



33.8± Acres – Prime Development & Investment Land Green Pond, Alabama

Dual Paved Road Frontage • Residential Subdivision Potential • Investor Opportunity

| | |
|--------------------|---------------------|
| Offering Price | \$10,500 per acre |
| Total Asking Price | ~\$354,900 |
| Acreage | 33.8± Acres |
| Location | Green Pond, Alabama |

Property Overview

This 33.8± acre tract is well-positioned for residential or select commercial development in the growing Green Pond area. The property features two blacktop road frontages along Grey Hill Road and Mountain Top Drive, providing excellent access, visibility, and flexibility for future subdivision. Its size and configuration make it attractive to developers or investors seeking to capitalize on demand for homesites within convenient reach of Birmingham and Tuscaloosa.

Key Features

- Dual paved road frontage on Grey Hill Road and Mountain Top Drive
- Multiple potential access points
- Efficient layout suitable for subdivision or phased development
- Strong visibility and road exposure
- Located in a proven rural-residential growth corridor

Development & Investment Potential

The tract is ideally suited for division into residential lots or estate homesites. Road frontage on two sides enhances design flexibility and marketability. The property may also offer future commercial or mixed-use potential along paved frontage, subject to zoning and local approvals.

Location Highlights

- Green Pond, Alabama
- Convenient access to Interstate 20/59
- Approximately 35 minutes to Birmingham
- Approximately 35 minutes to Tuscaloosa

Utilities believed to be nearby; buyer to verify all availability, zoning, and development feasibility.