

# Jefferson Co., AL

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Reference # 406

More info at  
205-500-0437

## Land For Sale

**31 AC +/-**  
**\$200,000**

Exclusive Agent For Owner

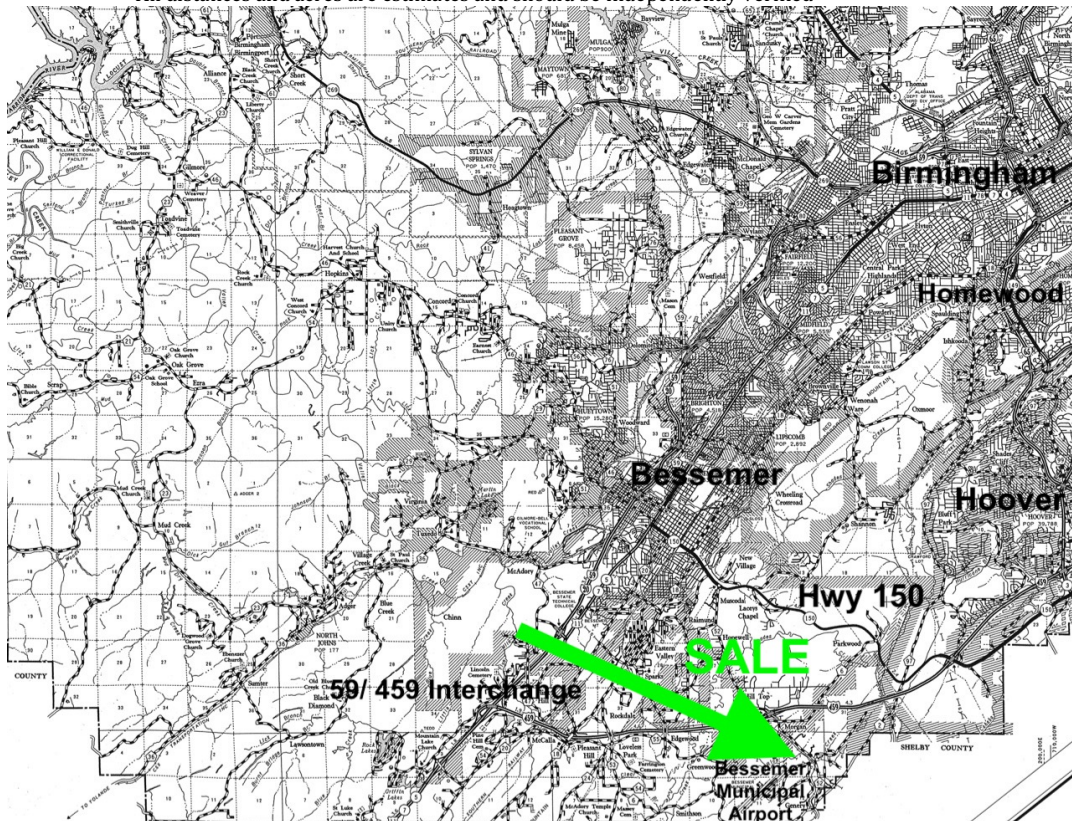
**CYPRUS**  
PARTNERS

PO Box 43633  
Birmingham, AL 3524

### 31 Acres Rolling Transition Land for Sale with Tremendous Development Potential and Rice Creek

- This gorgeous Alabama Land for Sale is situated in a great area right by the corner of Morgan Rd and Aviation Rd SE. It's only 1.5 miles to I-459 Exit 6 and 1.4 miles to the Bessemer Airport.
- Plenty of high ground and incredible views.
- Gentle public road access to a ¼ mile frontage along Aviation Rd
- Utilities available along Aviation Rd include: Electricity, City Water, Sewer Trunk Line, Cable, Broadband, Telephone, and Cell service.
- Current land use is 20 acres cut-over timber, 8 acres Hardwood timber, and 1.5 acre gas pipeline.
- The Mature Hardwoods provide a good buffer between Morgan Rd
- Beautiful Rice Creek wraps around to the North and East of the property for about 750 feet.
- A great place to develop a residential neighborhood, apartment complex, shopping center, office park, industrial park, or even a public park.

\*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, fitness for any particular use, Fair Market Value, access, acres, zoning, or condition of title.



Directions from I-459 Exit 6: 1. Head south on Morgan Rd (52) toward the Bessemer Municipal Airport (1.5 mi) 2. Turn right on Aviation Rd SE (0.1) 3. Continue across the railroad tracks 4. Take first dirt road on the right into the property. Address: 225 Aviation Rd SE, Bessemer, AL 35022

