

# Jefferson Co., AL

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[cypruspartners.com/property/31ac](http://cypruspartners.com/property/31ac)

Reference # 406

More info at  
205-500-0437

## Land For Sale

**31 AC +/-**  
**\$186,000**

Exclusive Agent For Owner

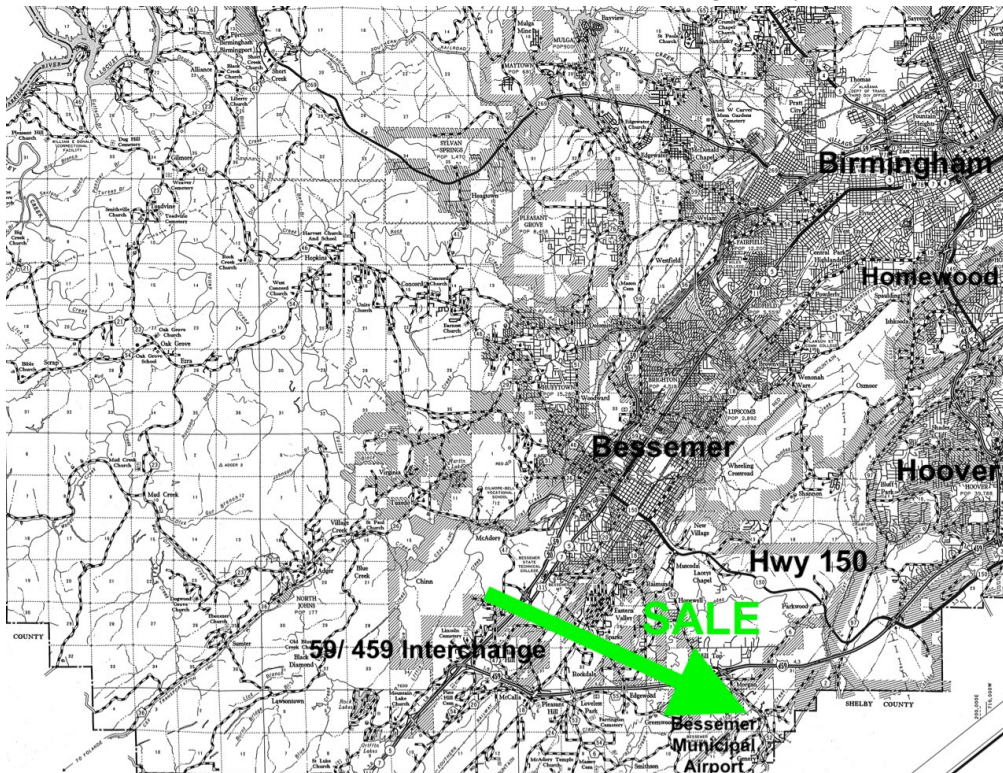
**CYPRUS**  
PARTNERS

PO Box 43633  
Birmingham, AL 3524

### 31 AC +/- BESSEMER DEVELOPMENT LAND

- This special Alabama land for sale is situated in a great area in Bessemer City limits by the corner of Morgan Rd and Aviation Rd SE. Zoned A-1.
- It's only 1.5 miles to I-459 Exit 6 and 1.2 miles to South Shades Crest Road.
- Plenty of high ground with incredible sunrise, sunset, ridge, and valley views.
- 1,300 ft. road frontage on Aviation Rd SE.
- Utilities available at the road include Power, City water, Telephone, CATV, and High speed Internet.
- Hardwood timber provides a buffer between the rail road and Morgan Rd.
- Beautiful Rice Creek wraps around the North and East side of the property for 750 ft.
- This site is suitable for retail, commercial, light industrial, conservation, or public land.

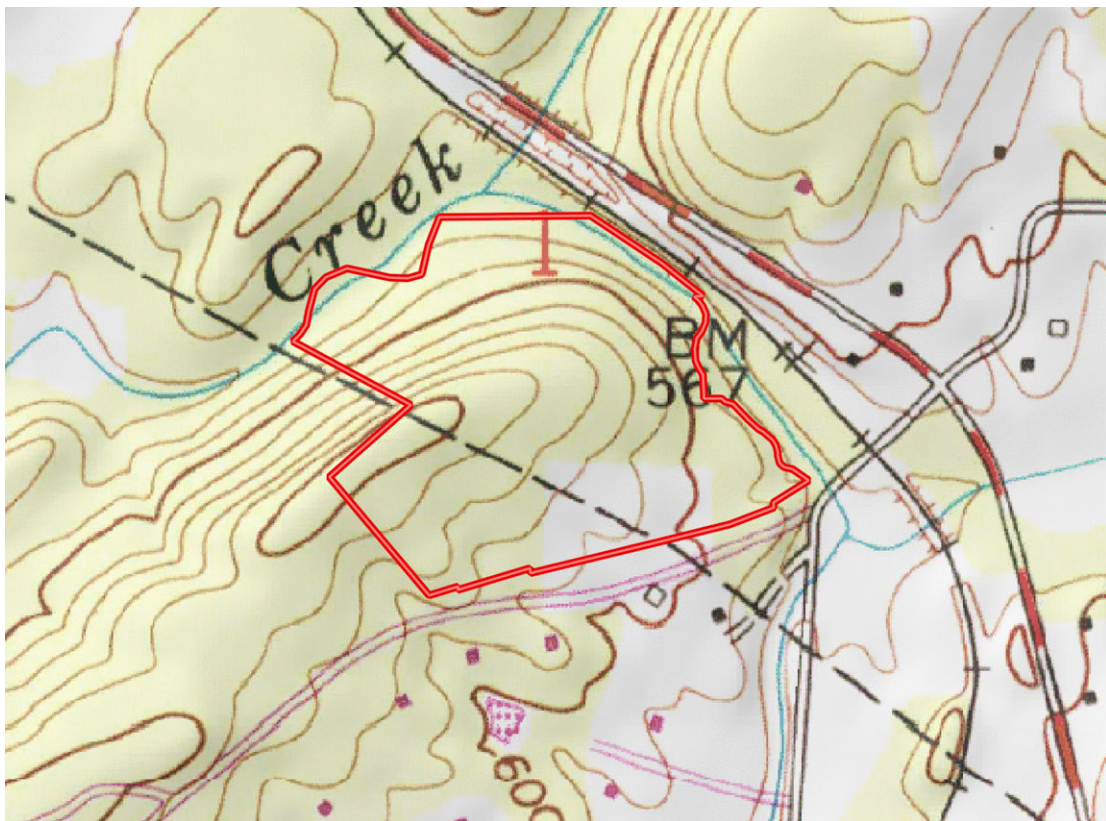
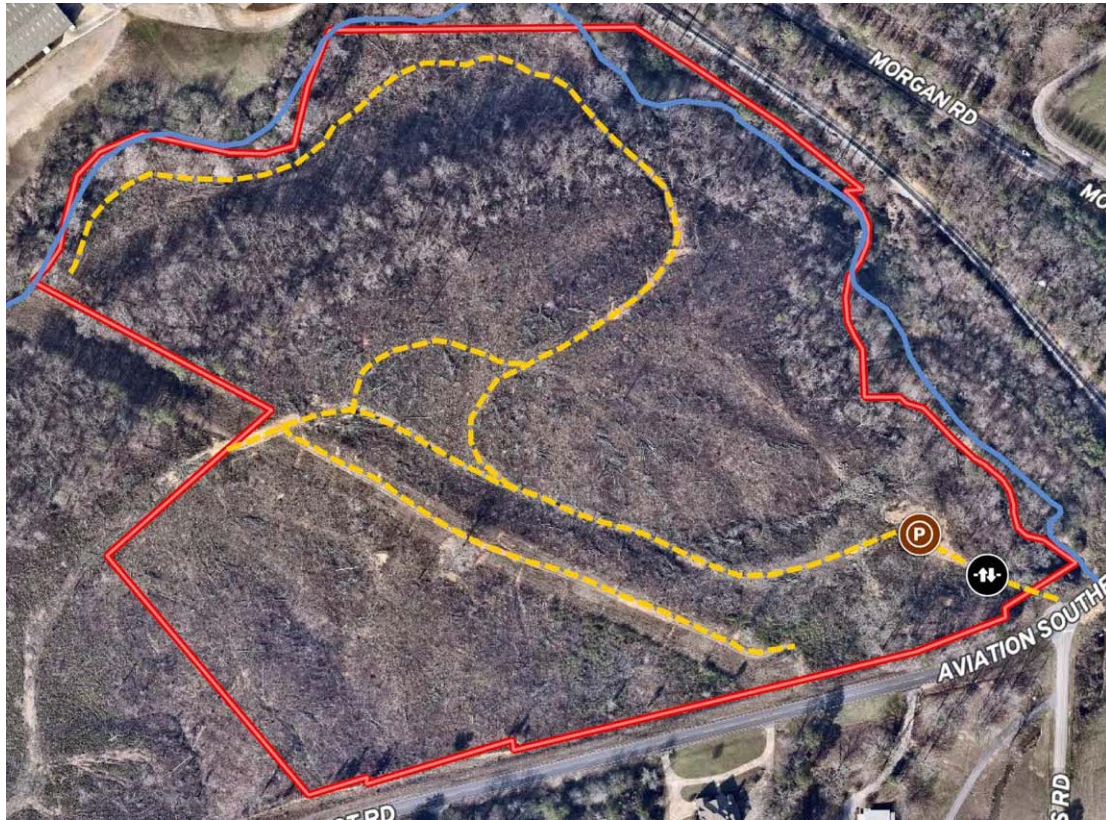
\* All distances and acres are estimates and should be independently verified.



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 dirt road on the right.  
**Address:** 225 Aviation Rd SE, Bessemer, AL 35022.



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**Property Address:** 225/ 245 Aviation Rd SE Bessemer, AL 35022

**County:** Jefferson

**Market Area:** Bessemer/ Helena/ McCalla

**Subdivision:** None

**Parcel ID(s):** 42-00-01-3-000-001.000 and 42-00-01-4-000-006.000

**Tax District:** Bessemer

**Annl Tax Amt:** \$126

**Municipality:** Bessemer City Limits

**Waterfront:** 750 ft. on Rice Creek

**HOA:** None

**S/ T/ R:** 1/ 20S/ 4W

**Flood Plain:** No

**Zoning:** A-1

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**ROADACCESS:** 1/4 mile frontage on north side of Aviation Road SE (just west of Morgan Road)

**UTILITIESAVAILABLE:** ELEC, WTR, CABLE, BROADBAND, TEL, SEWER

**CURRENTUSEPERACRE:** 7.5 AC Greenbelt, 20.2 AC Cut-over, 1.5 AC 70' Natural Gas Easement, 20' Sanitary Sewer Easement

**LOT DESCRIPTION:** This rolling hillside parcel of land is located along Aviation Road, SE, in the city of Bessemer. An active railroad track forms the boundary along this property's Eastern side. Rice Creek wraps near the north and East sides of the property. A gas pipeline also cuts across this property.

**TOPOGRAPHY:** This property has a rolling hillside topography. The elevation runs from a low of about 540 feet above sea level along the creek and up to about 700 feet in the west-central part of property

**SITE INDEX/ SOILS:** 89 Good

**SURROUNDING AREA:** This property is located adjacent to and East of the Bessemer Airport. It lies within the city limits of Bessemer. Most property in this area is located in portions of unincorporated Jefferson County. There are some scattered residential subdivisions as well as scattered rural residential parcels where there is a house situated on several acres. There are also some non-residential parcels developed along Morgan Road in the general vicinity.

**BEST USE:** Low Density Residential, Commercial.

**AMENITIES:** 1.5 MI to I-459, Bess Airport, 500' RR frontage RR connection possible, Surveyed, 750' creek frontage, Paved Co. Rd. frontage, Mostly gentle terrain, Sewer/ Cable/ Pub Wtr available, High traffic location, High visibility, Proximity to Bham/ Hoover/ Shopping.

**NFSRR:** <http://www.nscorp.com/content/nscorp/en/industrial-development/track-design-information.htm> This site would likely not be feasible for rail road connectivity due to topography and sewer line's proximity to RR tracks.

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