

MIDWEST LAND GROUP PRESENTS

67 ACRES IN

TUSCALOOSA COUNTY ALABAMA

TINGLE TANGLE ROAD, VANCE, AL 35490



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY NEAR THE MERCEDES-BENZ PLANT

Position your next commercial venture in one of West Alabama's fastest-growing corridors. Located less than one mile from the Mercedes-Benz plant in Vance, this property offers approximately 2,400 feet of paved road frontage and access to power, water, sewer, and high-speed internet, making it well-suited for a wide range of commercial or industrial uses.

Its strategic location provides outstanding connectivity, just 2 miles from I-20 and within easy reach of several growing communities and major employment centers.

The property is approximately 8 miles to Brookwood, 18 miles to McCalla, 21 miles to Tuscaloosa, 25 miles to Centreville, and 27 miles to Birmingham.

With exceptional visibility, extensive road frontage, available utilities, and close proximity to one of Alabama's largest employers, this property presents an outstanding opportunity for developers, investors, or businesses seeking a highly accessible commercial location.



PROPERTY FEATURES

COUNTY: **TUSCALOOSA** | STATE: **ALABAMA** | ACRES: **67**

- Commercial property
- 2,400 feet of paved road frontage
- Access to power, water, sewer, and internet
- Less than a mile from the Mercedes-Benz plant in Vance
- 2 miles from I-20
- 8 miles to Brookwood, AL
- 18 miles to McCalla, AL
- 21 miles to Tuscaloosa, AL
- 25 miles to Centreville, AL
- 27 miles to Birmingham, AL

POWER, WATER, SEWER, AND INTERNET



2,400 FEET OF PAVED ROAD FRONTAGE

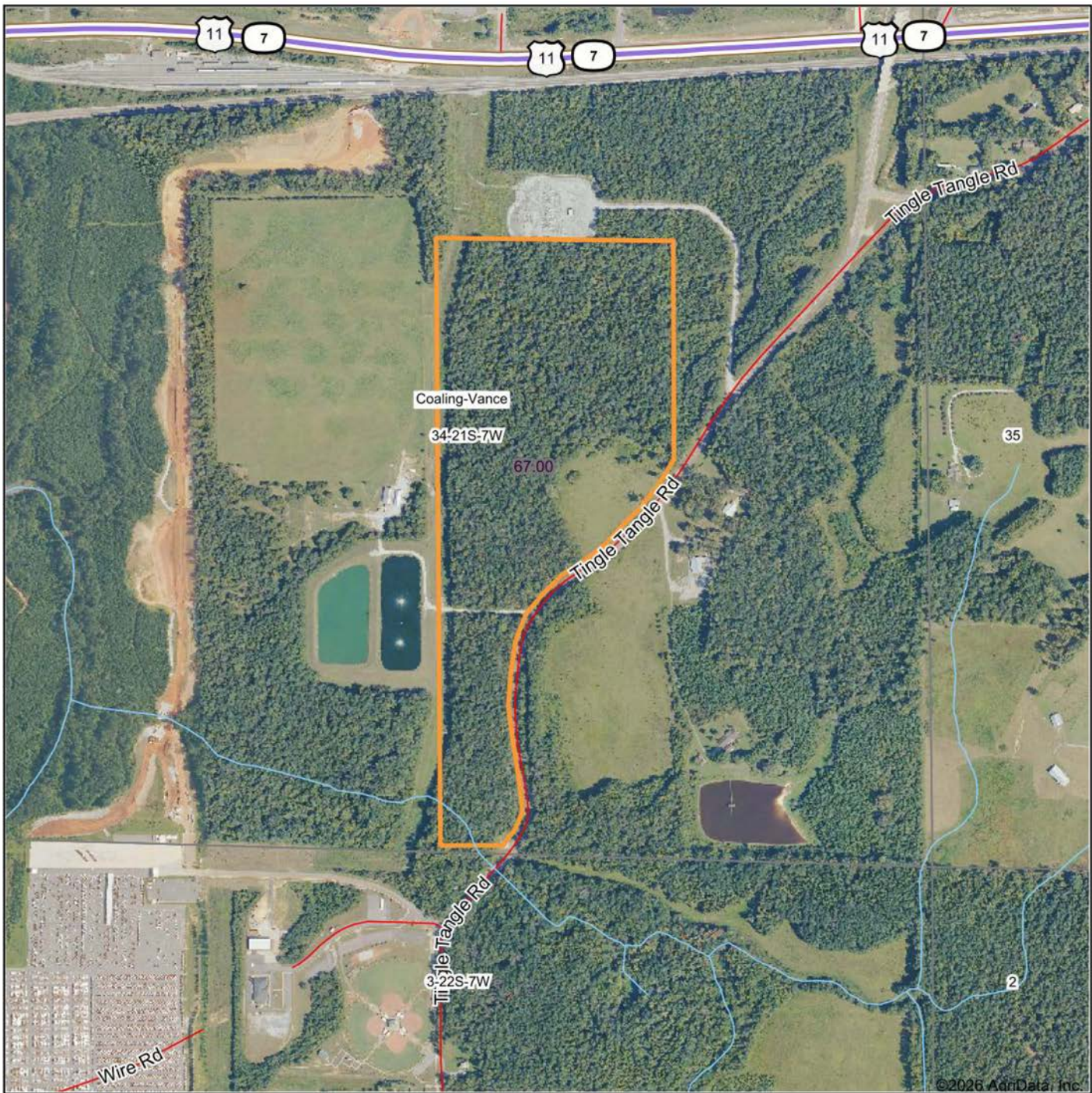


COMMERCIAL PROPERTY

Its strategic location provides outstanding connectivity, just 2 miles from I-20 and within easy reach of several growing communities and major employment centers.



AERIAL MAP



Boundary Center: 33° 9' 57.32, -87° 15' 14.46



34-21S-7W
Tuscaloosa County
Alabama



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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6/22/2026

Field borders provided by Farm Service Agency as of 5/21/2008.

TOPOGRAPHY MAP



Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 441.1

Max: 499.0

Range: 57.9

Average: 454.0

Standard Deviation: 8.92 ft



6/22/2026

34-21S-7W
Tuscaloosa County
Alabama

Boundary Center: 33° 9' 57.32, -87° 15' 14.46

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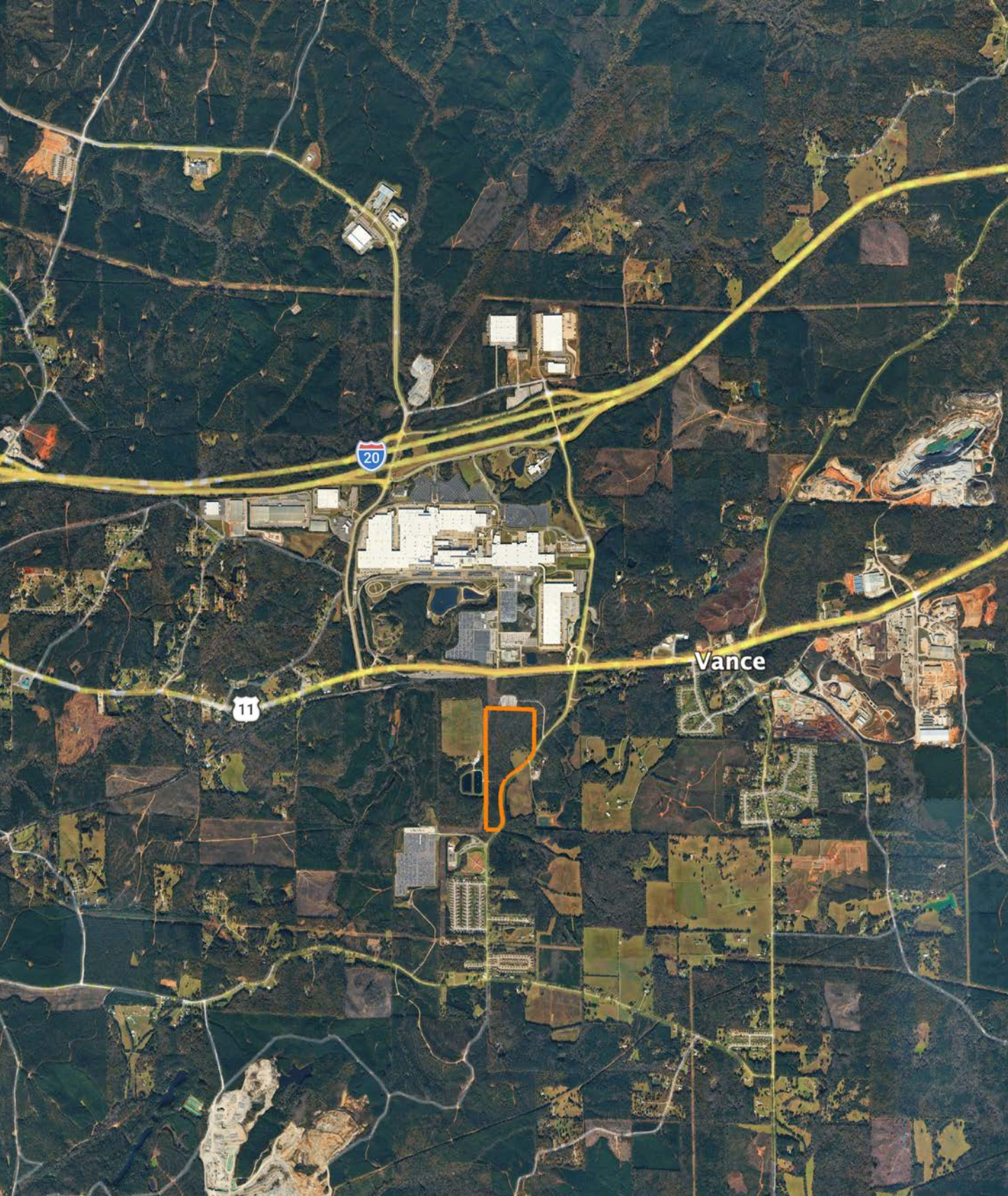


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OVERVIEW MAP



AGENT CONTACT

Born and raised in Millport, Alabama, Trenton Wilson grew up where hunting, fishing and quality time with family in the outdoors weren't hobbies, they were a way of life. His upbringing left him with a lot more than memories - it gave him a soul-level understanding of the land, and a lifelong respect for the people who care for it.

After earning a degree from the University of Alabama, Trenton built a career in sales by doing things the right way - showing up, listening close, and delivering what he said he would. Those same values guide him today as a land agent. He takes the time to get to know his clients, how to market a property with purpose, and how to match a buyer to the kind of ground that fits their life.

Trenton serves all of Alabama and Mississippi with a sharp eye and steady hand. He's an active member of Springhill Baptist Church and the kind of guy who believes that trust isn't given, it's earned.



TRENTON WILSON

LAND AGENT

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