

Cross Property 360 Property Client View

SPEEDWAY INDUSTRIAL DRIVE, LINCOLN, AL 35096

Listing

MLS#: **180408 (Active)**

List Price: **\$197,800**

[0 Speedway Industrial Drive Lincoln, Al 35096](#)

New Listing!



Topography:	Gently Rolling, Partially Clear, Partially Wooded, Timber/Mixed	Unit #:	
Lot Dimension:		Community:	NONE
Apx Land Size:	92.00	Subdivision:	NONE
Apx Lnd Rng:	75-100 Acres	County:	TALLADEGA
View:		Area:	Outside Lee Co
DOM:	0	Zoning:	M-1
Elem/Int Schl:	LINCOLN ELEMENTARY SCHOOL		

General Information

Legal:	Parcel I & parcel II	Deed Bk/Page:	
Tax Map/Parcel#:	08-02-04-0-000-001.009		
Taxes:	\$219.00	Flood Zone:	
Irregular:		Road Frontage:	Paved
Road Surface:	Paved		

Features/Utilities

Utilities:	None	Encumbrances:	
Improvements:		Internet:	Unknown
Sudb Amenities:	None		
Tiger Transit:	No		
Assoc Fee:	No	Monthly Fee:	
HOA/COA Cnt:		Yearly Fees:	
Termite Comp:		Termite Cntr:	
		Other Fees:	

Remarks

Prop Desc: **This 92 +/- acre tract offers a great combination of timber potential and long-term land value. Harvested over one year ago in early 2025, the property still features select areas of standing timber and natural cover, providing a solid base for continued management, future growth, and wildlife corridors. The gently rolling terrain supports strong site productivity and is well-suited for reforestation or further improvement. Paved road frontage allows for easy, reliable access. The property is subject to a conservation easement with the Atlantic Coast Conservancy. Additional details available upon request. Additional pipeline easement on the east side of property. Must have prior permission for access. Call or text Brad or Rachel Shuler at 334-940-5013. Disclaimer: Owner is a licensed Alabama Real Estate Agent**

Directions: **Located on Speedway Industrial Drive in Lincoln, AL near the water tower. Locked gates with orange reflectors.**

Prepared By: LOCAL AL TEAM with ROOTS REAL ESTATE INVESTMENT & DEVELOPMENT on 05/11/2026 01:21:37

PM Listed By: **LOCAL AL TEAM** with **ROOTS REAL ESTATE INVESTMENT & DEVELOPMENT**
CoListed By: with

Photos



Standing timber for regeneration and wildlife corridors.

Expansive views stretch across rolling hills, presenting a peaceful and serene environment.



Pipeline easement through the east side



Ability to replant or natural regeneration.



Scenic forestry gate for east side



Forestry gate for west side



Standing timber for wildlife



Road for west side of property



Aerial of west side



Paved road access



Approximate boundary lines

