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# DUNAVANT VALLEY OAKS

ESTD 1973

**LAND FOR SALE**  
**1,633 Acres**  
**Shelby County, Alabama**





## Welcome to Dunavant Valley Oaks

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This extraordinary 1,633-acre property is located in north Shelby County, Alabama, about 30 minutes to downtown Birmingham.

The same family has owned this property for three generations, but this is the first time the property has been offered to the market in all those years.

This property has an unusually rich mix of potential uses due to its close proximity to significant economic growth, its large percentage of gentle topography, and the diversity of its land forms and the associated plant communities.

# Extraordinary Location

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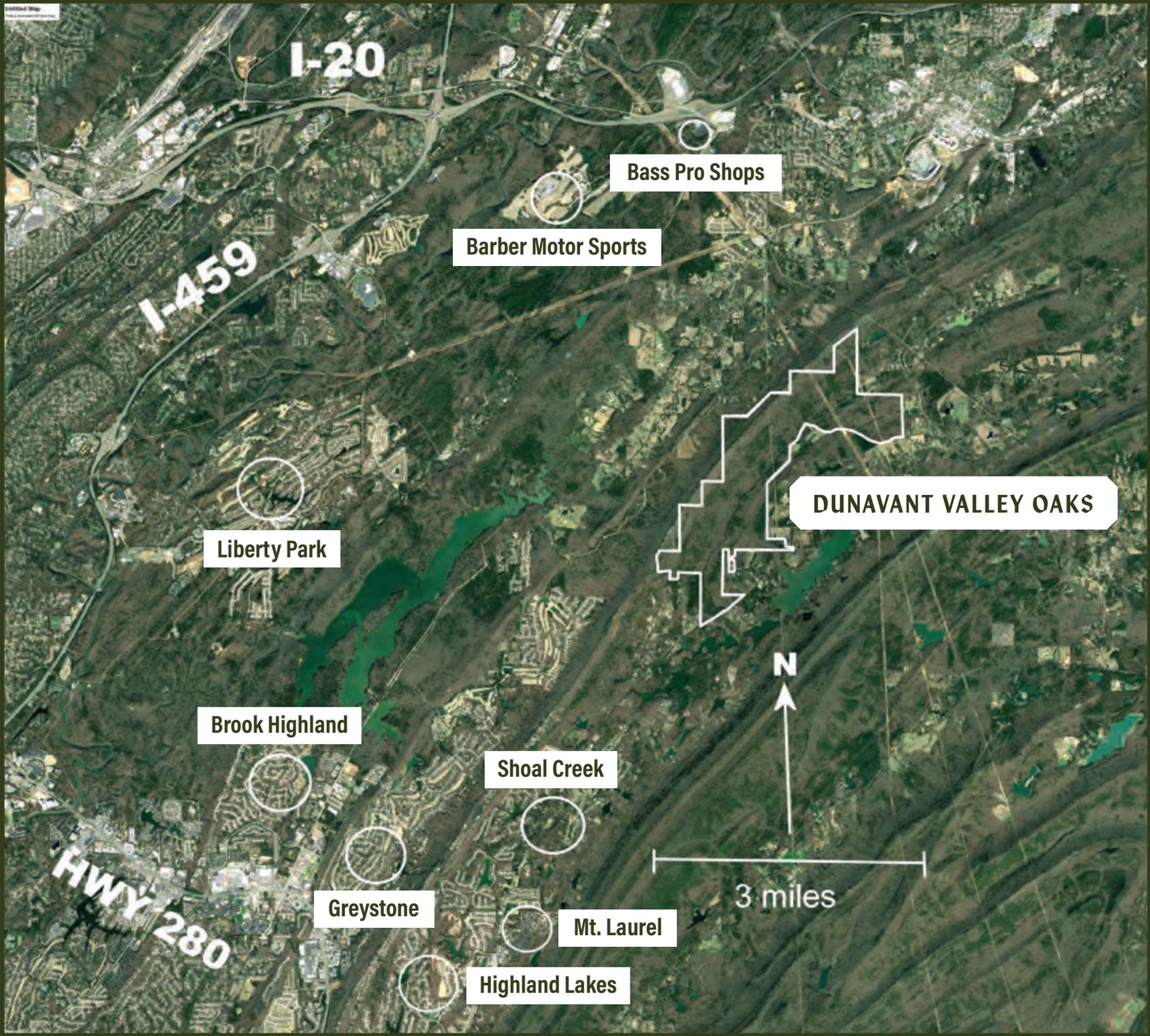
Shelby County is the fastest growing county in Alabama. It's also the wealthiest as measured by income. Nearly all this growth and wealth is concentrated in the north-half of the county where Dunavant Valley Oaks sits.

Within an 8-mile radius of the front gate are located five of Birmingham's largest and wealthiest residential communities. Prestigious Shoal Creek is only three minutes away. The golf course here has hosted two PGA Championship tournaments. Other large established residential communities are Mt. Laurel, Highland Lakes, Greystone, and Liberty Park.

These five communities represent the crown jewels of Birmingham's residential development in the path of Birmingham's southeastward growth along the "Highway 280 corridor", as it is called locally. And, there are a half-dozen smaller high-end residential developments in this same radius, several in active build-out.

Within this same 8-mile radius along U S Highway 280 are major shopping districts in areas around Brook Highland, Inverness, Lee Branch, Greystone and Chelsea. Grandview Medical Center, Barber Motorsports Park (home of the IndyCar Grand Prix Alabama race), Bass Pro Shop, Home Depot, Walmart, U S Interstate 20 (Exit # 140, 17 minutes), and U S Highway 280 at Greystone (9 minutes). All within an 8-mile radius of the front gate.

The front gate of Dunavant Valley Oaks is at the threshold of this tremendous economic activity!



I-20

Bass Pro Shops

Barber Motor Sports

I-459

DUNAVANT VALLEY OAKS

Liberty Park

Brook Highland

Shoal Creek

N

HWY 280

Greystone

Mt. Laurel

3 miles

Highland Lakes



## Extraordinary Topography

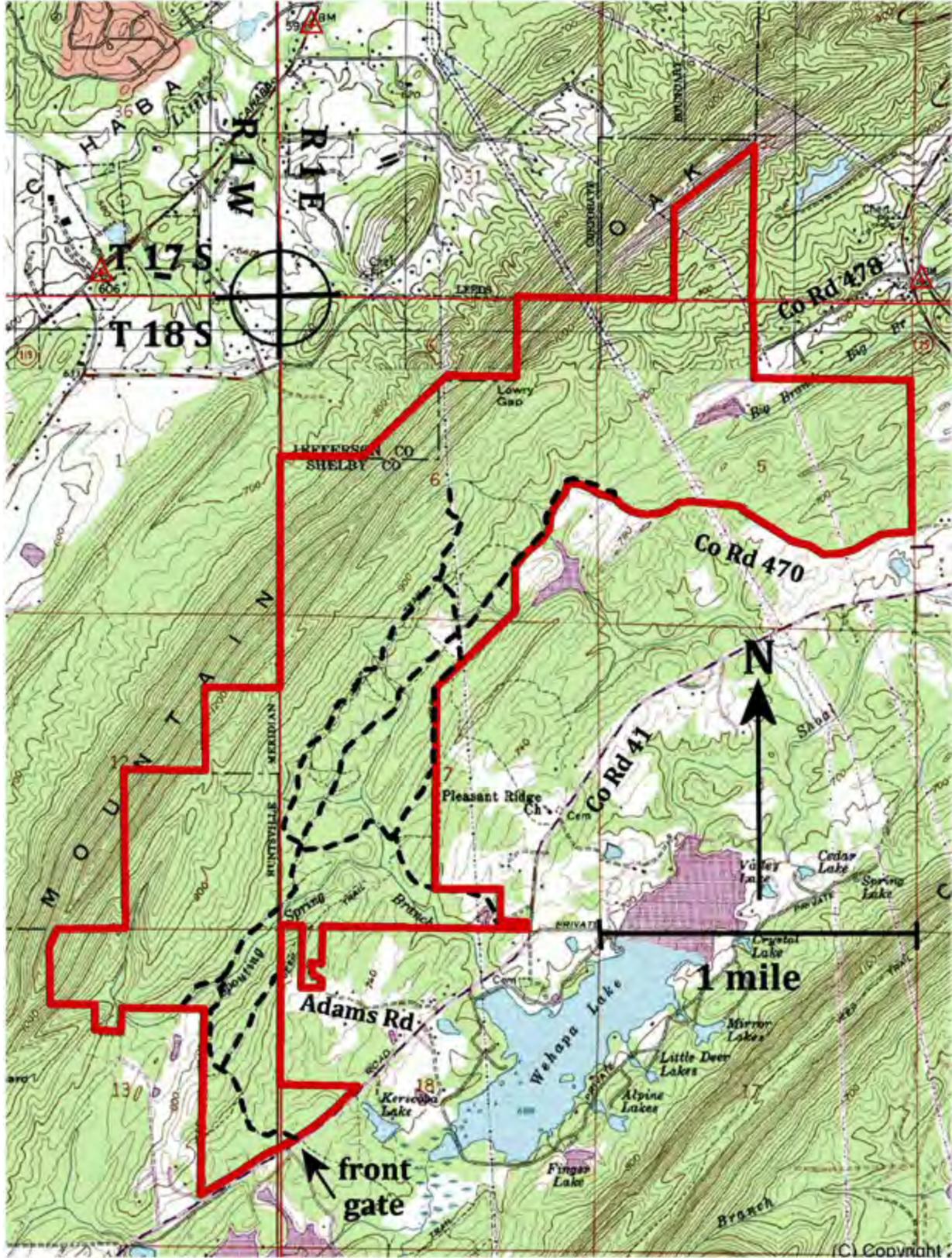
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The gentle topography of this property provides a landscape suitable for generational development.

This part of Shelby County is known for having the largest collection of steep mountains in the state. The U S Geological Survey gave them all names: Oak Mountain, Double Oak Mountain, Coosa Mountain, Pine Mountain, Penitentiary Mountain. It looks like the place where Mother Nature spilled her box of tall places.

The mountains are beautiful, for sure! But they are also directly in the path of Birmingham's southward expansion. Historically, these steep mountains have limited land available for this growth. Those pursuing residential development on the mountains find that the mountains extract an expensive accommodation as relates to development cost and economic density.

However, right in the middle of these mountains, on the valley floor is Dunavant Valley Oaks. It's topography is a glaring exception to the surrounding steepness. The topography of Dunavant Valley Oaks is predominantly forested, gently rolling hills, dissected by rocky-bottomed streams. Only 15% to 20% of the acres are considered "steep" where Oak Mountain crosses the western edge of the property.





## Extraordinary Biological Diversity

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The uniqueness of the plant communities on Dunavant Valley Oaks creates value in addition to its development potential.

To get a measure of the biological diversity of Dunavant Valley Oaks, Cyprus Partners consulted with a certified arborist from Auburn University for a field survey of the plant species present (report available on request).

This survey shows that due to the intact-canopy hardwood forest on much of the property, and the sandstone bluffs present on the upper slopes of Oak Mountain, a number of uncommon, and even rare plant species were found.

About 80% to 85% of the 1,633 acres are gently rolling hills on the lower and middle slopes of the east-facing side of Oak Mountain. The forest here is predominantly mature hardwood timber and represents significant market value. Foresters estimate most of these stands have not been cut in over 75 years, though there are a few stands of mature but younger loblolly pine.



White oak, red oak and poplar over 20 inches in diameter are commonly observed. The understory is made up of many species of plants that only grow under an intact-canopy hardwood forest.

The steeper upper slopes on Oak Mountain only make up about 15% to 20% of the total acres. But, these acres contain most of the species of special interest to conservationist. Four specimens of Alabama sandstone oak were found on the ridge top. Only about 1,550 specimens of this species are known to science, and it is considered to be the rarest tree in Alabama. Examples of the uncommon Confederate daisy were also found. This flowering plant grows only in a few places in Georgia and Alabama on rocky outcrops.



The middle slopes of Oak Mountain support about 150-200 acres of mature and relatively pure stands of longleaf pine. One specimen is estimated to be over 300 years old! South-wide, only about 3% of the original longleaf pine stands still exist. Longleaf pine is primarily a coastal plain species. Only in extreme western Georgia and north Alabama does this species grow readily in mountains as it does on Dunavant Valley Oaks (some botanist call it montane longleaf pine). Longleaf pine forest are of special interest to conservationist because of the unique plant and animal species that make it their home.

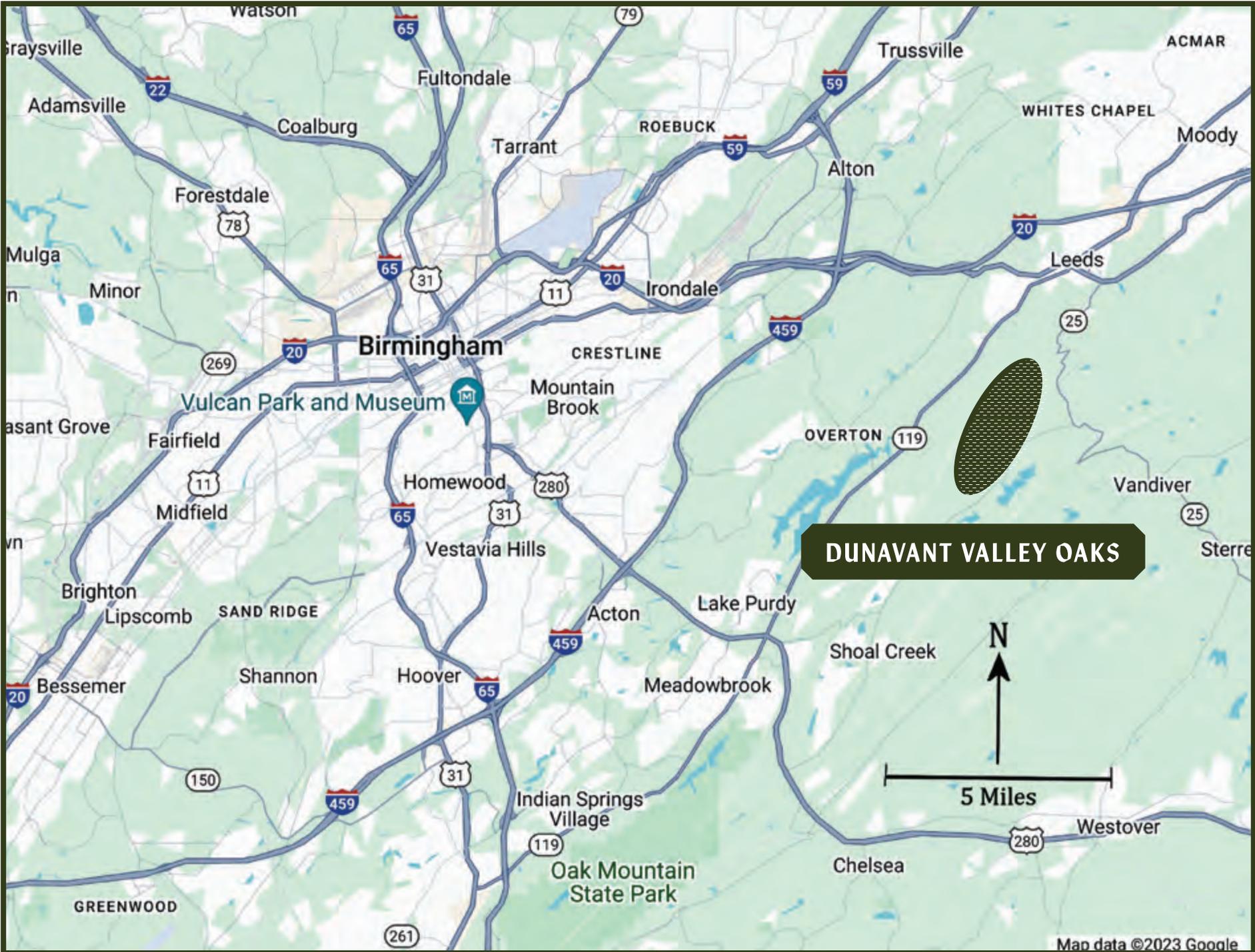


# Extraordinary Economic Potential

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While the location and topography of Dunavant Valley Oaks are major factors creating value, other features reinforce the spectacular potential.

- Five points of access from four separate public roads
- 3,200 feet of paved county road frontage + 5,000 feet of gravel county road frontage
- Public water and power available from paved County Road 41 and gravel County Road 470
- Potential sewer hookup is 3.1 miles west on Co Rd 41 (at Greystone Cove Dr.)
- 6.7 miles of existing internal woods roads whose use is private and exclusive



**DUNAVANT VALLEY OAKS**

# Extraordinary Visions of Possibility

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We have spent our entire careers walking the forest of the southeastern USA. Rarely do we come across a property with such enormous potential leading in so many different directions.

The development potential is obvious.

And, it would be hard to find a better place for a family retreat that also has such a strong capacity for preserving wealth. In fact, other wealthy families have recently done exactly this on large properties in the mountains of north Shelby County.

These same benefits would make it a great corporate or church campus.

Additionally, the diverse geology and the plants adapted to this diversity make it a great fit for institutions or individuals seeking conservation investment.

We each have our own vision of possibility.

Come take a look at this extraordinary place, and see what visions it inspires for you.

# Property Overview

<b>LOCATION</b>	Shelby County, Alabama with 60 acres in Jefferson County. Township 17 & 18 South, Range 1 East.
<b>ACRES &amp; TAXES</b>	1,632.72 taxable acres. 2023 property tax is \$3.68/acre. The property is not surveyed.
<b>PRICE</b>	This brochure represents an offer by the owners to sell the property for \$18 million.
<b>TOPOGRAPHY</b>	80% to 85% of the acres are rolling hills on the lower and middle eastern-facing slopes of Oak Mountain. The balance is on the steeper upper slopes.
<b>LAND TYPE</b>	Located in the Coosa Ridges district of the Alabama Valley and Ridge Physiographic Region. Lower and middle slope soils are predominantly loams weathered from sandstone. Sandstone outcrops are prevalent on the upper slopes of Oak Mountain.
<b>LAND COVER</b>	All timbered except for two small lakes/ponds, a few small wildlife food plots and three Alabama Power transmission lines.
<b>TIMBER</b>	The lower and middle slopes are forested in mature hardwood & pine with significant commercial value, estimated to be 75+ years of age. Upper slopes are thinly forested in chestnut oak, blackjack oak and brush.
<b>BUILDINGS</b>	Small cabin on 5-acre lake.
<b>ACCESS</b>	There are five points of access from four public roads. The property fronts for about 3,200 feet on Co Rd 41, about 5,000 feet on Co Rd 470 + Co Rd 478 and Adams Rd.
<b>MINERALS</b>	Mineral ownership is uncertain. It is the owner's intention to convey the minerals they own, if any, but without warranty.
<b>UTILITIES</b>	Water and power is available where the property touches County Road 41. A potential sewer hookup is at Greystone Cove Drive (3.1 miles west on Co Rd 41).
<b>SURFACE WATER</b>	Two small lakes/ponds. There are also about 3.5 miles of "blue line" creeks shown on the USGS topographic maps.
<b>CONSERV. EASEMENT</b>	none
<b>SCHOOLS</b>	Mt. Laurel Elementary, Oak Mountain Middle, Oak Mountain High
<b>CONDITIONS</b>	Investment in land carries risk and this offering is made with conditions. This property is subject to prior sale, price change and withdrawal from the market without notice. Prospective buyers should understand and independently verify risk factors before making a purchase decision. Neither Cyprus Partners and our agents nor the property owners make any representation or warranty as to completeness or accuracy of maps and other information provided here. No representation or warranty is made about this property, express or implied, as to any above-ground or below-ground condition, boundary location, fitness for any particular use, fair market value, access, acres, zoning, mineral ownership, condition of title, or the effects on property use from the actions of any government agency.



# DUNAVANT VALLEY OAKS

ESTD 1973

*Exclusive Agent for Property Owner:*

**Tom Brickman, RE, ACF**  
Managing & Qualifying Broker

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GA # 338731



*Property video, digital brochure  
and detailed interactive maps:*

**[DunavantValleyOaks.com](http://DunavantValleyOaks.com)**

*Biology report:*

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