

# Tuscaloosa Co., AL

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Reference # 273

More info at  
205-936-2160

## Land For Sale

### 8.2 acres +/-

### \$82,000

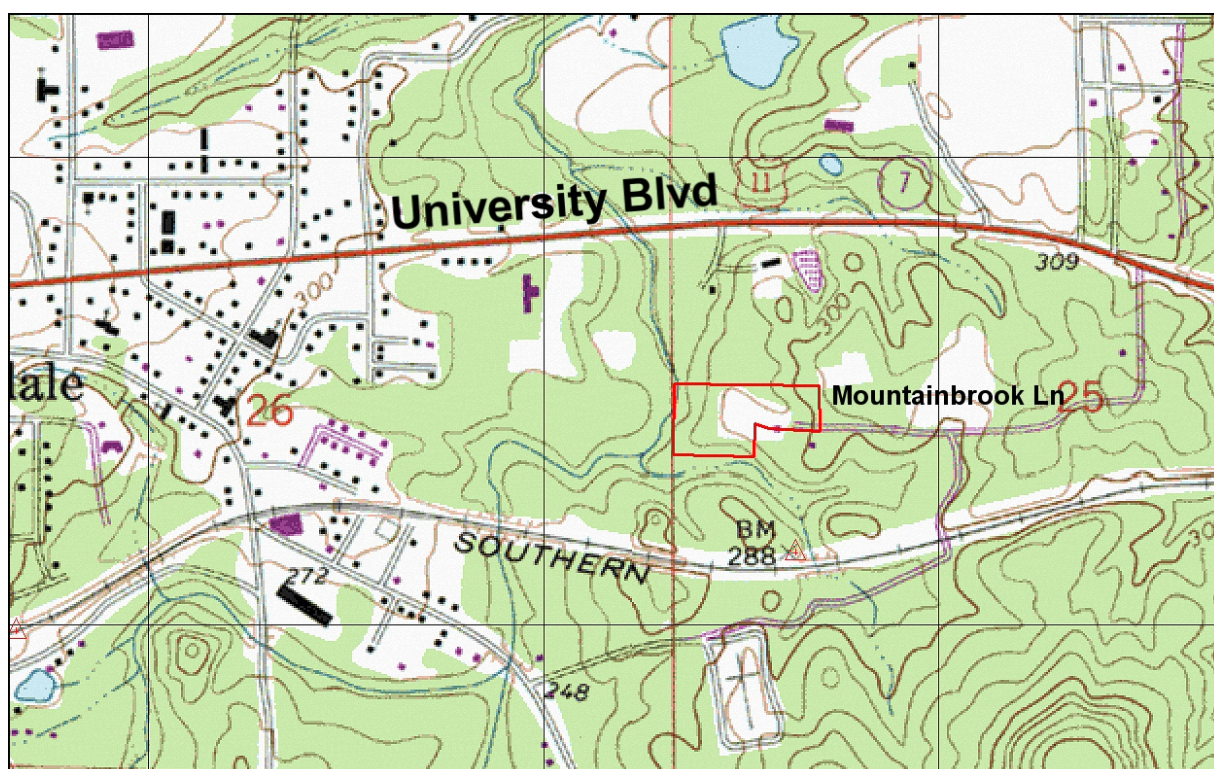
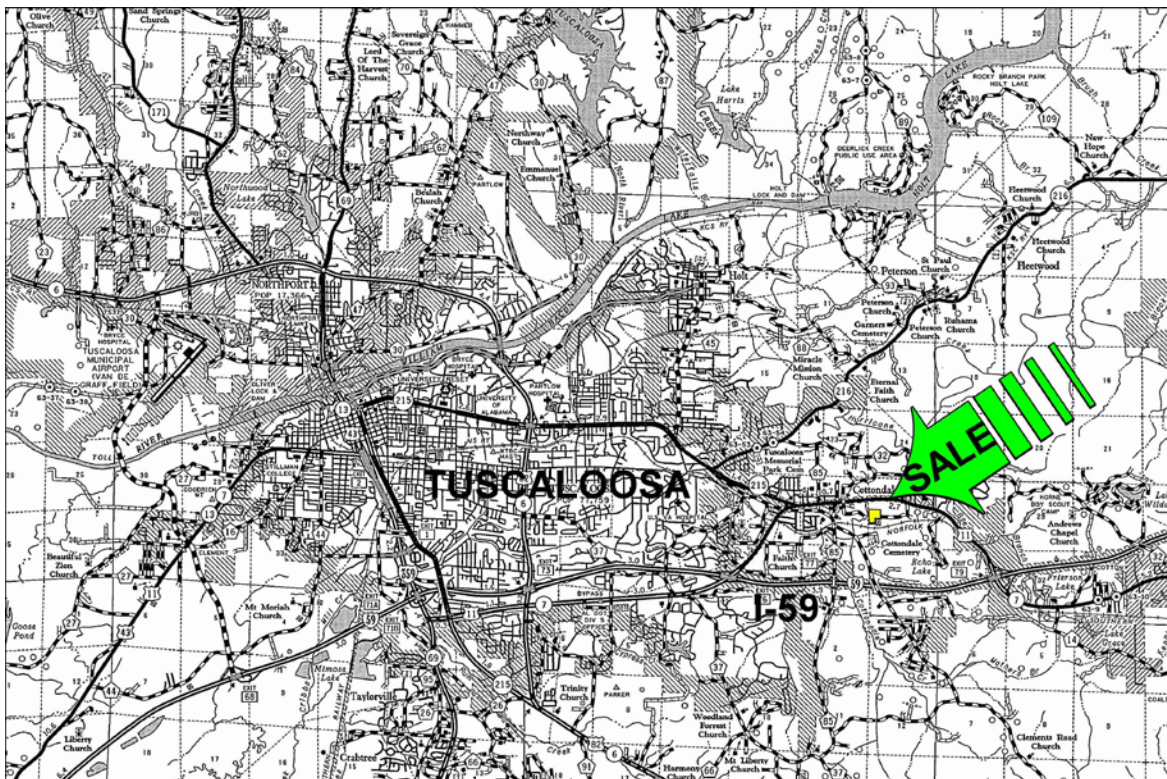
Exclusive Agent For Owner

**CYPRUS**  
PARTNERS

P O Box 590045  
Homewood, AL 35259

- Located in Tuscaloosa County about 2.2 miles from I-59 Exit 79 (Cottondale Exit)
- About 6 miles to McFarland Blvd
- In Cottondale city limits. Property is un-zoned
- Power and water available
- Fronts on Little Hurricane Creek
- Almost all acres suitable for building on

All distances and acres are estimates and should be independently verified

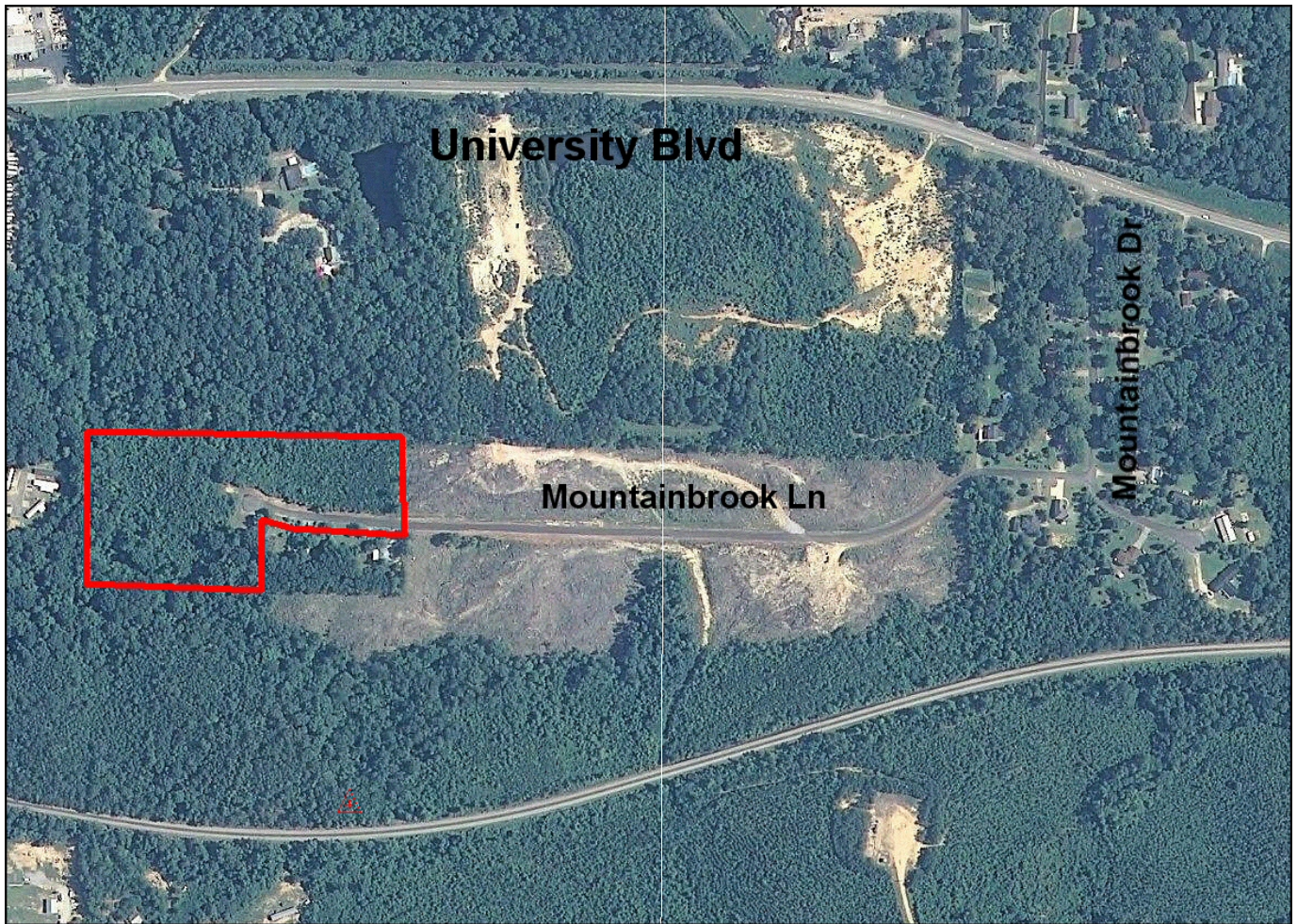


NOTICE: Investment in land carries risk. Prospective buyers should understand and independently verify the risk factors before buying this property. All information furnished by Cyprus Partners about this property has been obtained from sources believed to be reliable. However, neither Cyprus Partners nor the property owner makes any representation or warranty as to completeness or accuracy. This property is subject to prior sale, price change and withdrawal from the market without notice. No representation or warranty is made, express or implied, as to the condition of the property, boundaries, and fitness for any particular use, Fair Market Value, access, acres, zoning, or condition of title.



Directions from I-59 Exit # 79 (Cottondale Exit): 4 minutes to the property

From I-59 Exit 79) go west toward Tuscaloosa on U S Hwy 11 (University Blvd) for 1.6 miles to Mountainbrook Drive. Take a left and go 0.2 miles to Mountainbrook Lane. Take a right and go 0.4 miles to the east like of the property. Look for the Cyprus Partners sign. You are welcome to look on your own or you can set up an appointment. The east line intersects the road at  
Lat: 33°11'12.58" N. Lon: 87°26'08.95" W.



Aerial view