



## Blackberry Ridge Investment/Recreational

55 +/- Acres | Tuscaloosa County, AL | \$400,000



### ADDRESS

00 Blackberry Ridge Road  
Vance, AL 35403

### LOCATION

I-59 to M-Class Blvd to Blackberry  
Road to property.

### PROPERTY SUMMARY

This 55± acre property near I-59 is a prime investment and recreational opportunity—just a stone's throw from the Mercedes plant and minutes from Birmingham, Tuscaloosa, and the University of Alabama. With flat to gently sloping terrain, it's ideal for condos, rentals, or student housing.

Perfect for those in Hoover, Vestavia, or Northport, the property offers quick access for hunting or relaxation. Known for trophy bucks and turkeys, it features ATV trails, internal roads, powerline clearings for food plots, and a spring-fed creek—great for a future pond or nature area.

Its location in an Opportunity Zone offers potential tax incentives and grant opportunities. Close to Amazon, UAB West Medical, Bibb County Industrial Park, and the proposed West Jefferson Rail Hub, this land is poised for appreciation.

[nationalland.com/listing/blackberry-ridge-investmentrecreational](https://nationalland.com/listing/blackberry-ridge-investmentrecreational)



National Land Realty  
2633 Valleydale Rd.  
Suite 150  
Birmingham, AL 35244  
[Nationalland.com](https://Nationalland.com)



Heath Fant  
Office: 205-551-8272  
Cell: 205-240-3982  
Fax: 864-331-1610  
[Hfant@NationalLand.com](mailto:Hfant@NationalLand.com)

The above information is from sources deemed reliable, however the accuracy is not guaranteed.  
National Land Realty assumes no liability for error, omissions or investment results.