



**FOR SALE**

± 1.0 ACRES | AUTOMOTIVE SERVICES

Woodstock Village PUD

A 232-Acre Fully Entitled Mixed-Use | McCalla, AL

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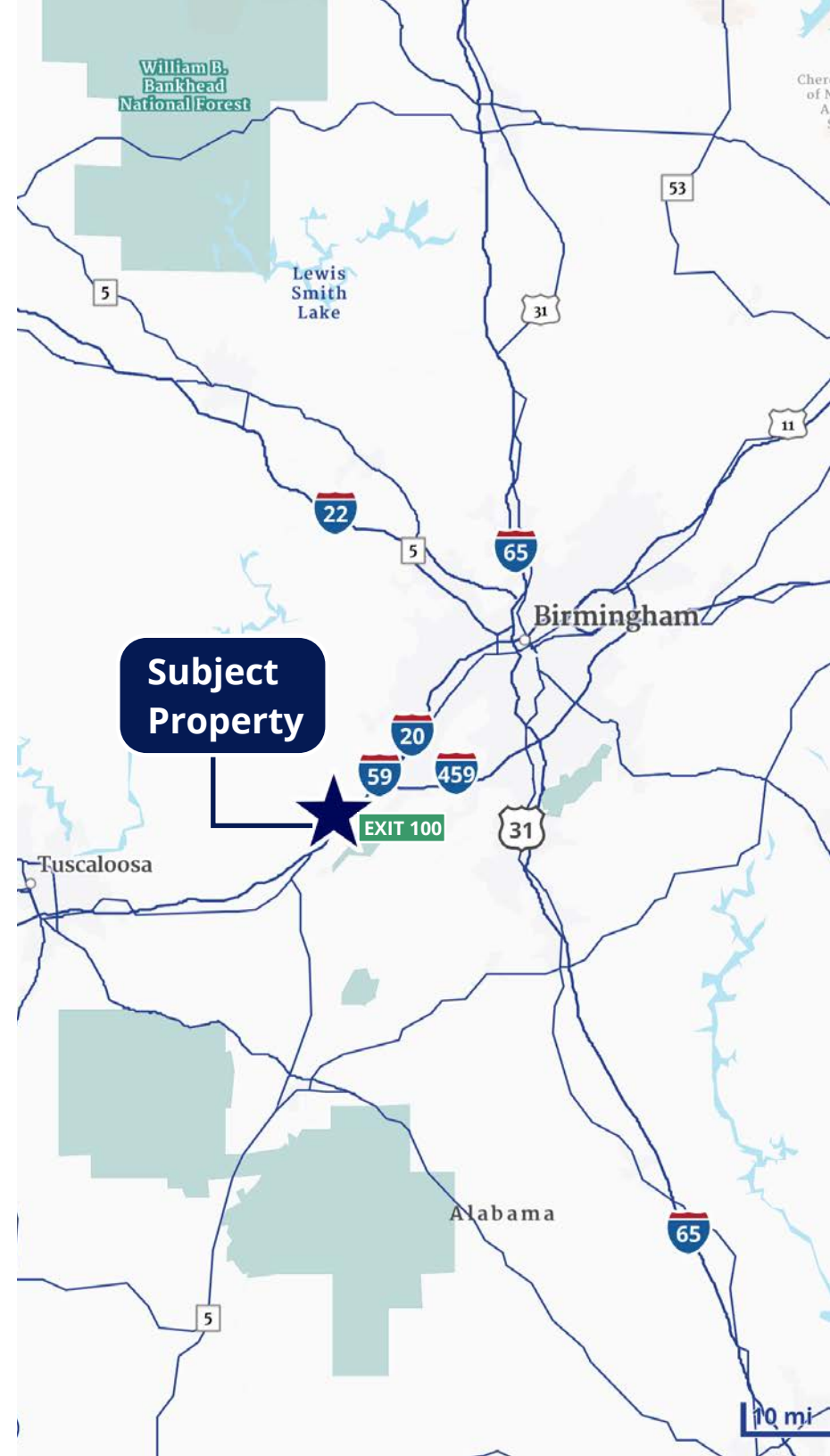
# Property Overview

## Woodstock Village | Automotive

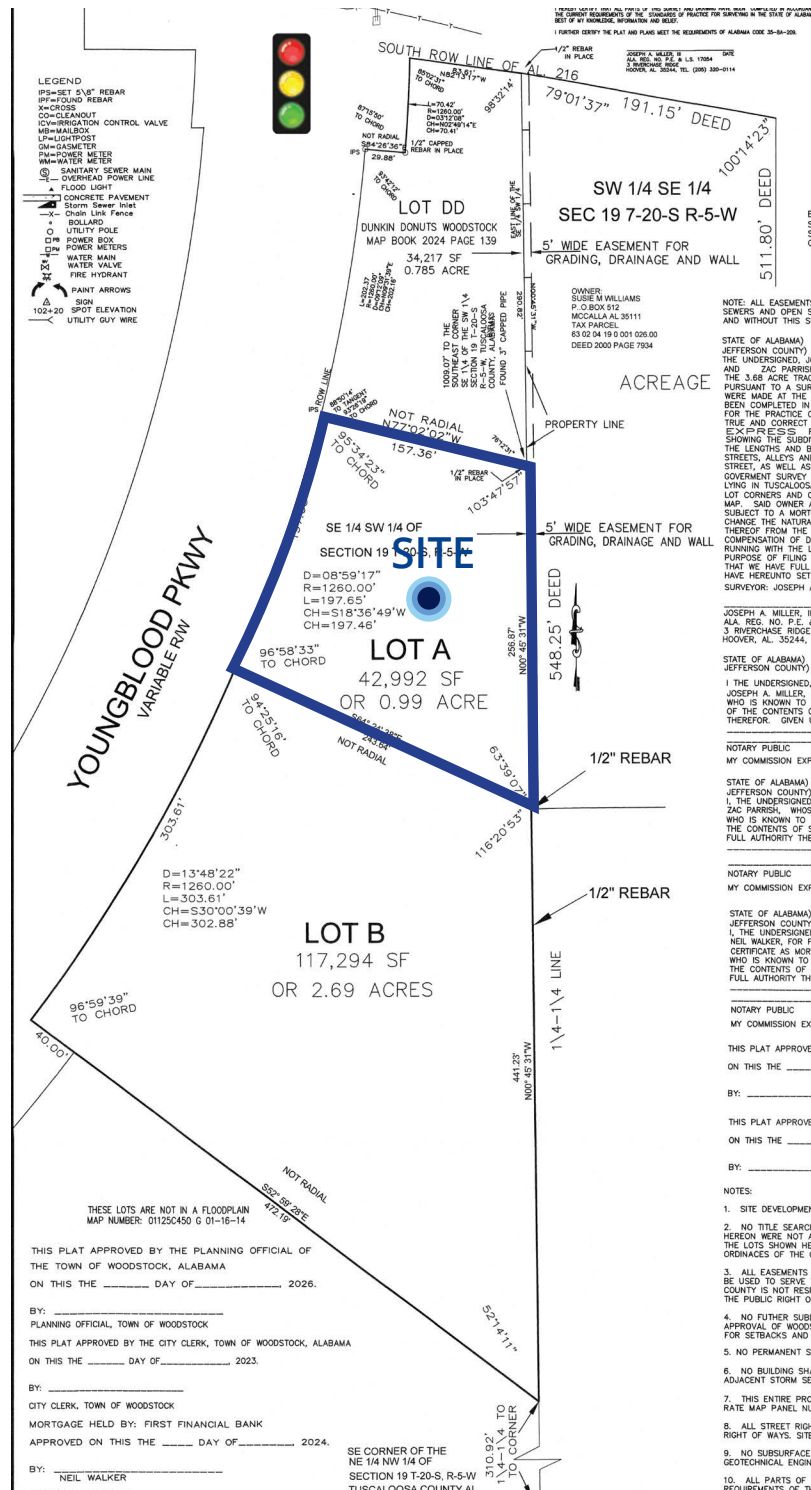
Location:	Lakeview Exit 100 off Interstate 20/59
PUD:	232-Acre Planned Unit Development, Fully Entitled
Parcel Site:	±42,992 SF
Parcel Size:	192'   Depth 157' at Dunkin border   243' at opposite end
Delivered:	Graded with public sewer, water, power, natural gas
Mixed-Use:	Development includes residential (first 93 of 2,150 homes under construction), neighborhood retail, restaurants, automotive, daycare
Visibility:	Site is 15' higher elevation from interchange giving line of site, Love's Travel Center and Hwy 216's retail strip.
Price:	\$860,000 (Ground lease considered)

# \$860,000

Ground Lease Considered



# Parcel Layout



**YOUNGBLOOD PKWY**  
VARIABLE RW



THESE LOTS ARE NOT IN A FLOODPLAIN MAP NUMBER: 01125C450 G 01-16-14

THIS PLAT APPROVED BY THE PLANNING OFFICIAL OF THE TOWN OF WOODSTOCK, ALABAMA ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026.

BY: \_\_\_\_\_

PLANNING OFFICIAL, TOWN OF WOODSTOCK

THIS PLAT APPROVED BY THE CITY CLERK, TOWN OF WOODSTOCK, ALABAMA ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

BY: \_\_\_\_\_

CITY CLERK, TOWN OF WOODSTOCK

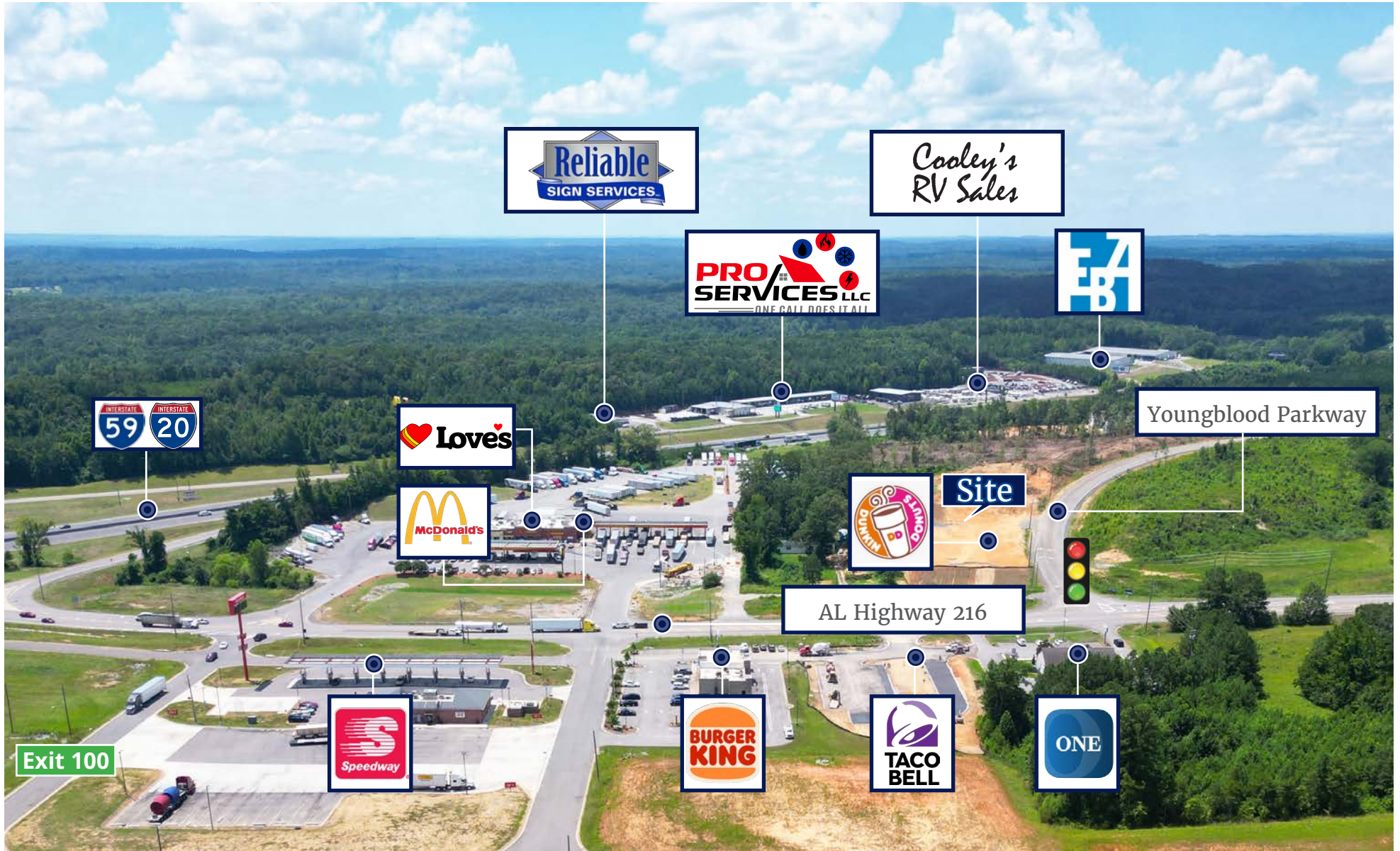
MORTGAGE HELD BY: FIRST FINANCIAL BANK APPROVED ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

BY: \_\_\_\_\_

NEIL WALKER

SE CORNER OF THE NE 1/4 NW 1/4 OF SECTION 19 T-20-S, R-5-W TUSCALOOSA COUNTY AL

# Business Landscape Aerial



# 232-Acre Planned Unit Development

Total buildout of Woodstock Village is 232 acres improved with 2,150 residences and 125,000 sf of retail and commercial space.

A master-planned as a branded planned-unit mixed use community consisting of 8 contiguous parcels totaling 232-acres, PUD, zoned, all utilities (City of Woodstock sewer) at Hwy 216 and Youngblood Pkwy.

## RETAIL

Shopping Center & On-Site Outparcels (29-acres gross) - **Site clearing and infrastructure underway.**

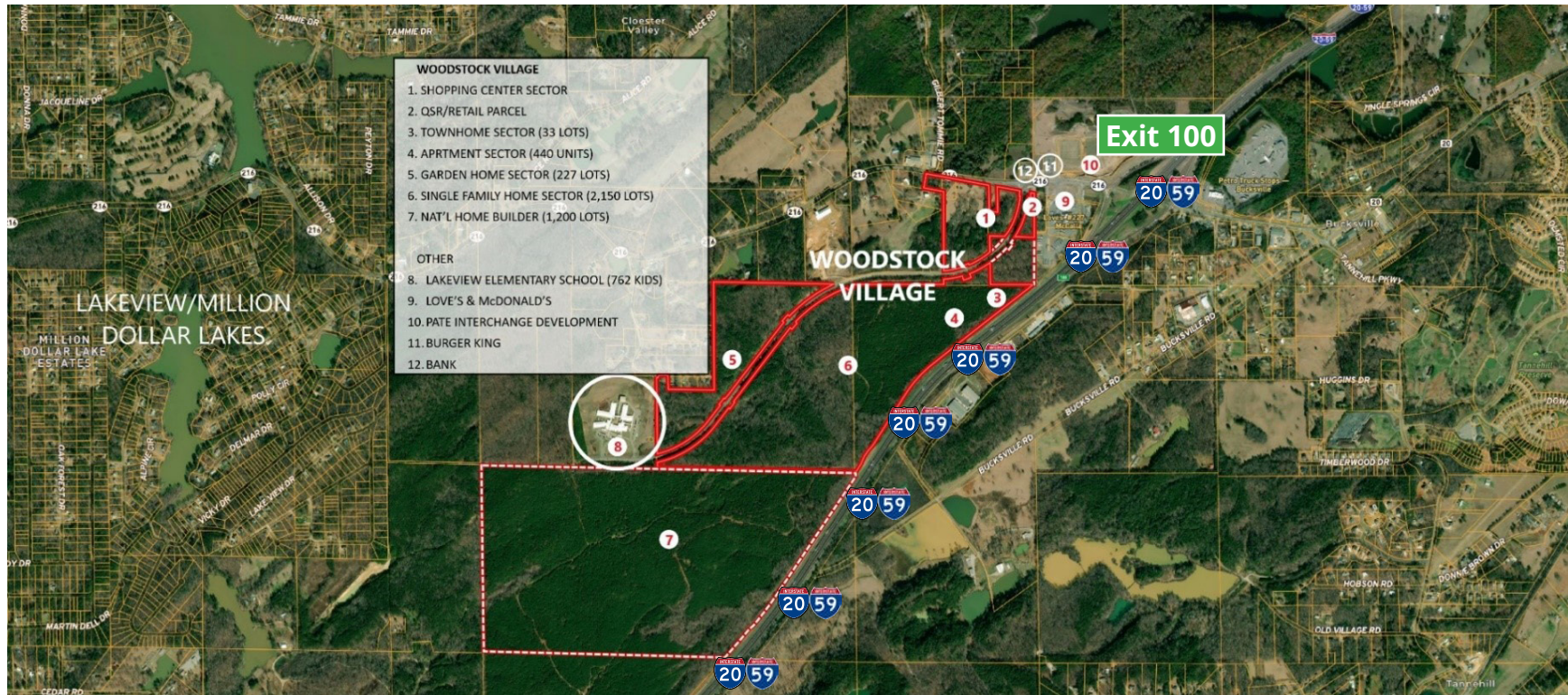
## COMMERCIAL

- QSR (.7-acre pad) **sold to Dunkin Donuts (opening this summer)**
- Retail/Commercial neighborhood services – **now available for purchase or lease.** *Offered by Colliers-Alabama.*
- Automotive Services pad – **now available for purchase or lease.** *Offered by Colliers-Alabama*
- Daycare Site - 1.5+/- acres. *Offered by Colliers-Alabama*
- Big Box Site – **I-20/59 prominence** - *Offered by Colliers-Alabama*
- I-20/59 Billboards – **completed and leased**

## RESIDENTIAL

- Garden Homes - **282 lots sold (Valor Homes), 1st phase (92 lots) under construction**
- Townhomes (33 lots) - **under construction – now selling!** Home sales marketed by Realty South.
- Single family Sector – raw, entitled with utilities – total buildout +/- 2,150 lots
- Multifamily Sector - raw, entitled with utilities – total site capacity 440 apartment units - *Offered by Colliers-Alabama*

# Zoning & Ad Valorem Taxes



## ZONING

The parcels comprising the Woodstock Village **were annexed into the Town of Woodstock** in September 2022. Along with this annexation, the parcels were rezoned to **Woodstock's new PUD ordinance**. This enables efficient staff-only approval for uses consistent with developer's masterplan. Woodstock has a very favorable development environment.

## AD VALOREM TAXES

Ad valorem taxes are significantly lower than nearby Jefferson County (\$27.0 mills vs \$50.1 mills).

# Schools, Utilities & Roads

## ELEMENTARY SCHOOL

**Lakeview Elementary School (762 students) anchors at the terminus of Youngblood Pkwy.** The **Woodstock Village** PUD borders the elementary school property. **Woodstock Village's** shopping center parcel at Hwy 216 to the school. All school traffic going to and from Lakeview Elementary passes the site at Woodstock Village (traffic signal coming soon).

Youngblood Parkway begins at Woodstock Village and terminates 1.5 miles at the school.

## UTILITIES & SERVICES

- **Sanitary Sewer:** Town of Woodstock (public sewer) Lakeview, Million Dollar Lakes and other locations south and west of McCalla were largely developed using private sewer. Until resolved, **Woodstock Village is strategically situated to satisfy housing demand with its allocation of public sewer.**
- **Water:** Warrior River Water Authority. Water from this system will be provided to boundaries of 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 unincorporated Eastern Tuscaloosa County and Lake View. Response to the Woodstock Village is inside of 4 minutes.
- **The Tuscaloosa County Sheriff's substation is located approx. 600 yds. from the Woodstock Village on Hwy 216.**

# Schools, Utilities & Roads

## ROADS & TRAFFIC

**Woodstock Village** begins at either side of Youngblood Parkway & Hwy 216, on the immediate southwest side to Exit 100 (I-20/59). This enables extraordinary convenience, visibility and landmarking for **Woodstock Village**.

**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 as it satisfies 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

### **Lakeview Exit 100 (Hwy 216 ), Tuscaloosa County on I-20/59 at Youngblood Pkwy:**

- 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.

## TRAVEL & DISTANCE

### **Woodstock Village** Frontage on main thoroughfares:

- 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 (6/10ths of a mile outside Jefferson County) west of McCalla/Bessemer. Interstate traffic is moderate to heavy on either side of the exit. The interchange is heavily used for interstate travel and job commuting from bedroom communities either side of the interchange.

# Traffic, Roads & Road Expansion



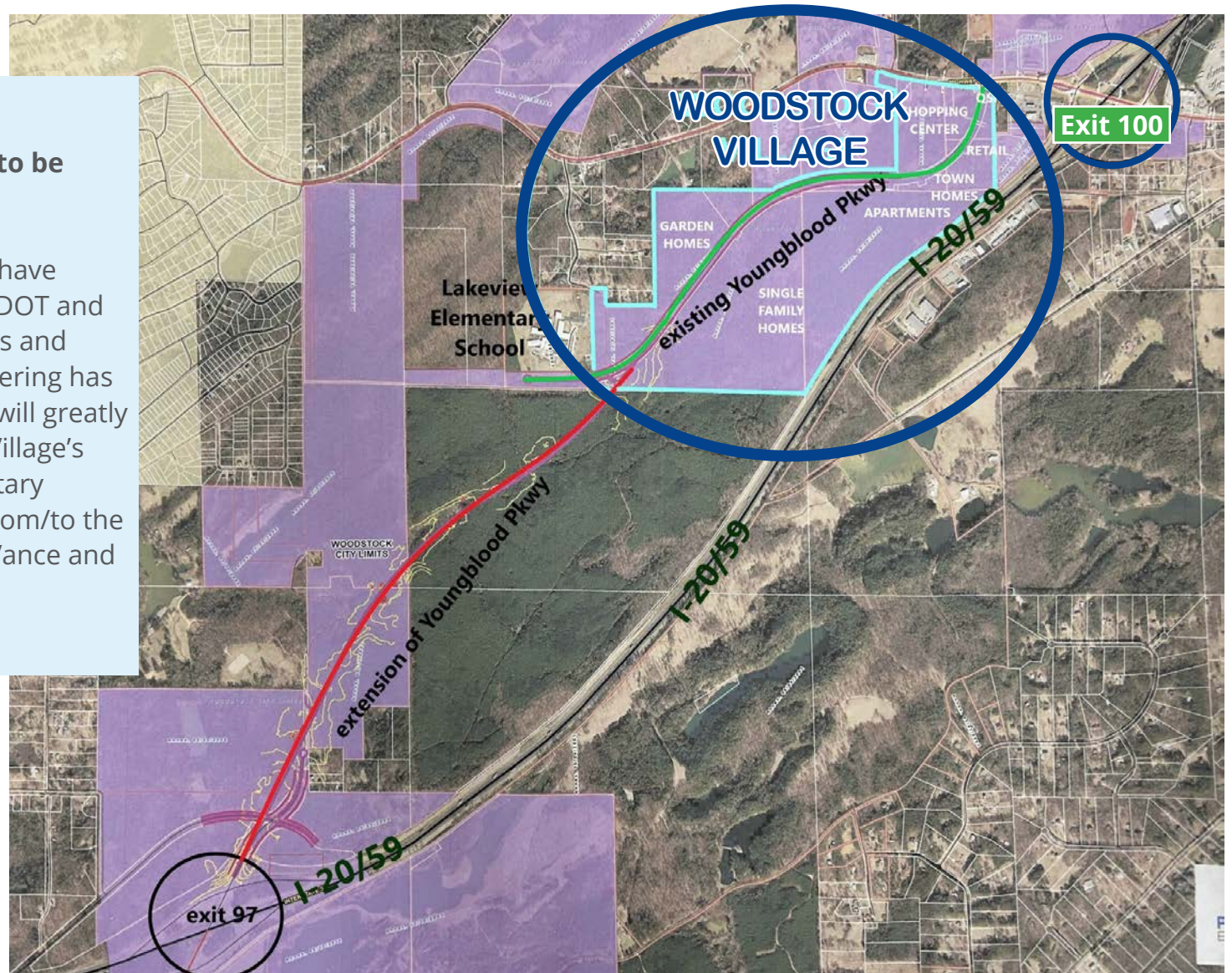
- **Exit 100 is the “216 Route” Game Day Alternative** on football weekends for fans travelling from Birmingham and points east to University of Alabama for football games. On a typical day travel time from Birmingham to UA is an hour but stretching to as much as 4 hours on game days. ALDOT published and has installed signage at Exit 100 to divert traffic on to the “216 Route”. This brings extraordinary gameday traffic by the site.
- **New Traffic Signal at Youngblood Intersection:** A traffic signal will be installed by ALDOT at the intersection of Hwy 216 and Youngblood Pkwy. ALDOT already owns ROW on both sides of Youngblood Pkwy at the intersection for construction of turn lanes. The traffic signal design and funding are in place. Installation contracts are expected to be released in October 2024.



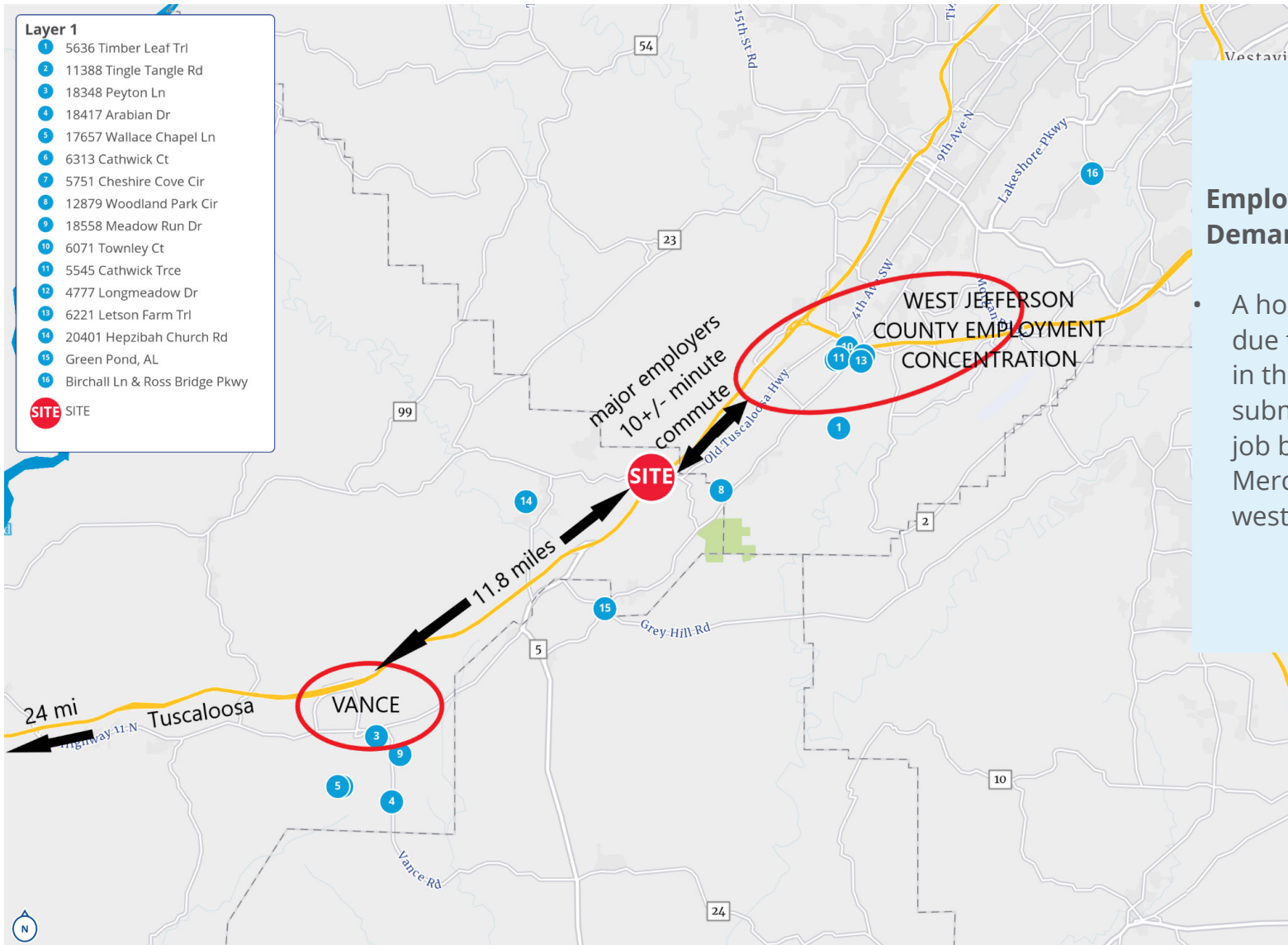
# Traffic, Roads & Road Expansion

## Youngblood Parkway to be extended to Exit 97:

- Preliminary drawings have been submitted to ALDOT and funding of applications and accompanying engineering has been approved. This will greatly enhance Woodstock Village's and Lakeview Elementary School convenience from/to the Town of Woodstock, Vance and Tuscaloosa.



# Employment Driven Housing Demand



## Employment Driven Housing Demand:

- A housing shortage exists due to the surge of new jobs in the McCalla | Bessemer submarket and the 15,000 job base surrounding Mercedes Benze (Vance) west of Exit 100.

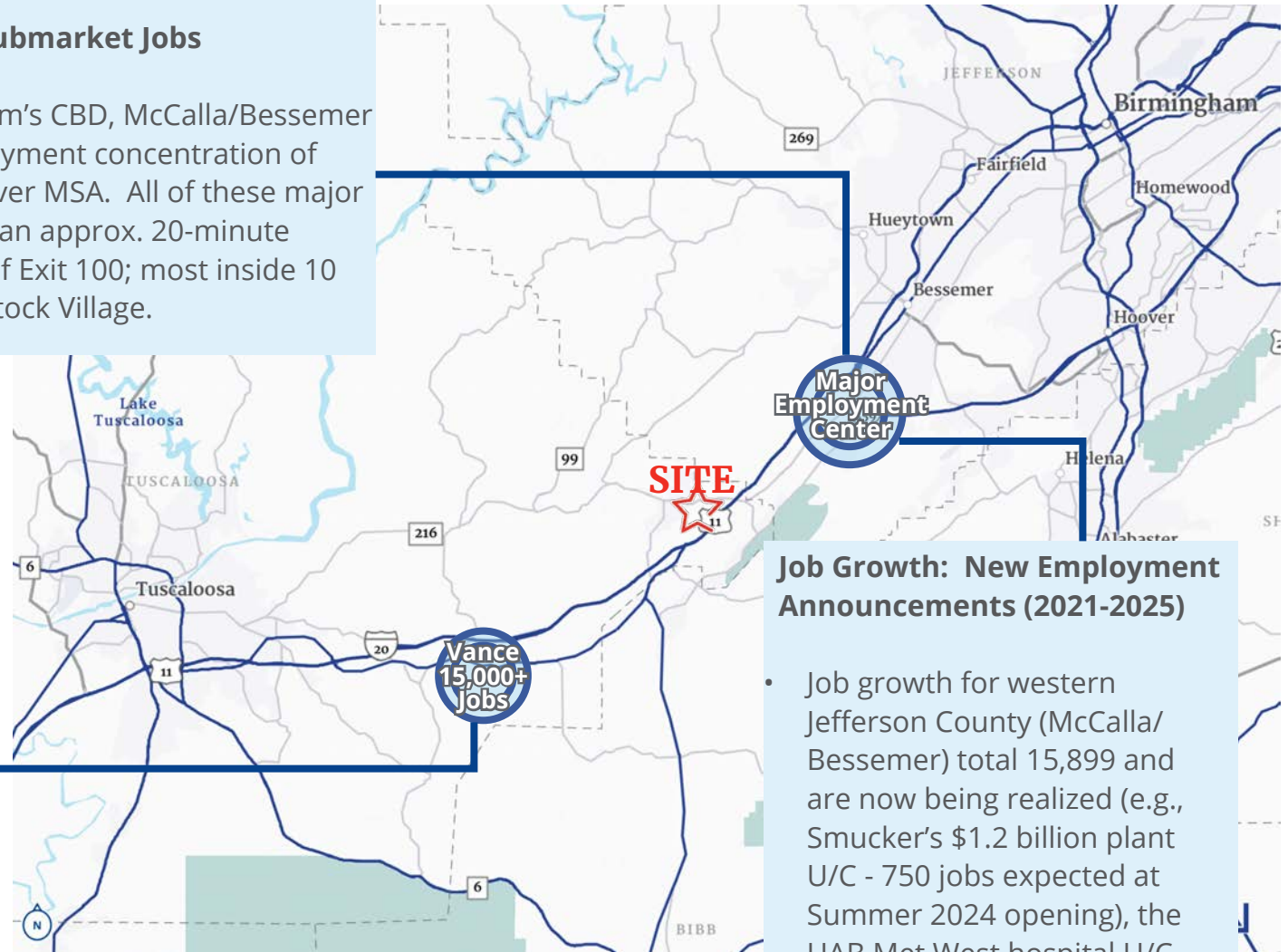
# Recent Job Growth in Submarket

## McCalla | Bessemer Submarket Jobs

- Outside of Birmingham's CBD, McCalla/Bessemer has the largest employment concentration of the Birmingham-Hoover MSA. All of these major employers are inside an approx. 20-minute interstate commute of Exit 100; most inside 10 minutes from Woodstock Village.

## Vance | 11 Miles West of Exit 100:

- Concentration of 14,000 Jobs at or surrounding the Mercedes USA Campus. These are in the 35 manufacturing, distribution, and transportation companies in and around the Vance Interchange.



## Job Growth: New Employment Announcements (2021-2025)

- Job growth for western Jefferson County (McCalla/Bessemer) total 15,899 and are now being realized (e.g., Smucker's \$1.2 billion plant U/C - 750 jobs expected at Summer 2024 opening), the UAB Met West hospital U/C, 1,700 construction workers/750 permanent FTE's opening Summer 2024)

# Recent Job Growth | Housing Demand

## VANCE JOBS & HOUSING

Vance has a shortage of nearby housing, grocery and services. Much of the housing demand is satisfied near Tuscaloosa (18 miles west). DR Horton was the first to exploit Vance's housing shortage with their newly completed April Leigh 32-unit single-family B-T-R development (all 4-and 5-bedroom). Rents there are +/--\$2,500 per month. **Woodstock Village, an 11-minute commute from Vance, will become a more attractive housing alternative.**

## 15 MINUTE COMMUTE

**15-Minute Commute:** Between the 16,000 new job growth in Western Jefferson County and the 14,000 jobs in housing starved Vance there are 30,000 jobs now or projected to be within a 15-minute commute of **Woodstock Village.**

## COST OF LIVING

Exit 100 is expected to gain the greatest share of household growth due to the lower sales tax and ad valorem taxes, and lower costs for housing and utilities.

### **Tuscaloosa County vs. Jefferson County:**

- Ad valorem taxes are 46% lower than unincorporated Jefferson County
- Water rates are considerably lower.
- Sewer rate for public sewer is considerably lower
- Woodstock Village PUD is situated just over line into Tuscaloosa County making it convenient to Jefferson County employment concentration



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