



# WOODSTOCK VILLAGE

A 232-acre fully entitled mixed-use PLANNED UNIT DEVELOPMENT

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April 2026

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*Site specific details available.*

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# WOODSTOCK VILLAGE

A master-planned planned-unit mixed use community consisting of 8 contiguous parcels totaling 232-acres on Hwy 216 and Youngblood Pkwy at Exit 100 on I-20/59. **Woodstock Village** is a fully entitled PUD with public utilities (City of Woodstock).

## I. CURRENT DEVELOPMENT ACTIVITY at Woodstock Village PUD

RETAIL & COMMERCIAL:	Retail Corner QSR Pad (+/-1.4 acres)	<b>Available for purchase or G/L</b>	Offered by Colliers-Alabama
	Automotive Services Site (+/- 1 acre)	<b>Available for purchase or G/L</b>	Offered by Colliers-Alabama
	Shops at Woodstock Village (7,500 sf)	<b>Now Leasing</b>	Offered by Colliers-Alabama.
	Daycare/Preschool Site - +/-1.5+ acres	<b>Available for purchase</b>	Offered by Colliers-Alabama
	Shopping Center & On-Site Outparcels (29-acres gross)	<b>Site clearing and installation of infrastructure underway</b>	
	Dunkin Donuts/Jimmy John's (.7-acre)	<b>SOLD, now under construction</b>	
RESIDENTIAL:	Crossing at Woodstock Village ( <a href="https://woodstockvillageal.com/the-crossings">https://woodstockvillageal.com/the-crossings</a> ) <b>282 garden home lots, 1<sup>st</sup> phase (92 lots) under construction, \$350K price point, Valor Homes</b>		
	Cove at Woodstock Village ( <a href="https://woodstockvillageal.com/the-cove">https://woodstockvillageal.com/the-cove</a> ) <b>33 townhomes – now selling, \$265K price point</b> Home sales marketed by Realty South.		
	Multifamily Sector (up to 30 acres)	<b>Available for purchase or JV</b>	Offered by Colliers-Alabama

## II. ZONING

The parcels comprising the **Woodstock Village** were annexed into the Town of Woodstock and rezoned to Woodstock's new PUD ordinance.

## III. UTILITIES & SERVICES

Sanitary Sewer: Town of Woodstock (public sewer)

Water: Warrior River Water Authority. Water from this system will serve sites within the **Woodstock Village** PUD.

Gas: Natural Gas is provided by Spire.

Power: Alabama Power

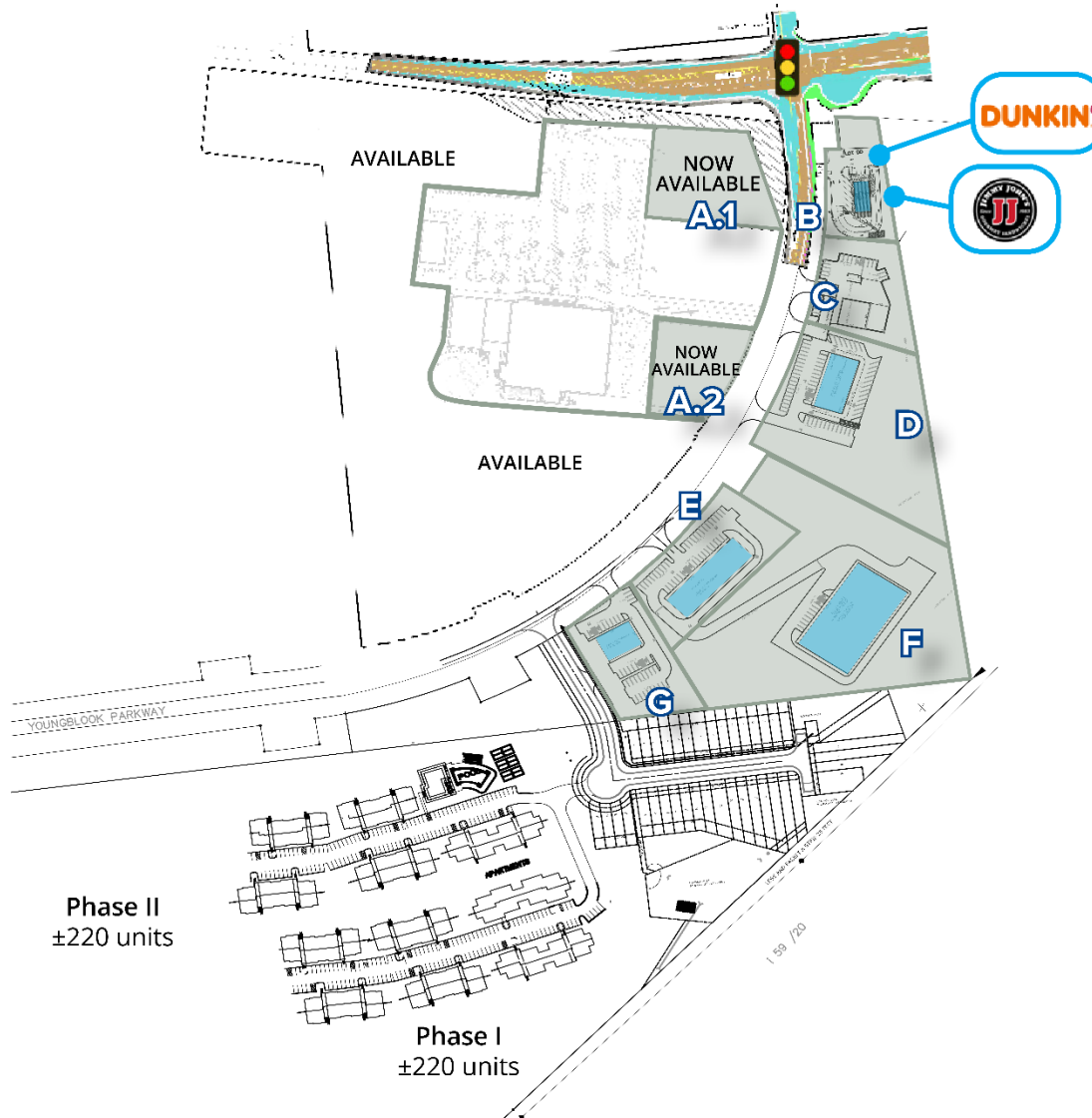
Police, Fire & Rescue: All police, fire and rescue are immediately nearby: The Lakeview Fire Protection District provides emergency fire and rescue response to

**Woodstock Village** is inside of 4 minutes. The Tuscaloosa County Sheriff's substation is located on Hwy 216 approx. 600 yds. from PUD.

## IV. TAXES

Ad valorem taxes are significantly lower than Jefferson County (1/4 mile east): \$27.0 mills Tuscaloosa County vs \$50.1 mills Jefferson County

# Woodstock Village Retail Sector



- A.1** Retail/QSR Pad  
1.4 acres - **Now Available**

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- A.2** Retail Pad  
±1 acre - **Now Available**

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- B** Dunkin Donuts/Jimmy Johns  
Under Construction

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- C** Automotive Services Pad  
±1 acre - **Now Available**

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- D** The Shops at Woodstock  
1,000-5,000 SF - **Now Leasing**

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- E** Future Retail/Office

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- F** Storage Pad  
±3.25 acres - **Now Available**

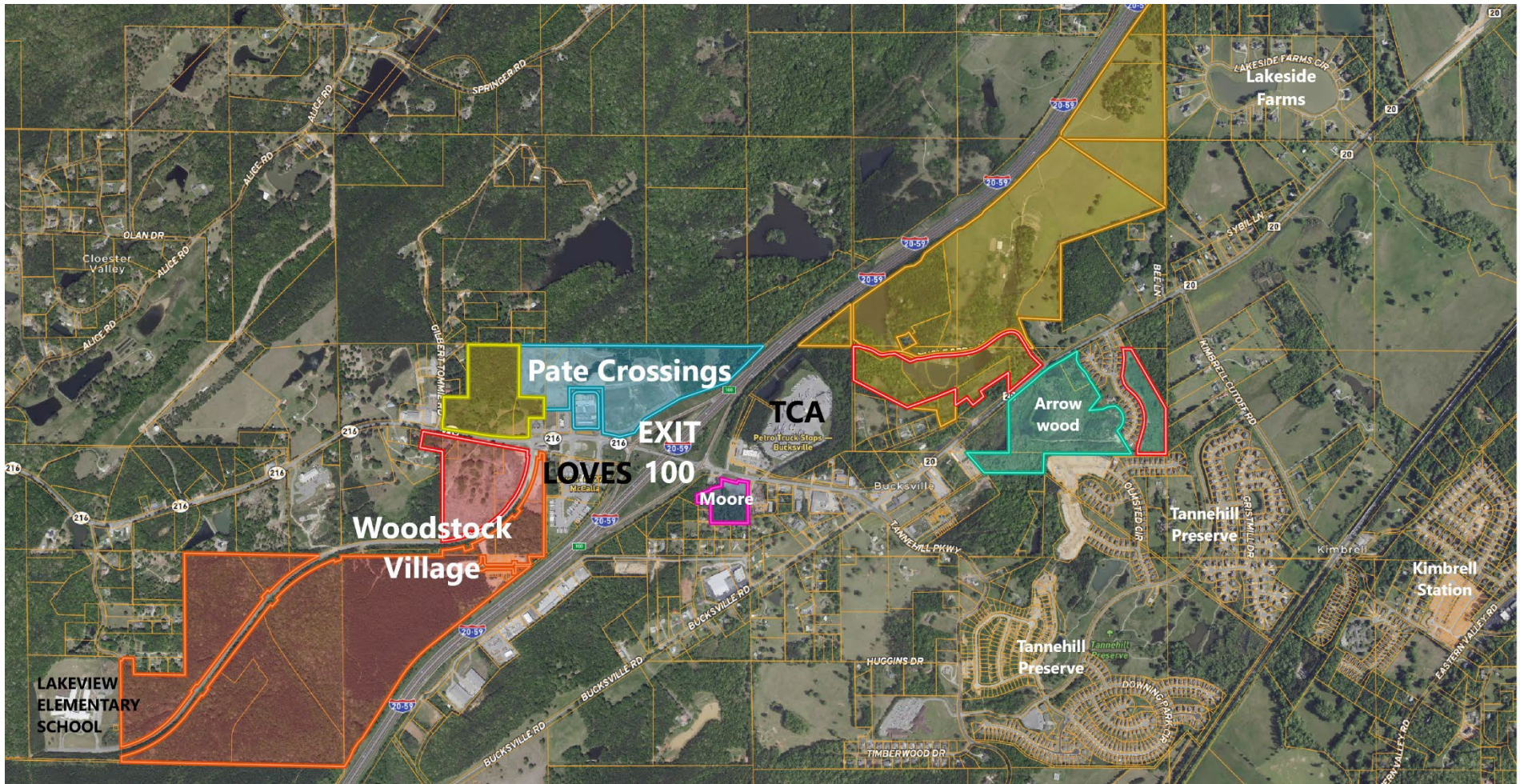
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- G** Daycare Site  
1 acre +

## VI. EXIT 100 IS AN EMERGING “NOW” LOCATION

Exit 100 is representative of this area’s emergence as distinct trade area being recognized for growing residential demand and high retail leakage, all due to nearby employment concentrations and travel time advantages:

- Major Land Acquisitions:**
- 2019:** Stan Pate’s 52-acre interchange quadrant (Pate Crossings), interchange PUD.
  - 2023:** Woodstock Village – a 236-acre master planned PUD
  - 2023:** Elpis Holdings – 23 acres next to Pate Crossings/across Hwy 216 from Woodstock Village PUD, use T.B.D
  - 2025:** Arrow Wood – remaining 54 acres of Arrow Wood community, 59 lots, immediate opposite side of Exit 100
  - 2025:** Moore Oil – 9.45 acre SE quadrant of Exit 100 (immediate opposite side of Exit 100)
  - 2026:** U/C – 170+ acres, 316++ lot single family residential development



<b>Retail Additions:</b>	2019	Burger King
	2021	Alabama one Credit Union
	2021	Speedway
	2025	Taco Bell
	2025	Duncan Donuts/Jimmy John's

Previously, only TCA/Petro) (2007) and Love's Travel Center (2010) and a smattering of rural local offerings existed.

**681 New Homes now under Construction (January 2026):**

<u>WSV PUD</u>	<u>Developer</u>	<u># lots</u>
0	Parrish Building Company	<b>33</b> new townhomes completed and for sale <a href="https://woodstockvillageal.com/the-cove">https://woodstockvillageal.com/the-cove</a>
0	Valor Homes	<b>92</b> lots under construction <a href="https://www.valorcommunities.com/new-homes-in-birmingham/woodstock-village/">https://www.valorcommunities.com/new-homes-in-birmingham/woodstock-village/</a>
1.4	Arrowwood	<b>59</b> lots - infrastructure construction starting <a href="https://parrishbuilding.com/">https://parrishbuilding.com/</a>
1.4	Tannahill Preserve	<b>131</b> lots platted with infrastructure under construction <a href="https://www.livabl.com/mccalla-al/tannehill-preserve">https://www.livabl.com/mccalla-al/tannehill-preserve</a>
1.4	Russell Ranch	<b>316</b> lots – infrastructure construction start mid-2026
2.8	Kimbrell Station (Valor)	<b>50</b> lots completed, homes U/C or now for sale

**VII. Captive Elementary School Traffic**

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



## VIII. ROADS & TRAFFIC:

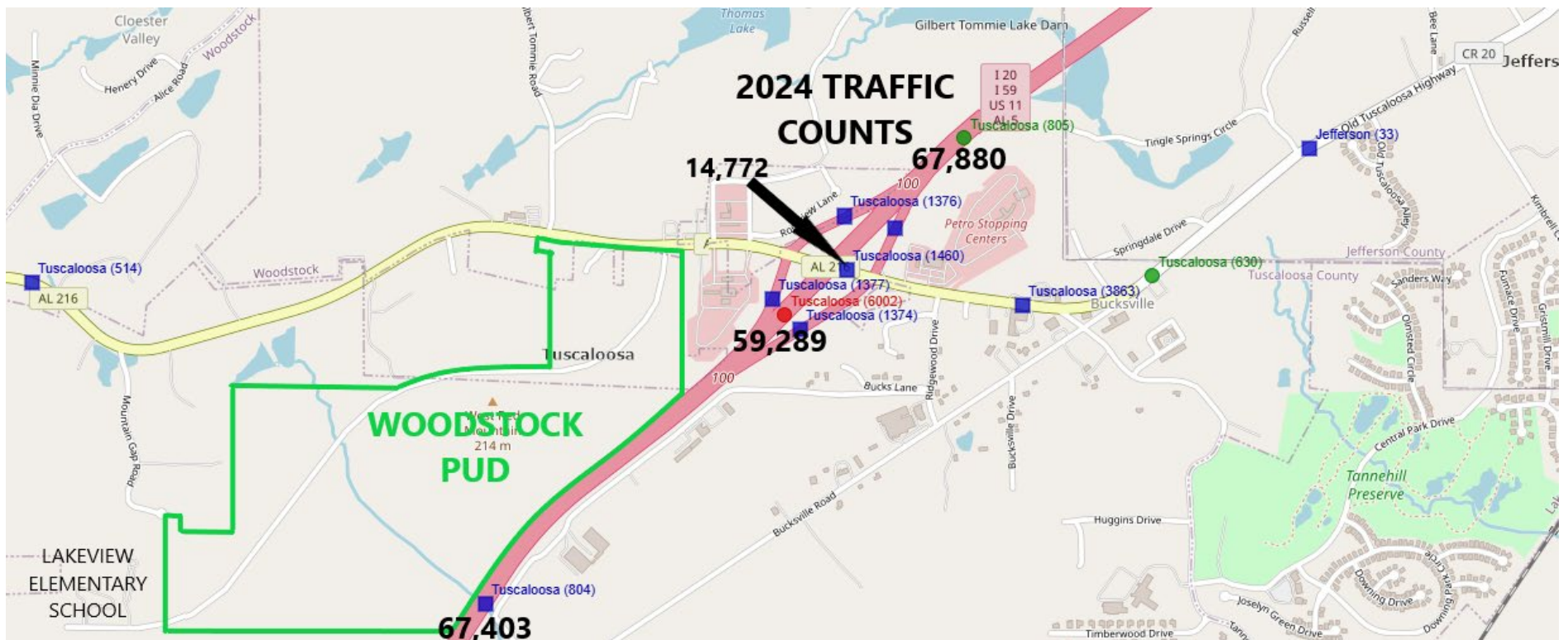
**Exit 100** - Hwy 216 on I-20/59 (Hwy 216) serves communities north and south of I-20/59. Exit 100 is undergoing rapid development as a “now” interchange to satisfy housing and shopping demand from the surging employment of Western Jefferson County and Vance. **Woodstock Village** is located in Tuscaloosa County, preferred because of lower taxes, utility and housing costs yet part of the McCalla/West Jefferson market demand footprint. **Woodstock Village** begins at either side of Youngblood Parkway & Hwy 216, on the immediate northwest side to Exit 100 (I-20/59). This enables extraordinary convenience, visibility and landmarking for businesses and residences at **Woodstock Village**.

**LAKEVIEW EXIT 100 (Hwy 216 ):25 miles west of Birmingham CBD**

- 10 miles west of McCalla, Exit 100 I-459**
- 11 miles east of Vance**
- 31 miles east of Tuscaloosa.**

**WOODSTOCK VILLAGE FRONTAGE: 1,105'+/- frontage on Hwy 216**

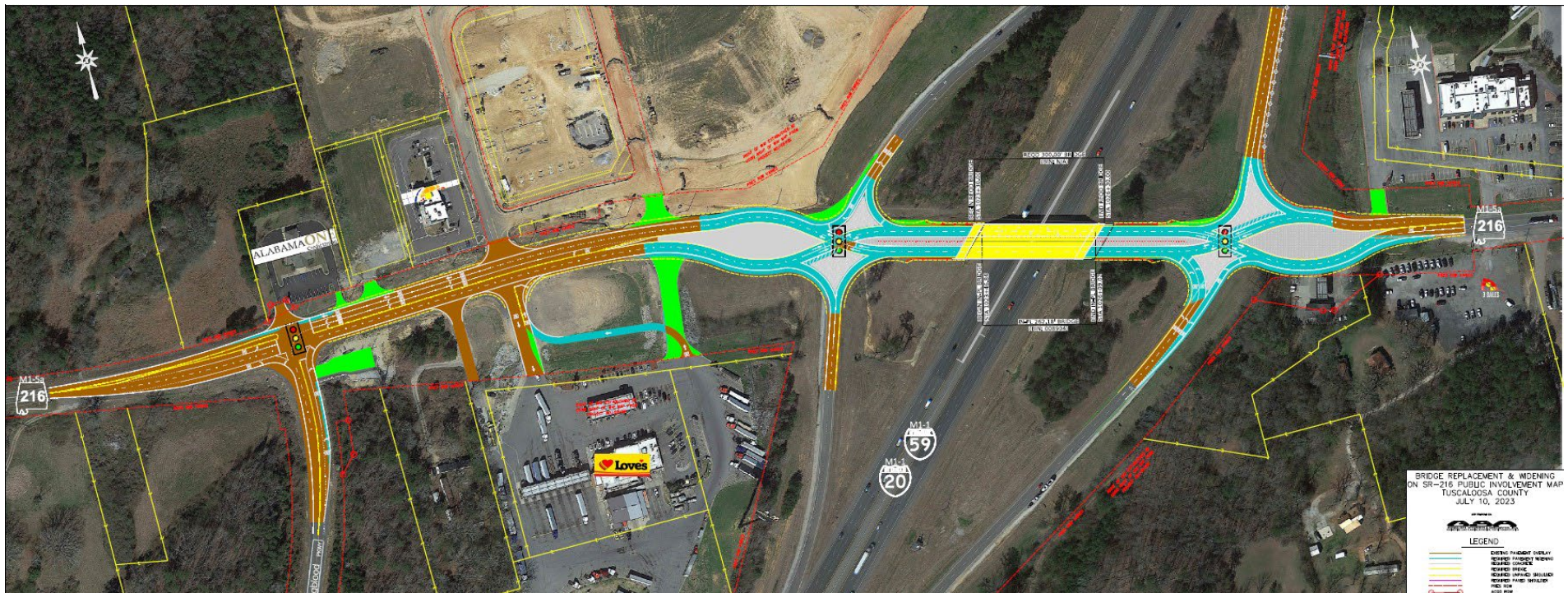
- 1,733'+/- frontage on Youngblood Pkwy**
- 1,871'+/- frontage along I-20/59**



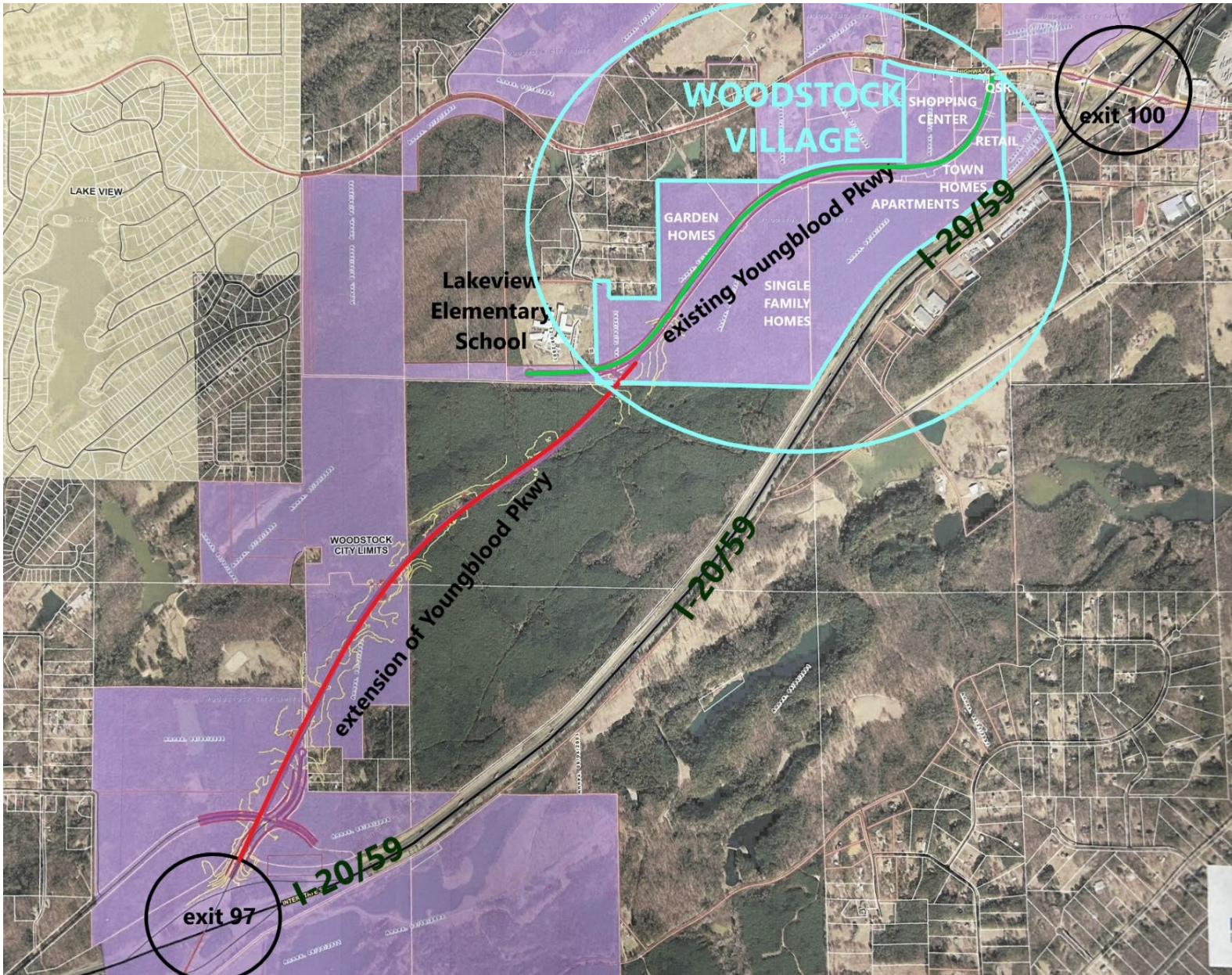
Exit 100 is the first interchange inside Tuscaloosa County (6/10<sup>th</sup>s of a mile outside Jefferson County) west of McCalla/Bessemer. Interstate traffic is moderate to heavy on either side of exit 100. The interchange is heavily used for interstate travel and job commuting from bedroom communities situated on either side of the interchange.

**Exit 100 is the “216 Game Day Route”** on football weekends for fans travelling from Birmingham and points east to University of Alabama for football games. On a typical day travel time from Birmingham to UA is an hour. Trave time to Tuscaloosa can stretch to as much as 4 hours on game days. ALDOT published and has installed signage at Exit 100 to divert traffic on to the “216 Route”. This brings extraordinary gameday traffic by the shopping center site.

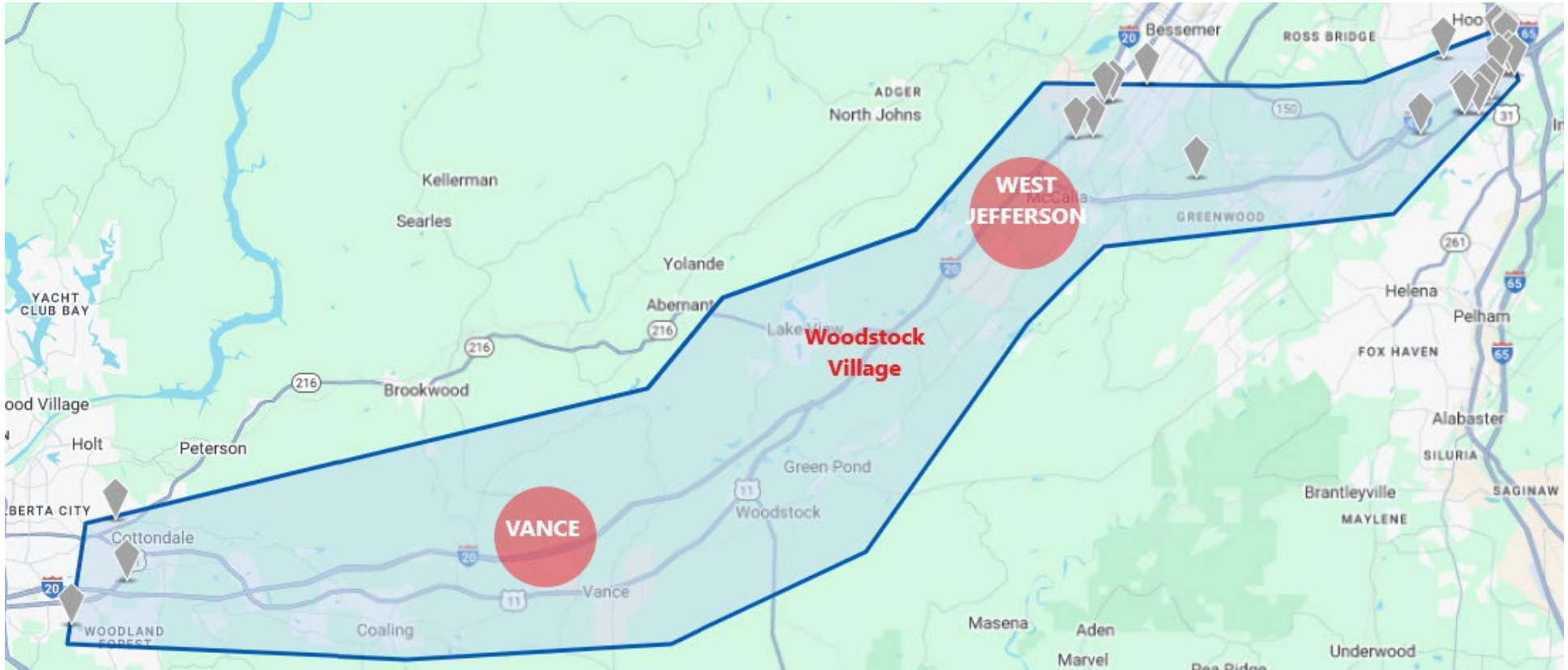
**EXIT 100 INTERCHANGES WILL BE RECONSTRUCTED:** The existing interchange will be replaced with a diverging diamond interchange to relieve existing traffic and provide for future growth. **This will include a new traffic signal at the Youngblood Intersection Hwy 216 intersection.:**



**Youngblood Pkwy to be Extended To Exit 97:** ALDOT completed preliminary drawings (see below) for extension of Youngblood Pkwy all the way to Exit 97 (the next exit SW on I-20/59). Matching funding from the City of Woodstock, Tuscaloosa County and ALDOT has been approved for civil and planning drawings.



**IX. EMPLOYMENT DRIVEN DEMAND:** Two major employment concentrations and employment-driven demand: New jobs just arriving inside the 12-mile 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 further on Hwy 216) are even higher:

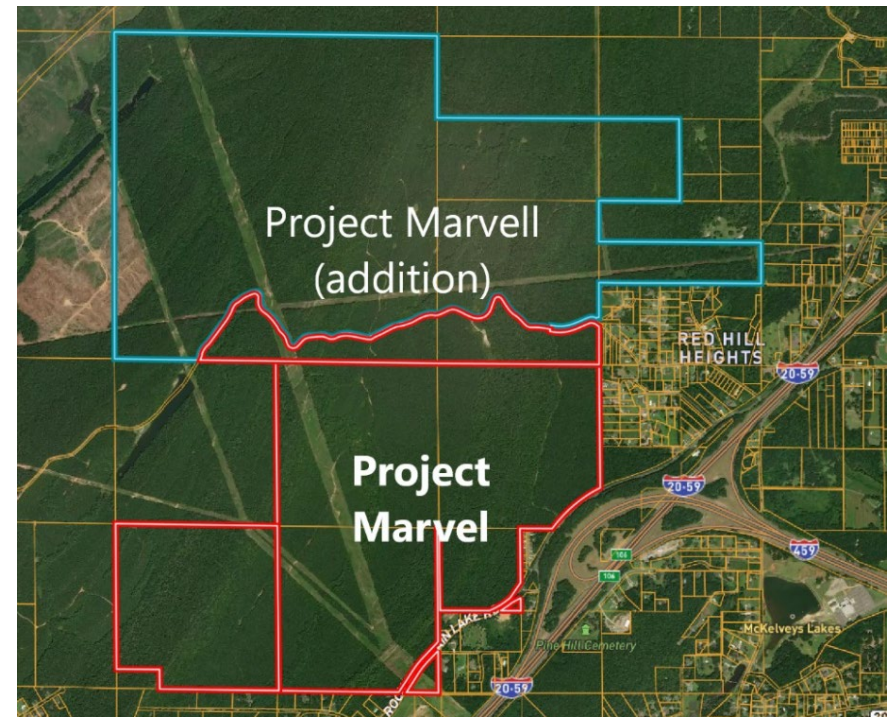


1. West Jefferson County/Jeff Met Industrial Park - all inside of a 5-to-9-minute drive time: **4,619,204 sf of facilities, 3,776++ jobs**
2. Vance – Mercedes-Benz USA Mfg Campus and surrounding facilities: **12,072 employment, 10-14 minutes/11.6 miles**
3. Woodstock-Vance Hwy 11 corridor: **1,260 employment, 9 minutes/7.2 miles**
4. Warrior Met Coal (Brookwood mines) **1,300 employment, 16 min./13.7 miles.** *Mining jobs are among the highest paying blue-collar jobs in the area. Many 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. nurses & healthcare workers

**New Data Centers (April 2026)** Three data center sites have been acquired or secured in West Jefferson County/East Tuscaloosa County: (Bessemer(McCalla), Lakeshore Drive (West Homewood), and Vance. All are entitled, and development recently started two of them. **Projected construction employment is between 3,400 and 9,300** beginning within a few months and lasting for up to seven years. Given their proximity to one another these are expected to have a huge impact on local housing demand and retail spending. **Woodstock Village offers an array single and multifamily residential options, all entitled, served by public sewer and other public utilities, and within a convenient drive-time commute to each data center site.**



**Bessemer Data Center: “Project Marvel”** is a 4.5 million sf 18-building hyperscale data center project to be situated on +/-1,600 acres immediately west of the I-459 – I/20/59 interchange (Jefferson County, City of Bessemer, AL). Projected total investment is \$14.9 Billion. Construction is estimated to take at least 7 years and employ 1,500 to 3,000 construction jobs, ultimately leading to 300 permanent jobs. Final entitlement was obtained in November 2025. The purchaser, Logistics Land Investment, LLC (affiliate of TPA Group, Atlanta GA), is currently expanding the project’s footprint to circumvent portions of the planned Northern Beltline extension of I-459. Closing is expected sometime in the first quarter 2026.



**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”. The project just began its development and will utilize 300 MW of power and employ 1,500 construction workers over a 30+ month construction period. Permanent employment is projected to be 100 people.

**Vance Data Center:** 527 acres, bldg. sizes and cost not announced. The site was acquired by its developer, an affiliate of Provident Data Centers (Dallas, TX) on December 9, 2025. Infrastructure construction has begun.



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