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# Off-Ramp Interchange Corner

Mercedes Exit (I-20/59) Vance, AL

2.83 acres

Zoned, rough-graded with utilities to Site

*Subdivision Considered*

Price: \$2,000,000 (\$16 psf)



**FOR ADDITIONAL INFORMATION CONTACT:**

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

**PRICE: \$2,000,000.**  
Delivered cleared, rough graded, utilities to Site

***Seller will consider subdivivison to accommodate sale to QSR or coffee food & beverage.***



## HIGHLIGHTS

- ❖ Fronts on off-ramp, first corner at exit 89 I-20/59W off-ramp.
- ❖ 28,950 AADT westbound traffic count at exit, next city is Tuscaloosa (20 miles)
- ❖ Traffic signals being installed at off-ramp and Will Walker intersections.
- ❖ Fully entitled for hotel
- ❖ This is the only westbound exit for I-20/59 job commuters, vendors and visitors to Mercedes manufacturing campus and the asserted adjacent suppliers - *17 automotive or other suppliers or industries at and around Mercedes USA campus.*
- ❖ Greystone Inn (65 rooms) on service road ¼ mile from site offers 1 and 2 bed rooms (no suites) and is the *only hotel at the busy Mercedes manufacturing hub.*
- ❖ Sadies - Part of the new Sprint Mart Travel Center located just off the western Vance interchange, Sadies offers a sit-down home cooked menu along with a hot bar of fried meats at the cash register. Opened in October 2023, Sadies has had overwhelming success – see (<https://www.cstorediver.com/news/sprint-mart-sadies-diner-restaurant/697379/>). Note that Sprint Mar offers fast-fuel. This facility is only accessed to *Westbound I-20/59 travelers by exiting at the subject Site, then traveling 1.4 miles, crossing over the interstate and head a ¼ mile south to the SprintMart.*
- ❖ 13K+ direct employment at interchange (Mercedes USA campus, suppliers and other local industry).
- ❖ Interchange serves as primary interstate access for nearby towns (Brookwood, Coaling, Vance).
- ❖ Huge demand interstate and local demand for QSR food:
  - The intermediate school, high school and the towns of Vance and Brookwood are minutes away.
  - This is the only westbound exit for I-20/59 job commuters, vendors and visitors to Mercedes

manufacturing campus and the asserted adjacent suppliers.

## **UTILITIES AND SERVICES**

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- 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:**

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B-1 Community Business District (See Attachment 1 - Excerpt from Town of Vance Zoning Ordinance) Entitled for Hotel.

## **TRAFFIC, VISIBILITY AND SIGNAGE:**

Site is situated directly at the interchange off-ramp - excellent brand visibility.

Exit 89 is marked with typical blue ALDOT signage for services (gas, food, lodging). *(No gas or food shown on ALDOT exit signs serving Exit 89)*

***The Town of Vance has approved a billboard sized sign for the Site.*** (The nearest other billboard (westbound on I-20/59) is +/-2 miles prior to exit.

**Traffic Counts:** The Site will catch westbound traffic on I-20/59 at this exit. Traffic counts are 28,950 AADT westbound just before the exit. Weekend westbound traffic, especially for U of A sporting events often reaches a standstill.



**New Traffic Signals Coming Soon:** Work just started (February 2024) to install traffic signals at off-ramp and Will Walker Rd. corners of Site. Completion expected late 2024/early 2025. (Underground storm drainage being installed at same time.)

## **Food, Groceries & Services:**

- Groceries, services, etc. in Town of Vance (5 minutes on other side of Mercedes Campus)
- Sadies (just opened, Sadies has had overwhelming success – see (<https://www.cstorediver.com/news/sprint-mart-sadies-diner-restaurant/697379/>)). This facility is only accessed to *Westbound I-20/59 travelers by exiting at the subject Site, then traveling 1.4 miles, crossing over the interstate and head a ¼ mile south to the SprintMart.*
- Subway & Huddle House, Jack's Hamburgers (Brookwood, 10 miles north of interchange) where add'l groceries, services are located)

## **DEMAND GENERATORS**

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- 20 miles to Tuscaloosa, game day route to U of A games (hotel and RV parks within 50 mile radius booked a year in advance)
- Mercedes 990 acre campus at interchange
- Brookwood Parkway is a commuter route for mine workers travelling to/from the Drummond and Warrior Met Coal mines 14 miles north of the interchange (approx. 1,100 employment)
- Truck & Wheel, a Mercedes supplier, is directly across the street. Behind T&W are three large supplier facilities (including the Mercedes parts distribution facility)

## **EMPLOYMENT CONCENTRATION AT INTERCHAN**

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**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.**

**HOUSING: As a consequence of this job concentration, housing demand exceeds availability.** Locations convenient to Exit 89 are seeing rapid residential development. The Town of Vance reports 20 new residential subdivisions, with national builders (e.g., DR Horton, Rausch Coleman, Parrish) all either immediately north or south of the interchange.

Exit 89 is the interstate access for the towns of:

Vance (0-3 miles/ 3 to 6 minutes)  
Coaling (+/-7 miles/9-10 minutes), and  
Brookwood (+/-7 miles/9 to 10 minutes).

DR Horton just delivered 45 BTR homes). Looking forward, there are six single-family developments of significant size either under construction or undergoing entitlement. These total +/-1,079 R-1 to R-3 lots (combined, approx., and more are certain to come (Mercedes is pressuring Vance to solve the housing shortage). All the known new developments will fall inside a 5-mile radius of the site. Exit 89 will serve as their primary access to the interstate.





## ATTACHMENT 3 ZONING



### ZONING ORDINANCE of the Town of Vance, Alabama

Adopted April 1, 1997

As Amended through Ordinance No. 040197, dated June 4, 2007

As Amended through Ordinance No. 02062017, dated February 6, 2017

#### ARTICLE V

#### USE PROVISIONS FOR BUSINESS DISTRICTS B-1 COMMUNITY BUSINESS DISTRICT

The purpose and intent of the B-1 Community Business District is to provide areas for community- wide and regional retail shopping establishments and services, which by their nature, are usually located with convenient access to major traffic arteries. Regulations are designed to establish an appropriate environment for the successful conduct of business for shoppers and to protect concentrations of retail trades and services from incompatible uses. It provides locations for a restricted range of retail businesses and services, offices and other compatible uses, where an attractive appearance of buildings and premises is important.

##### 5.1.1 PERMITTED USES

- A. General retail and business establishments rendering personal or professional services or repairing and servicing of small equipment or items; generally including:
  1. Air Conditioning Sales and Service.
  2. Air or Ground Courier Drop-Off Station.
  3. Antique Store, not including repairing and refinishing.
  4. Appliances, radio and television sales, computers, and service stores.
  5. Automobile Parts Store conducted wholly within an enclosed building.
  6. Automobile Repair and Maintenance Shop of a minor nature provided:
    - A. Major auto repair shall not be permitted in connection with such uses. Minor auto repair and maintenance shall include the installation of tires, brakes, tune- ups, and other minor accessory parts as shall be incidental to the normal upkeep of an automobile, but shall not include engine or body dismantling or repair.
    - B. All minor auto repair, maintenance, service, storage of materials or similar activities connected with such use shall be carried on entirely within an enclosed building.
  7. Bank, including drive-in bank; Financing Offices; Loan Offices.

8. Bicycle Sales, Service and Repair.
  9. Billiard or Pool Hall.
  10. Convenience Food Market.
  11. Drug Store.
  12. Dry Cleaning/Laundry (pick up service only).
  13. Electric Supply Store conducted wholly within an enclosed structure with no outside storage.
  14. Furniture and Home Furnishing Store, including Office Furniture and Equipment.
  15. Game Room.
  16. General Retail Shops, Department Stores or Variety Shops.
  17. Grocery Store.
  18. Jewelry Store and Repair.
  19. Laundry, Self-Service.
  20. Liquor, Wine or Beer Sales; not to be consumed on the premises and meeting local and State requirements.
  21. Lounge, Tavern, Bar; provided such use is incidental to the operation of a motel, hotel or restaurant.
  22. Motel or Hotel.
  23. Music or Dancing School, Athletic Instruction when contained within a building.
  24. Music and Musical Instruments Store.
  25. Newsstand.
  26. Orthopedic Braces, Artificial Limbs, Orthopedic Equipment and Supplies (retail sales).
  27. Pawn or Loan Shop.
  28. Personal Care (barber or beauty shops, nails, tanning, etc.)
  29. Pet Shop; including grooming, provided that all animals are housed within the principal building so that no sound is perceptible beyond the premises.
  30. Photographic Studio, Supplies and/or Processing.
  31. Print, Duplicating Shop, not more than 1,500 square feet.
  32. Radio and Television Broadcasting Station.
  33. Reducing, Exercise, Martial Arts, Gymnastics or other Body Fitness type salon.
  34. Repair Shop for repairs or adjustments to bicycles, small appliances, watches, locks, musical instruments, guns, and similar items; conducted wholly within a building with no outside storage of materials or equipment.
  35. Restaurant or Cafeteria.
  36. Shopping Center limited to the uses permitted in this district.
  37. Surgical or Dental Supplies (retail).
  38. Taxi Stand and Dispatching Station.
- B. Auditorium.
  - C. Assembly Halls including union halls, conference halls, civic halls, fraternal clubs, lodges and activities of a similar nature.
  - D. Automobile Parking Lot or Parking Garage.
  - E. Bowling Alley.
  - F. Bus Station.
  - G. business School or College.
  - H. Church and Related Accessory Buildings.
  - I. Fire Station.
  - J. Gymnasium (commercial).
  - K. Library.
  - L. Lodge, fraternal and social organizations, headquarters for scout and other



youth organizations.

- M. Medical or Dental Office or Clinic; including Emergency and Family Health Care Clinic.
- N. Museum.
- O. Office, Professional Business, Administrative, Executive and other offices having no storage of stock in trade (other than samples) or heavy equipment, and no sale of commodities on the premises.
- P. Office incidental to a permitted use.
- Q. Police Station or Substation, including Highway Patrol.
- R. Post Office.
- S. Theater (indoor).
- T. Accessory Uses and Structures that are customarily incidental to any permitted use subject to the requirements of all pertinent sections of this Ordinance. **CONDITIONAL USES**
- U. Day Care Nurseries, Play School or Kindergarten meeting all requirements of appropriate State regulations and standards, provided that all activities are carried on in an enclosed building or fenced yard.
- V. Landscape Garden Sales.
- W. Lounge, Tavern, Bar.
- X. Park (public).
- Y. Temporary Uses, including the sale of Christmas trees, seasonal fruit and vegetables from roadside stands, and similar uses, for a period not to exceed two(2) months in any calendar year.
- Z. Utility Substation; electrical, gas, water, sewage, telephone.