



FOR SALE

# 40 Acres For Lease or Sale Lincoln AL

40 Acres Exit 168 I-20, Lincoln, AL 35096

eXp Commercial | 3401 Mallory Lane | Franklin, TN 37067 |

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By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at [legal@exprealty.net](mailto:legal@exprealty.net).

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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# 1

## PROPERTY INFORMATION

eXp Commercial | 3401 Mallory Lane | Franklin, TN 37067 |

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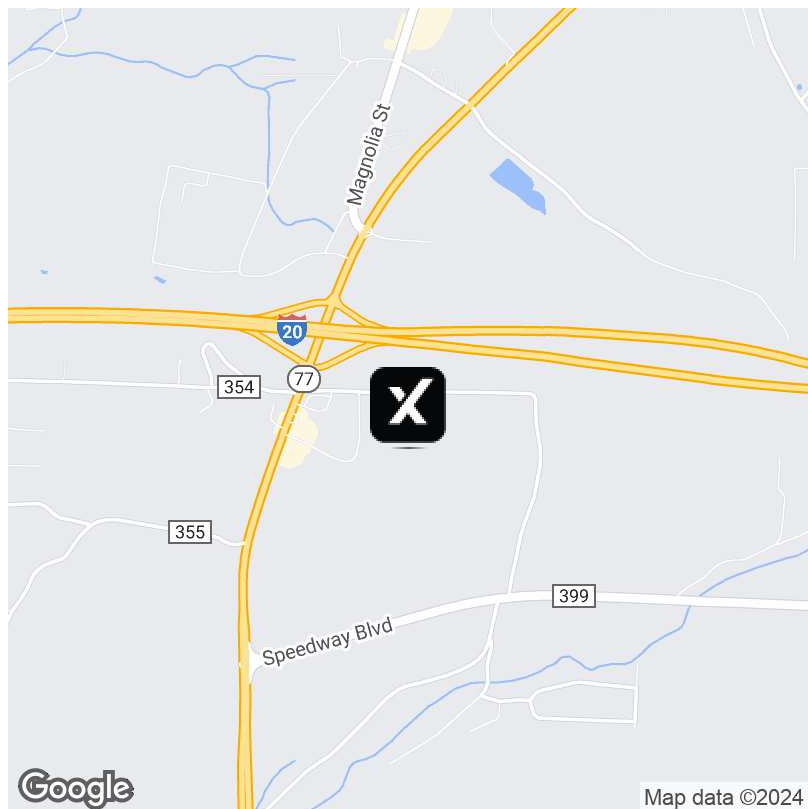
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# FOR SALE | Executive Summary

40 Acres Exit 168 I-20, Lincoln, AL 35096



## Offering Summary

Sale Price:	Subject To Offer
Available SF:	40.54 Acres
Lot Size:	40.54 Acres
Price / Acre:	-
Market:	Blrmingham
Submarket:	Lincoln AL
Traffic Count:	50,000

## Property Overview

Introducing a prime investment opportunity in the dynamic Birmingham area, this 40-acre property at Exit 168 I-20 in Lincoln, AL offers exceptional potential for land and residential investors. With its advantageous location and significant acreage, this property presents a compelling prospect for those seeking to capitalize on the strong residential market and high-growth land development opportunities in the Birmingham area. Boasting convenient access to major transportation routes and a strategic position, the property offers significant potential for investors seeking to establish a prominent presence in a rapidly growing residential market.

## Property Highlights

- - 40 acres of prime land with significant development potential
- - Strategically located in the dynamic Birmingham area
- - Ideal for residential and land development opportunities
- - Convenient access to major transportation routes
- - Strong potential for high-growth residential development
- - Great location for much needed retail development

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# FOR SALE | Property Description

40 Acres Exit 168 I-20, Lincoln, AL 35096



## Property Description

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## Location Description

Explore an exceptional investment opportunity with 40 acres for lease or sale in the sought-after Lincoln, AL area, just a short distance from the vibrant Birmingham market. Positioned near key landmarks such as the Talladega Superspeedway and the Honda Manufacturing of Alabama plant, this prime location offers compelling potential for land and residential investors or tenants. With its convenient access to major transportation routes and a bustling residential market, the surrounding area presents a promising environment for those seeking a strategic location with high growth potential. The property provides an attractive prospect for investors or tenants looking to establish a prominent presence in the Lincoln area, offering significant possibilities for land and residential development.

## Site Description

40.54 acres of trees, moderate flat.

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# FOR SALE | Complete Highlights

40 Acres Exit 168 I-20, Lincoln, AL 35096



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# FOR SALE | Additional Photos

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# 2

## LOCATION INFORMATION

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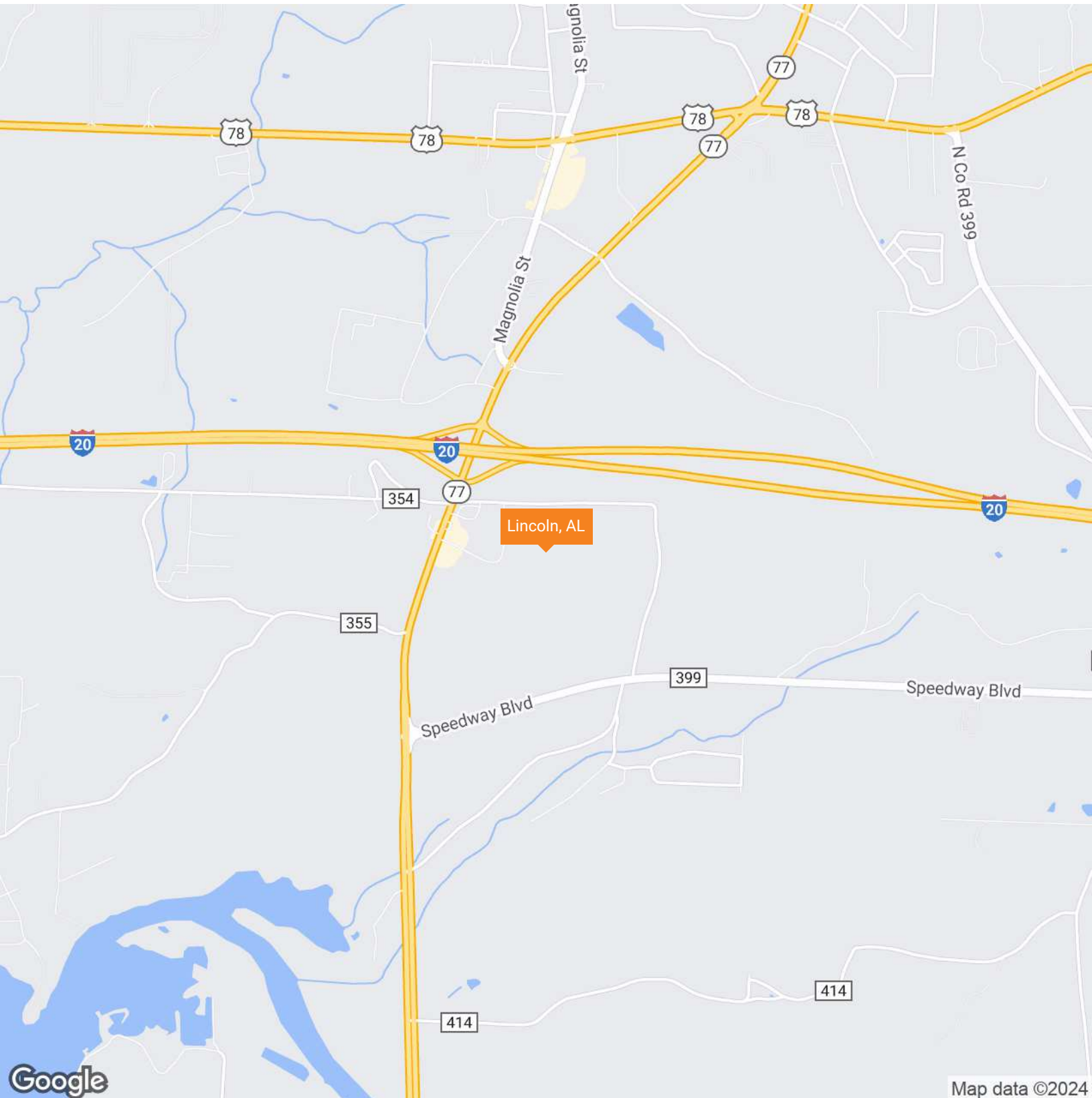
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# FOR SALE | Regional Map

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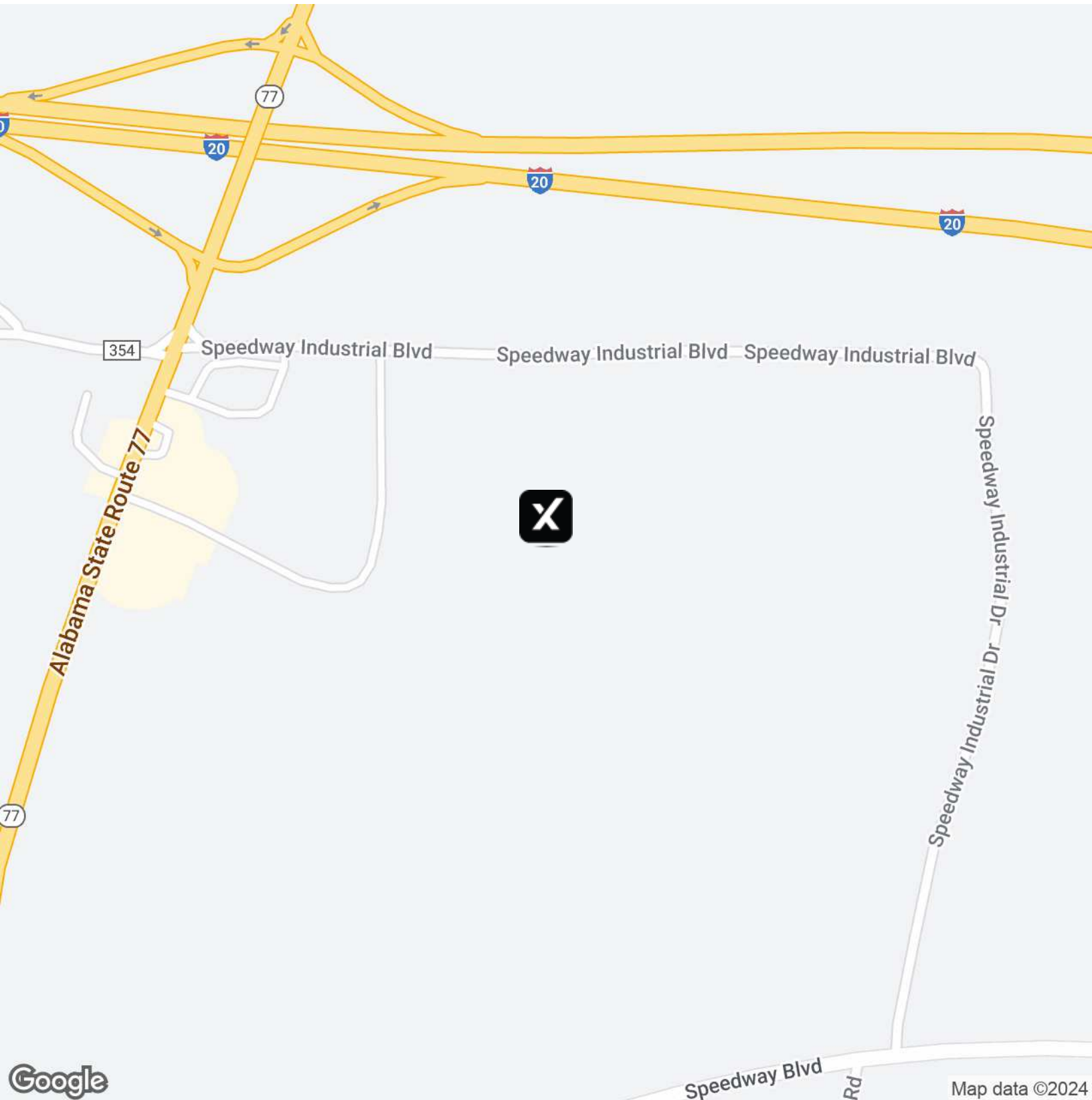
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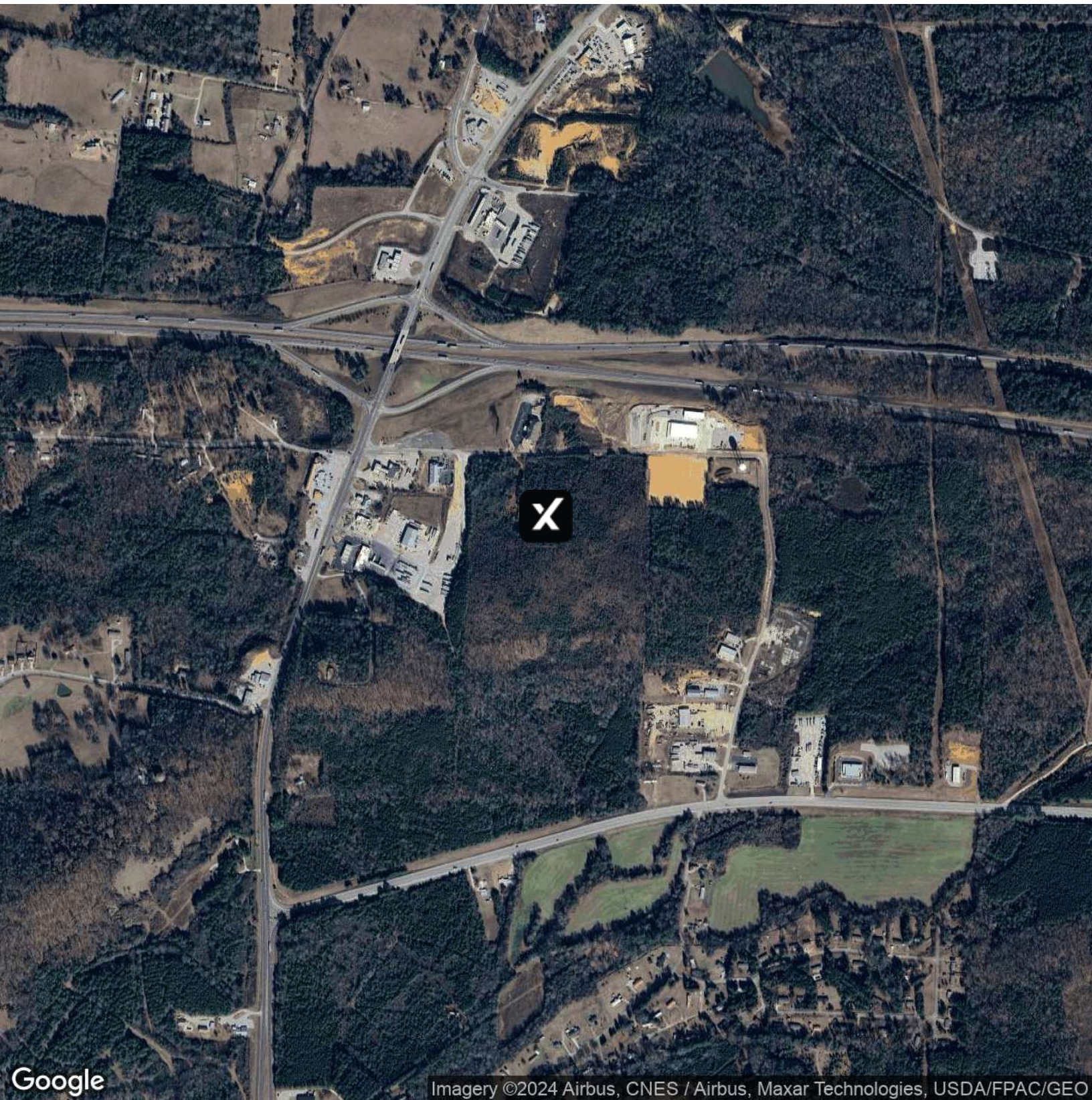
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# FOR SALE | Aerial Map

40 Acres Exit 168 I-20, Lincoln, AL 35096



Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

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# 3

## DEMOGRAPHICS

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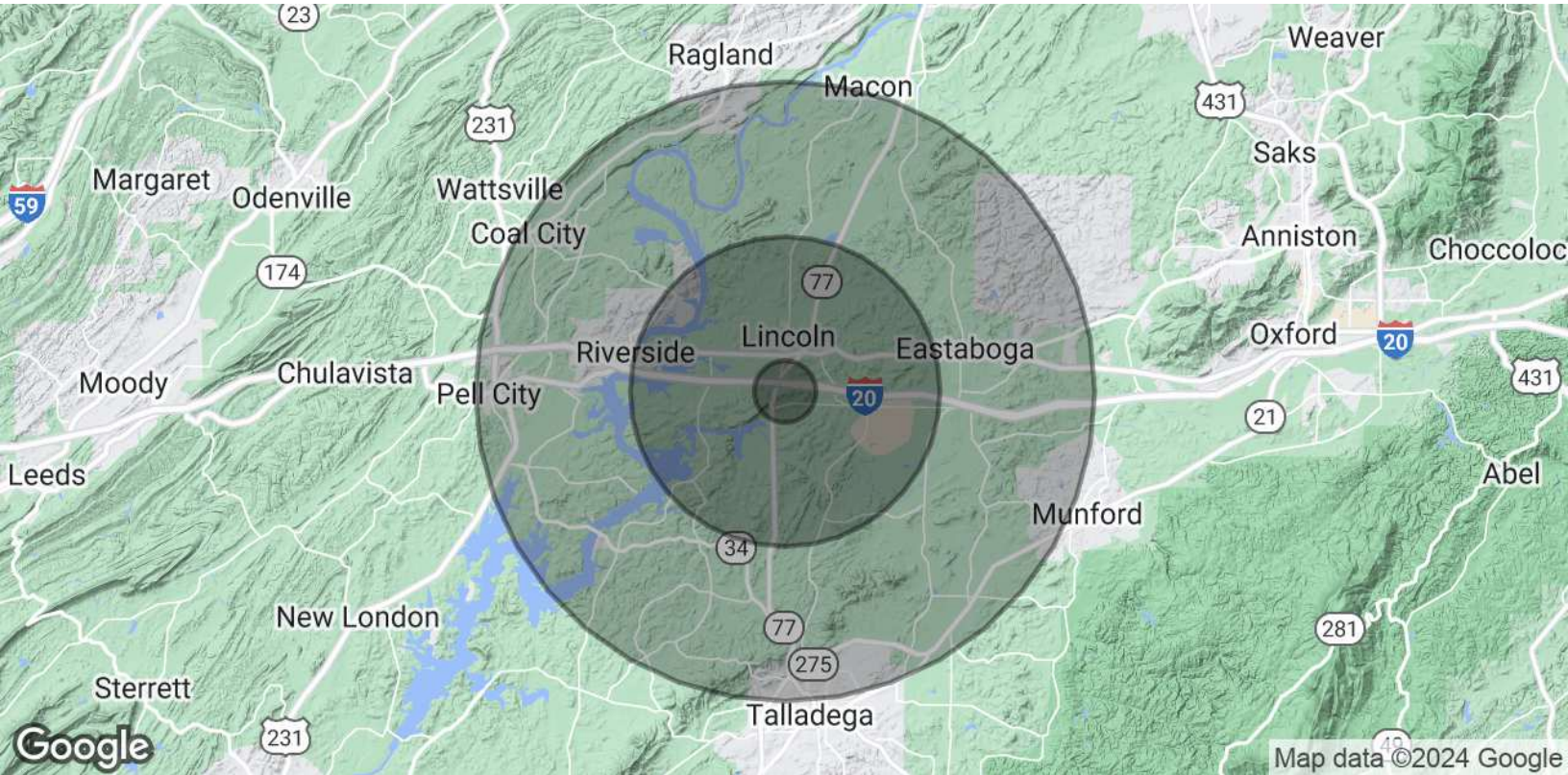


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Demographics Map & Report

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Population	1 Mile	5 Miles	10 Miles
Total Population	239	7,727	36,332
Average Age	48.3	41.5	39.8
Average Age (Male)	40.3	40.2	39.1
Average Age (Female)	56.4	42.6	40.6

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	104	3,645	17,048
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$51,328	\$50,648	\$50,182
Average House Value	\$234,180	\$154,520	\$145,060

\* Demographic data derived from 2020 ACS - US Census

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## ADVISOR BIOS

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# FOR SALE | Advisor Bio 1

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**Timothy Pew**

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# FOR SALE | Advisor Bio 2

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## Keith Andrews, CCIM

Commercial Broker/SR Advisor/Mentor

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Direct: 205.451.8889 | Cell: 205.451.8889

AL #95294

## Professional Background

"It is not about who you know. It is all about WHO KNOWS YOU!"

Keith Andrews CCIM is a seasoned Senior Advisor at eXp Commercial, where he is the first-ever licensee and a leading figure in attracting professional commercial practitioners across the US and worldwide. Keith also mentors individuals entering the commercial real estate industry, providing guidance and support as they embark on their professional careers. With a focus on connecting national and global real estate investors to local tertiary markets in Alabama and the Southeast USA, Keith's company serves as a vital conduit for institutional and individual investors. Keith is a proud recipient of the prestigious Certified Commercial Investment Member (CCIM) designation and has an extensive background in financial and market analysis. His leadership roles and involvement with organizations such as the CCIM Institute and the Asian Real Estate Association of America (AREAA) reflect his commitment to shaping the future of the industry. With over 20 years of experience in the telecommunications sales arena, Keith brings a wealth of expertise in mentoring, networking, and relationship building on a global scale. A graduate of the University of Arkansas with a major in Finance and Banking, Keith resides in Pelham, Alabama, and has a passion for exploring new destinations around the world.

## Education

BSBA in Finance and Banking, University of Arkansas 1983

Minors in Marketing and Real Estate

## Memberships

CCIM Institute

Chambers of Commerce

## eXp Commercial

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