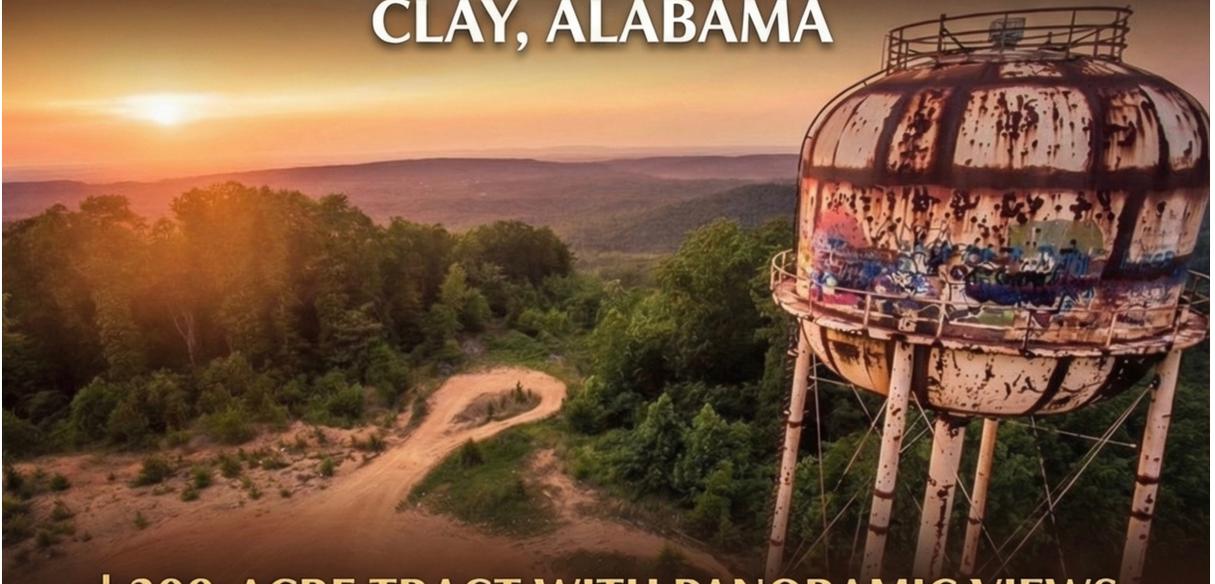


# RARE RESIDENTIAL DEVELOPMENT OPPORTUNITY CLAY, ALABAMA



## ±309-ACRE TRACT WITH PANORAMIC VIEWS

Sits at one of the highest elevations in Jefferson County, Alabama, offering breathtaking panoramic views. Perfectly positioned for premier home sites to meet growing demand. Features sweeping vistas, elevated terrain, and elements of previous infrastructure. Offered in its entirety and sold 'as-is'. A unique chance to acquire a large, contiguous site in a scenic, sought-after location.

### INVESTMENT HIGHLIGHTS

- **SIZE & SCOPE:** +/- 309 acres, multiple parcels under common control.
- **ELEVATED TERRAIN:** Among the highest points in Jefferson County.
- **VIEWS:** Stunning panoramic vistas throughout.
- **INFRASTRUCTURE:** Partial from early 2000s (roads, water, sewer – to be verified).
- **ACCESS:** Three points – Old Springville Rd, Dewey Heights Rd, Lazy Acres Trail.
- **LOT FLEXIBILITY:** Seller states 200+ lots achievable (buyer to verify).
- **ZONING:** Primarily residential, portions agricultural.

### FINANCIALS & PRICING

- **APPRAISED VALUE** (Aug 2025 Update, 302 acres): **\$4,132,000**
- **ESTIMATED COST PER LOT** (at 200 lots): **\$20,660/lot**

**ASKING PRICE:**  
**\$3,800,000**

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All offers will be considered. \*Appraisal available upon request with qualified interest.

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