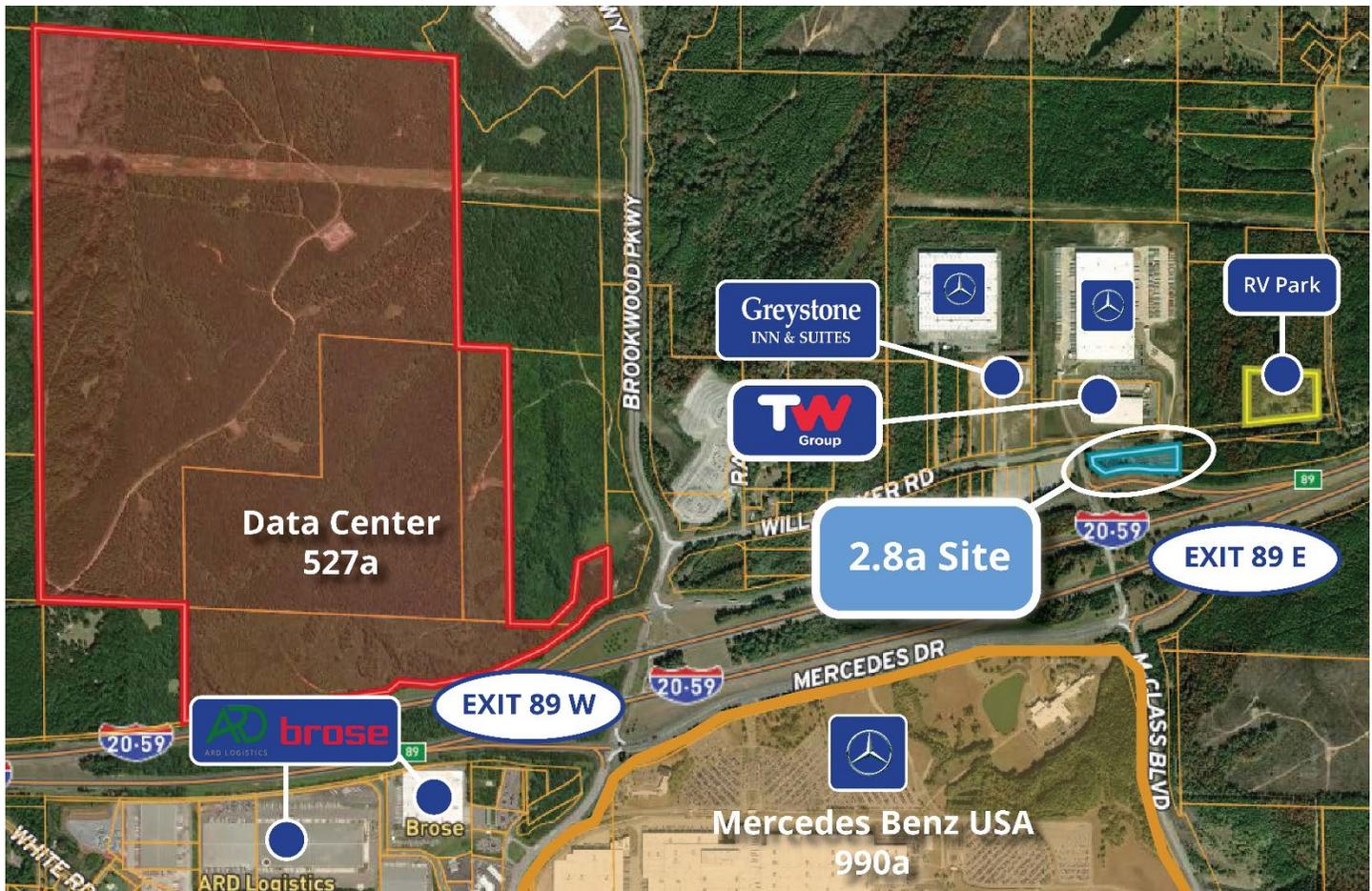


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Off-Ramp Interchange Corner Mercedes Exit 89+ (I-20/59) Vance, AL 2.83 acres (subdivision considered)



FOR ADDITIONAL INFORMATION CONTACT:

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HIGHLIGHTS

- ❖ Fronts on off-ramp, first corner at exit 89 off-ramp I-20/59W.
- ❖ **NEW DATA CENTER and RV Park** just started construction on Will Walker Rd. either side of Site.
- ❖ I-20/59 westbound at exit: 29,830 (2025) AADT) next city is Tuscaloosa (20 miles) *This is the only westbound exit for I-20/59 job commuters, vendors and visitors to Mercedes USA, assorted adjacent suppliers and other businesses, and the **new data center and RV park**.*
- ❖ Greystone Inn (65 rooms) on Will Walker Rd immediately west of site and is the *only hotel at this interchange*.
- ❖ Huge interstate and local demand – 13, -mile radius from Site, intermediate school, high school and the towns of Vance and Brookwood are minutes away.
- ❖ **Great co-location opportunity!** *Seller will consider subdivision.*



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

OFFERING TERMS:

- Price: \$2,225,000 (= \$18 psf)
- Land Area: 2.83 acres (123,632 sf) *Seller will consider subdivision; Price adjusted for size.*
- Carveout: Easement for Billboard at easternmost corner for billboard (application pending), will not affect development or use of SITE, may be included in purchase price +\$250,000.
- Condition: Sewer & water brought to property line. Power already along Will Walker Rd.
- Trees: ALDOT indicates they will “allow limited thinning of trees” subject to plan review

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:

- The site has been graded 75% to street level.
- A billboard has been given preliminary approval for the eastern corner of the site along I-20/59 and the application is pending final approval. The Billboard will be located on an easement inside the Site and is excluded from the sale.
- Trees: Per ALDOT "thinning of the trees" policy those along the Site's perimeter may be thinned subject to ALDOT approval of site developer's request.
- ALDOT and Tuscaloosa County installed a traffic signal at the end of the off-ramp that the site fronts on, and a turn lane along the crossroad fronting the west side of site. Underground storm drainage has also been installed.



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(2025):

- 59,649 AADT **both directions**, immediately before the exit ramp.
- 29,860 AADT **westbound** 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	
	3%	<u>Tuscaloosa County</u>	
	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:

- 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 expanding 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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