



FOR SALE

Woodstock Village Multi-Family Site

Up to 30 acres / 440 units

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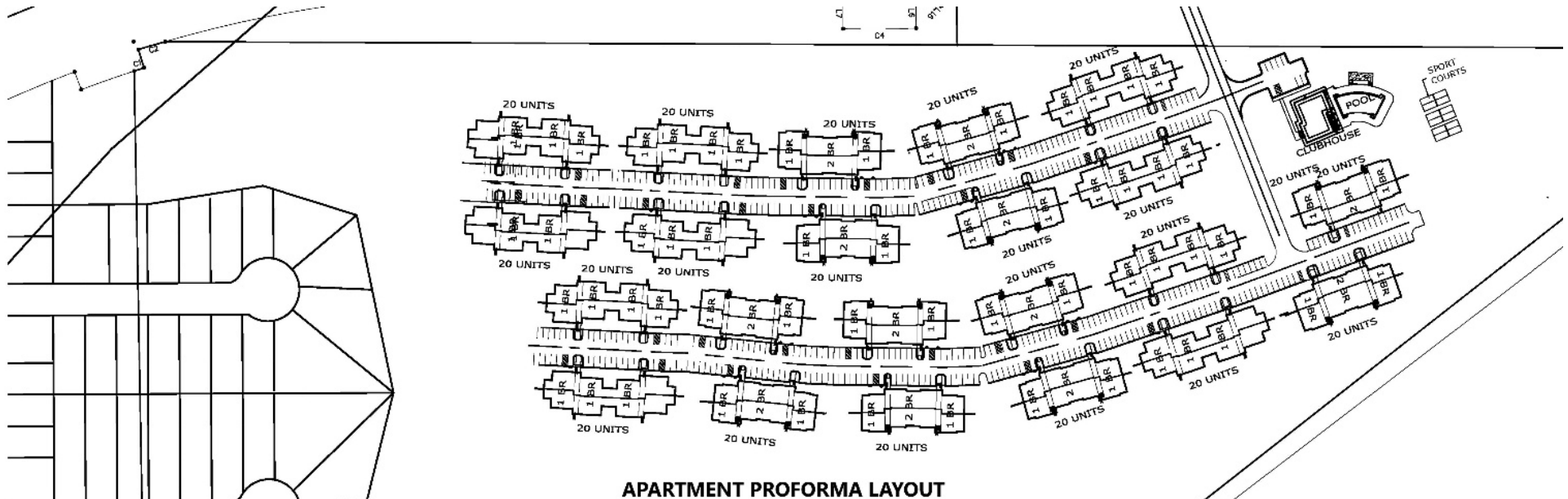
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OFFERING

TERMS: Price - Call to discuss. Actual parcel size determined by project layout & buyer's requirements, delivered raw with utilities to property line, subdivision contingency accepted, phased purchase and joint venture considered.

SITE: Up to 30 acres – Site may be sized to buyer's requirements. (Maximum density is 440 units based on water utility allocation.)



ZONING: **Woodstock Village PUD** was annexed into the Town of Woodstock and rezoned to Woodstock's new PUD ordinance in September 2022. All mixed uses were approved in the PUD. Specific parcel delineation and use is approved by staff (no public approval required).

UTILITIES &

SERVICES: Water and sewer connection and monthly operating costs are significantly lower than nearby Jefferson County:

Sanitary Sewer: Town of Woodstock (public sewer). The **Woodstock Village PUD's** public sewer will-serve commitment provides a distinct entry barrier for other multifamily developments because of the very limited availability of public sewer elsewhere. Lakeview, Million Dollar Lakes and several other nearby communities were developed using private sewer. Problems with this provider throttled more development, cresting in 2022 with lawsuits, a bankruptcy filing and ultimately the Alabama PSC's takeover of the private system. **Until resolved, the Woodstock Village PUD is able to offer reliable, economic sanitary sewer while other locations can't.**

Water: Warrior River Water Authority.
Gas: Natural Gas is provided by Spire.

Power: Alabama Power

Police, Fire, Rescue: The Lakeview Fire Protection District provides emergency fire and rescue response to **Woodstock Village** inside of 4 minutes. The Tuscaloosa County Sheriff's substation is located on Hwy 216 approx. 600 yds. from **Woodstock Village**.

Elementary School: Lakeview Elementary School (700+ students) anchors at the terminus of Youngblood Pkwy and borders the **Woodstock Village** PUD - All traffic going to/from Lakeview Elementary is accessed at **Woodstock Village's** corner of Hwy 216 and Youngblood Pkwy (traffic signal approved).

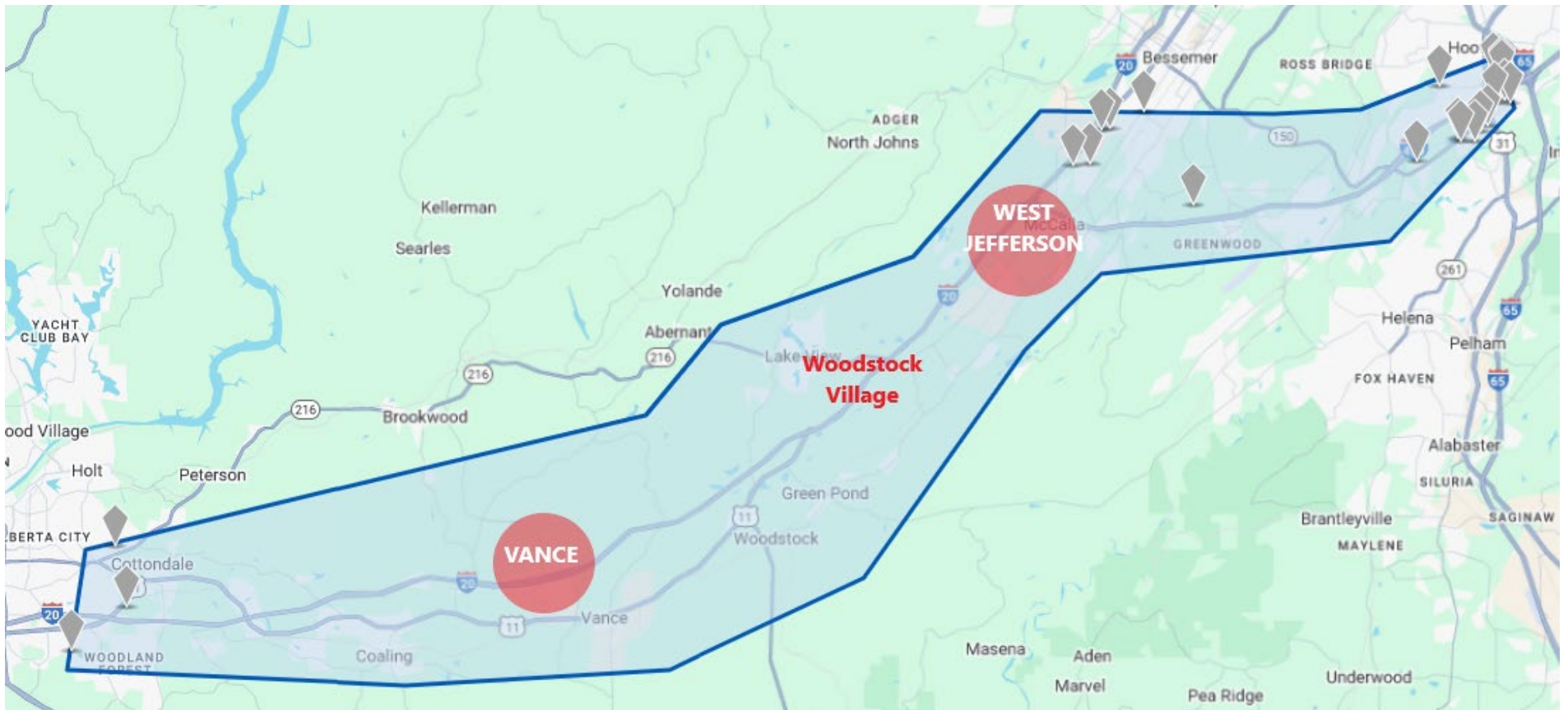


Youngblood Pkwy runs from the Hwy 216 intersection to its termination at Lakeview Elementary School (1.7 miles). All the frontage on either side of Youngblood Pkwy is owned and a part of **Woodstock Village** except for an 18-acre tract owned by Tuscaloosa County set aside for youth soccer fields running between Hwy 216 and Youngblood Pkwy where the police substation and parks & rec facility is located.

HIGHLIGHTS

West Jefferson/Eastern Tuscaloosa counties are Rent-by-Necessity Markets driven by high nearby employment concentrations and Tuscaloosa County's lower development and occupancy costs:

- **Two major employment concentrations and employment-driven demand:** New jobs just inside 8 to 12-minute commute pay well (e.g., Smucker's wage is \$25/hr, Mercedes is \$28/hr.) Actual earnings are significantly higher (typically +/-20% higher) with OT earnings. Mining jobs (Warrior Met Coal mines 10 minutes from site on Hwy 216) pay even more:



1. West Jefferson County/Jeff Met Industrial Park - all inside of a 5-to-9-minute drive time: **4,619,204 sf, 3,776++ jobs**
2. Vance – Mercedes-Benz USA Mfg Campus and surrounding facilities: **12,072 employment, 10-14 minutes/11.6 miles**
3. Woodstock-Vance Hwy 11 corridor: **1,260 employment, 9 minutes/7.2 miles**
4. Warrior Met Coal (Brookwood mines) **1,300 employment, 16 min./13.7 miles**. *This is significant to WSV because mining jobs are among the highest paying blue-collar jobs and may employed at Warrior Met live east of WSV and commute past it to/from work.*
5. **UAB West new Hospital, 750 employment, 13 minutes/9 miles**, opened Fall 2024, employs 750. *This is especially significant because nurses and other healthcare workers now living in McCalla have presented as the primary buyers for WSV townhomes due to crime concerns.*

- **Lower ad valorem taxes, lower tap fees for apartment owner/developer; lower utility costs for renters**

Tuscaloosa County VS. Jefferson County

Water and sewer connection fees, monthly usage rates lower.

Ad valorem taxes are significantly lower (\$27.0 mills vs \$50.1 mills)

- Woodstock Village **competes with west Jefferson County/Lakeshore multifamily markets** yet it has equal or quicker commuting distance.
- **No apartment communities between McCalla and Tuscaloosa** All A, B and C stock of multifamily is located east of Woodstock Village in Jefferson County where development and occupancy costs are higher. (The only rental choices are large 3, 4 & 5 BR B-T-R in Vance or small mom & pop rentals)
- **Walking distance to Lakeview Elementary School.**
- **Shared entry (public road)** with daycare site and townhomes, entry **opposite neighborhood retail and shopping center sector.**
- **Excellent drive-by exposure and landmarking** - The southwestern border of the site fronts along I-20/59 with prominent visibility just before Exit 100.
- **Two new data centers approved** within 8 to 12 minutes of Woodstock Village (see next page).



FOR ADDITIONAL INFORMATION

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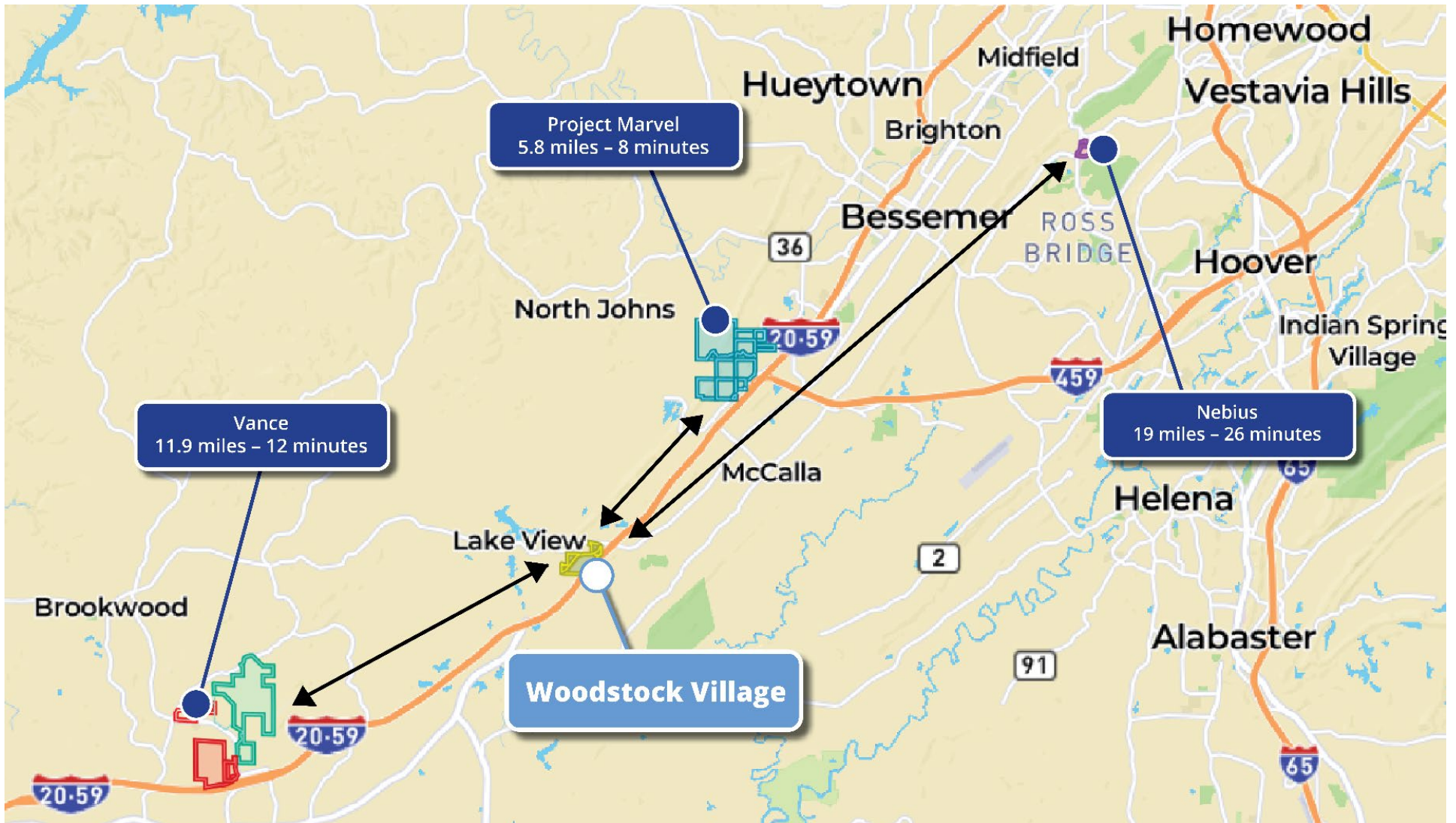
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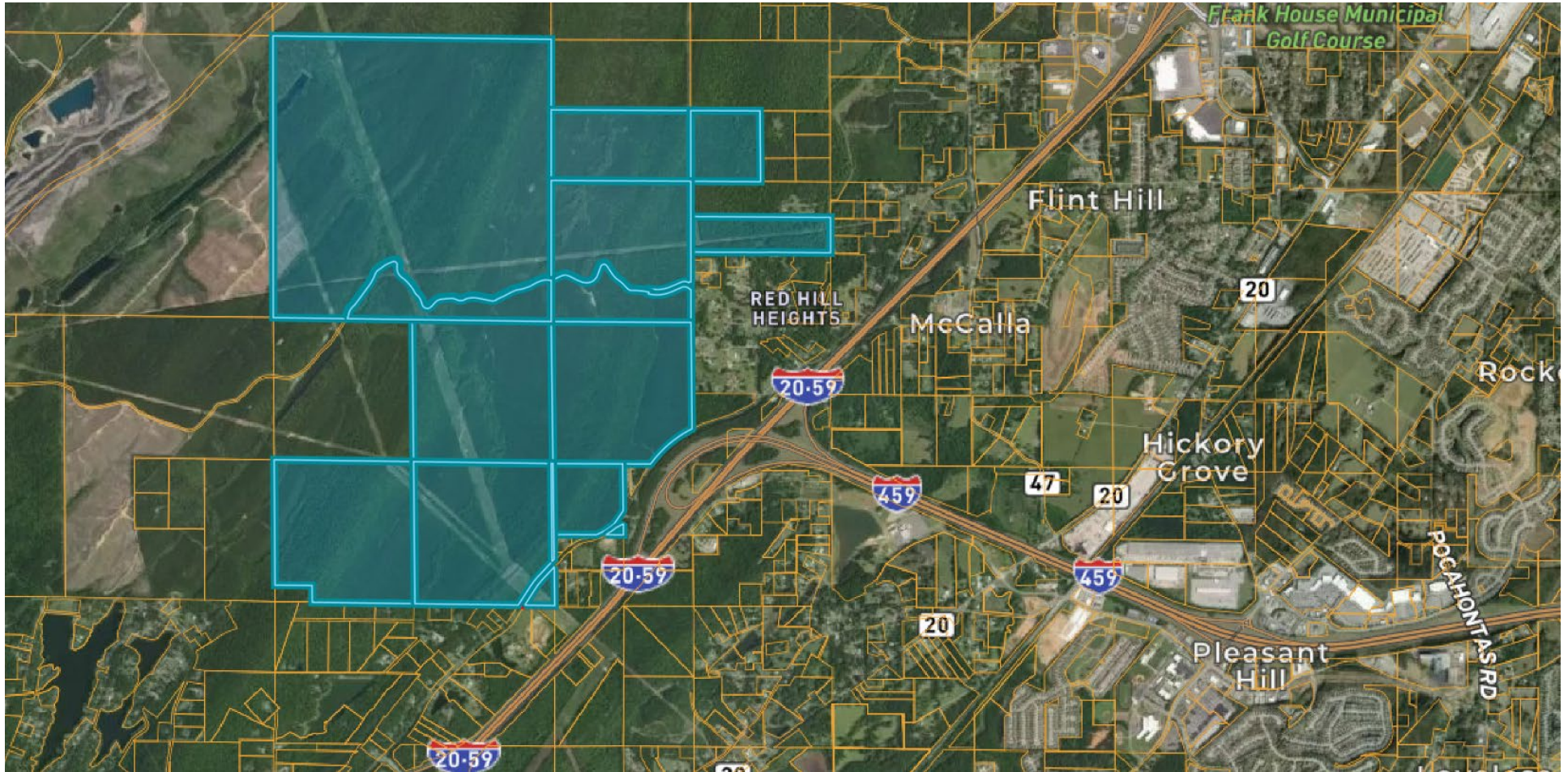
NEW HYPERSCALE DATA CENTERS

July 2026

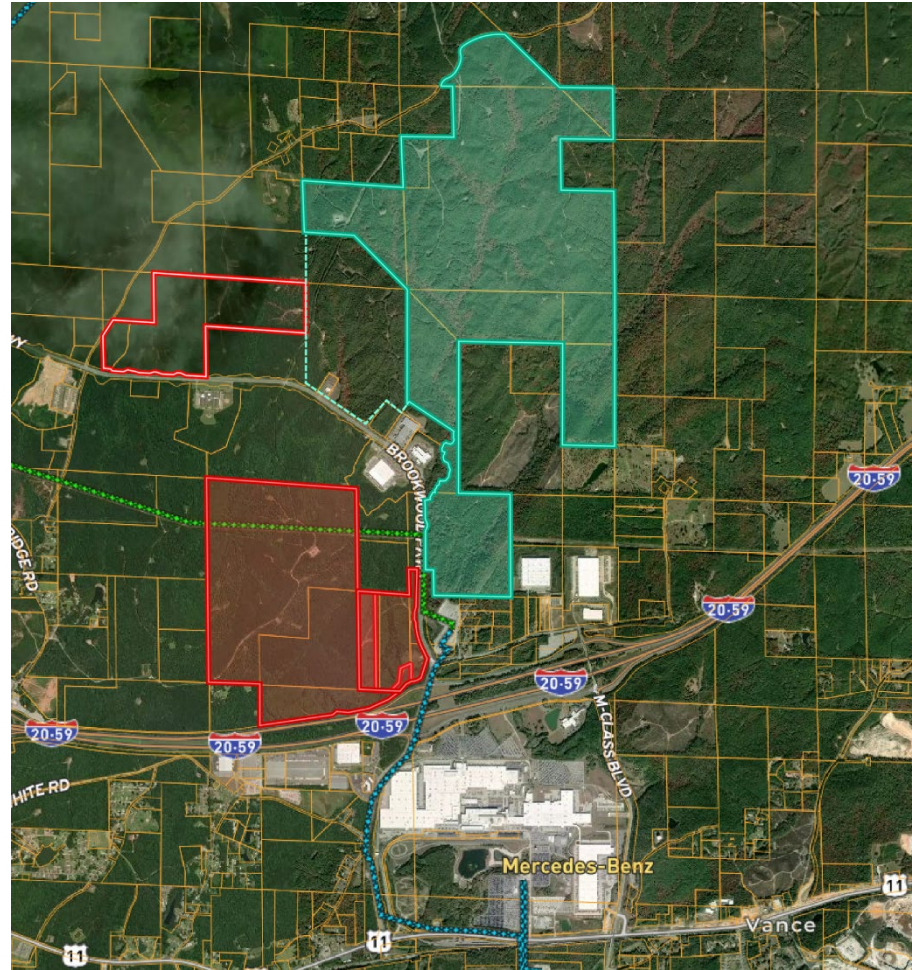
Three data center sites have been acquired in west Jefferson County/east Tuscaloosa County: Bessemer(McCalla), Lakeshore Drive (West Homewood), and Vance. All are entitled; development recently started on one and site development mobilized on another. Combined construction employment is projected to range between 3,400 and 9,300 over the course of seven years. Given their proximity to one another **this is expected to have a huge impact on local housing demand and retail spending.**



Bessemer Data Center: “Project Marvel” is a 4.5 million sf 18-building hyperscale (1.2 gigawatt) data center project to be situated on +/-1,602 acres immediately west of the I-459 – I/20/59 interchange (Jefferson County, City of Bessemer, AL). Land was acquired June 2026 for \$439.2 million = \$274K/acre), projected total investment is \$14.5 Billion. Construction is estimated to take at least 7 years and employ 1,000 construction workers each year, ultimately leading to 350 permanent jobs (average salary \$115K). Final entitlement was obtained in November 2025. The purchaser was RSTL LLC (affiliate of QTS Data Centers).



Vance Data Center: 1,283 acres, bldg. sizes and cost not announced. The site was acquired by Applied Data Centers (Nasdaq:APLD): on 6/4/26. Construction of infrastructure has begun.



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.

Nebius AI Factory, located just off Lakeshore Pkwy, West Homewood/ West Jefferson County, +/-80 acres, described as a “full stack infrastructure to service the AI industry”. Development (demolition of existing structures and infrastructure) has started. The project will utilize 300 MW of power and employ up to 1,500 construction workers over a 30+ month construction period. Permanent employment is projected to be 100 people.

