



**WOODCREST**  
CAPITAL, LLC

# 3.83 Acres US Highway 11 N

18158 US-11 N | Vance, AL



**M-CLASS BLVD**

 **±4,748  
VPD**

 **±48,531  
VPD**

**4.32 AC**

 **±8,410  
VPD**



**HWY-11 WIDENING PROJECT  
CURRENTLY UNDERWAY**



## Traffic Counts

US Highway 11	8,410 VPD
M-Class Boulevard	4,748 VPD
Interstate 20	48,531 VPD

## Demographics

	1-mile	3-mile	5-mile
Population	2,908	5,731	27,557
Households	1,083	2,117	10,457
Average HH Income	\$84,041	\$76,243	\$78,830

\*Demographics provided by CoStar Group, www.costar.com, 2022 dataset

**LAND FOR  
SALE**  
**(817) 927-0050**

**ACRES:**  
**3.83**  
**(166,834 SF)**

**ZONING:**  
**B-1 Community  
Business District**

**Woodcrest Capital, LLC**  
3113 South University Drive, Suite 600  
Fort Worth, TX 76109  
[www.woodcrestcapital.com](http://www.woodcrestcapital.com)

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

**(817) 927-0050 | [woodcrestcapital.com](http://woodcrestcapital.com)**

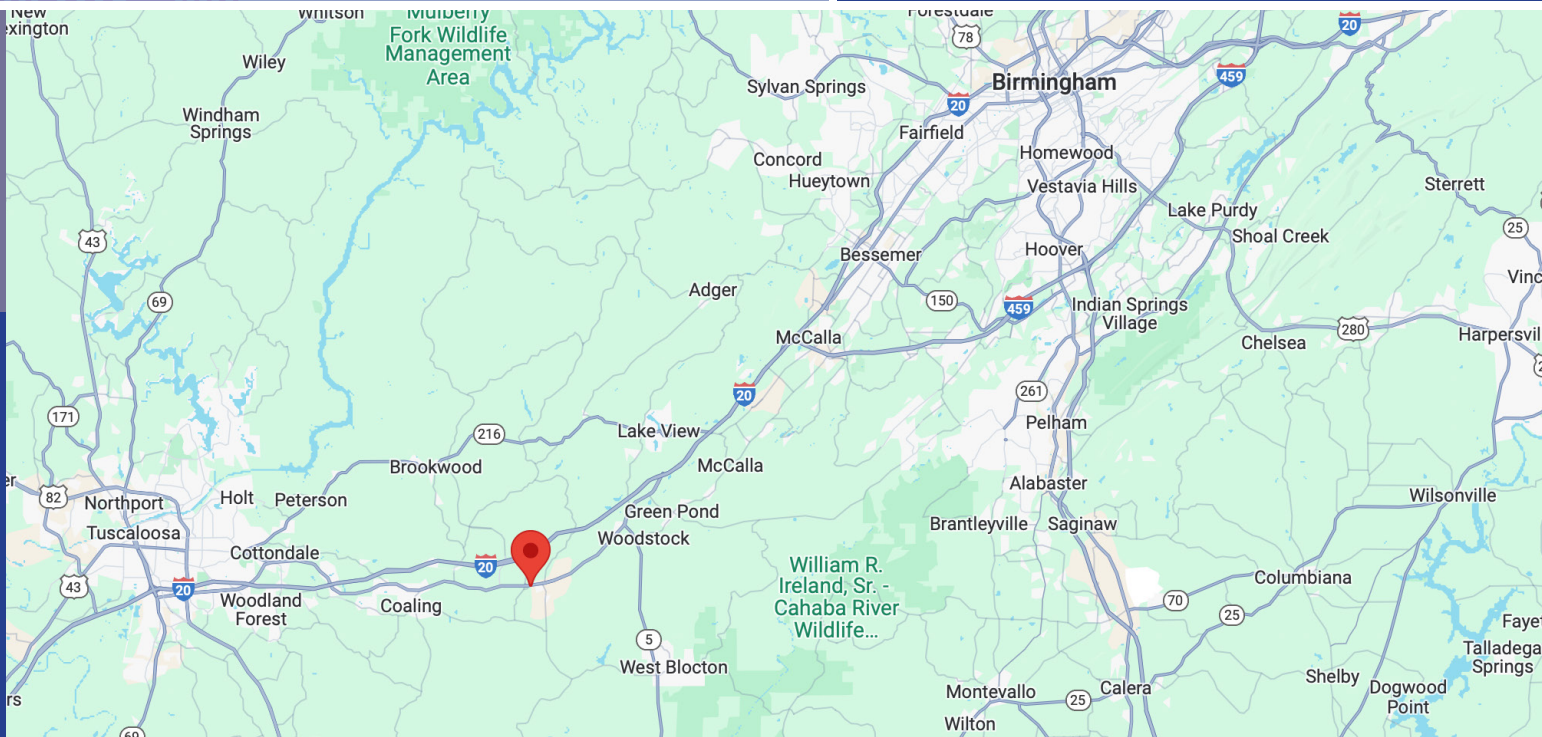


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