

Cherokee Farm
1705 Moody Lane
Cherokee, AL 35616

\$439,000
53.5± Acres
Colbert County



Cherokee Farm
Cherokee, AL / Colbert County

SUMMARY

Address

1705 Moody Lane

City, State Zip

Cherokee, AL 35616

County

Colbert County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land,
Commercial, Business Opportunity

Latitude / Longitude

34.772508 / -87.935252

Acreage

53.5

Price

\$439,000

Property Website

www.mossyoakproperties.com



PROPERTY DESCRIPTION

53.5 Acres Positioned for Growth Near Cherokee, Alabama | \$439,000

Northwest Alabama is entering a new era of industrial growth, and this 53.5-acre tract puts you right in the middle of it. Located in unincorporated Colbert County just outside Cherokee, the property offers convenient access to Hwy 72 and sits roughly 20 minutes from the Shoals (Florence, Muscle Shoals, Sheffield, and Tuscumbia).

The driving force behind the area's momentum is Hadrian's new Navy submarine component facility in nearby Cherokee. The \$2.4 billion public-private defense industrial facility held its ribbon-cutting in March 2026, and according to Hadrian, up to 1,000 high-paying manufacturing jobs are being created in the venture. Officials expect the impact to reach well beyond the plant itself, with the facility projected to generate hundreds of purchase orders for small businesses across northwest Alabama.

That kind of growth creates demand, and this tract is well suited to meet it. Potential uses include warehousing and logistics, support facilities for suppliers and contractors serving the plant, or residential development to house the incoming workforce. At approximately \$8,206 per acre, it's an opportunity to secure a sizable footprint in a fast-growing corridor before the market fully catches up.

Whether you're a developer, an investor, or a business looking to position near the region's newest major employer, this property deserves a close look.

For additional information or to schedule a showing, contact:

Nathan McCollum

Mossy Oak Properties - Southeast Land & Wildlife

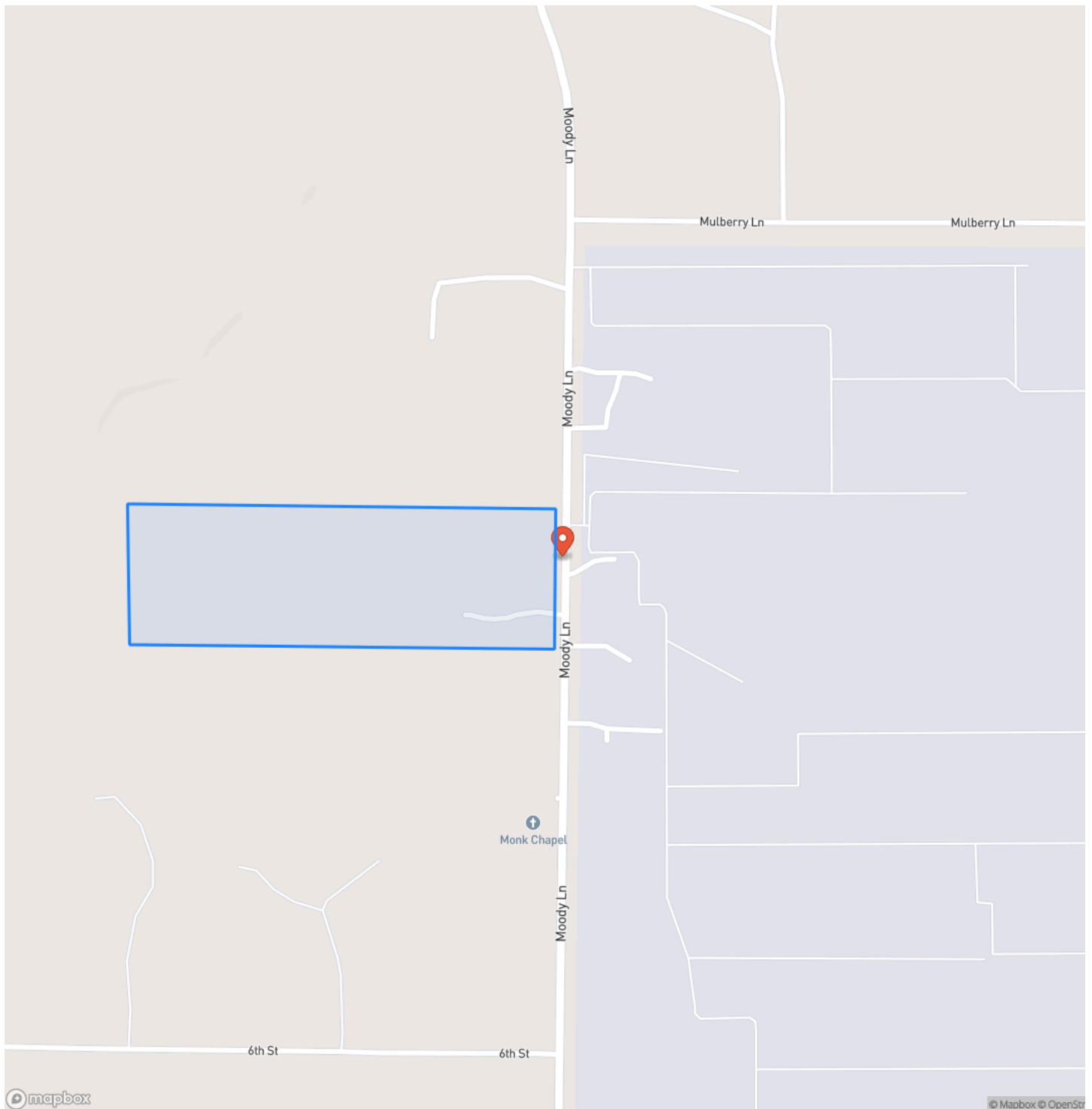
[256-345-0074](tel:256-345-0074)

nmccollum@mossyoakproperties.com

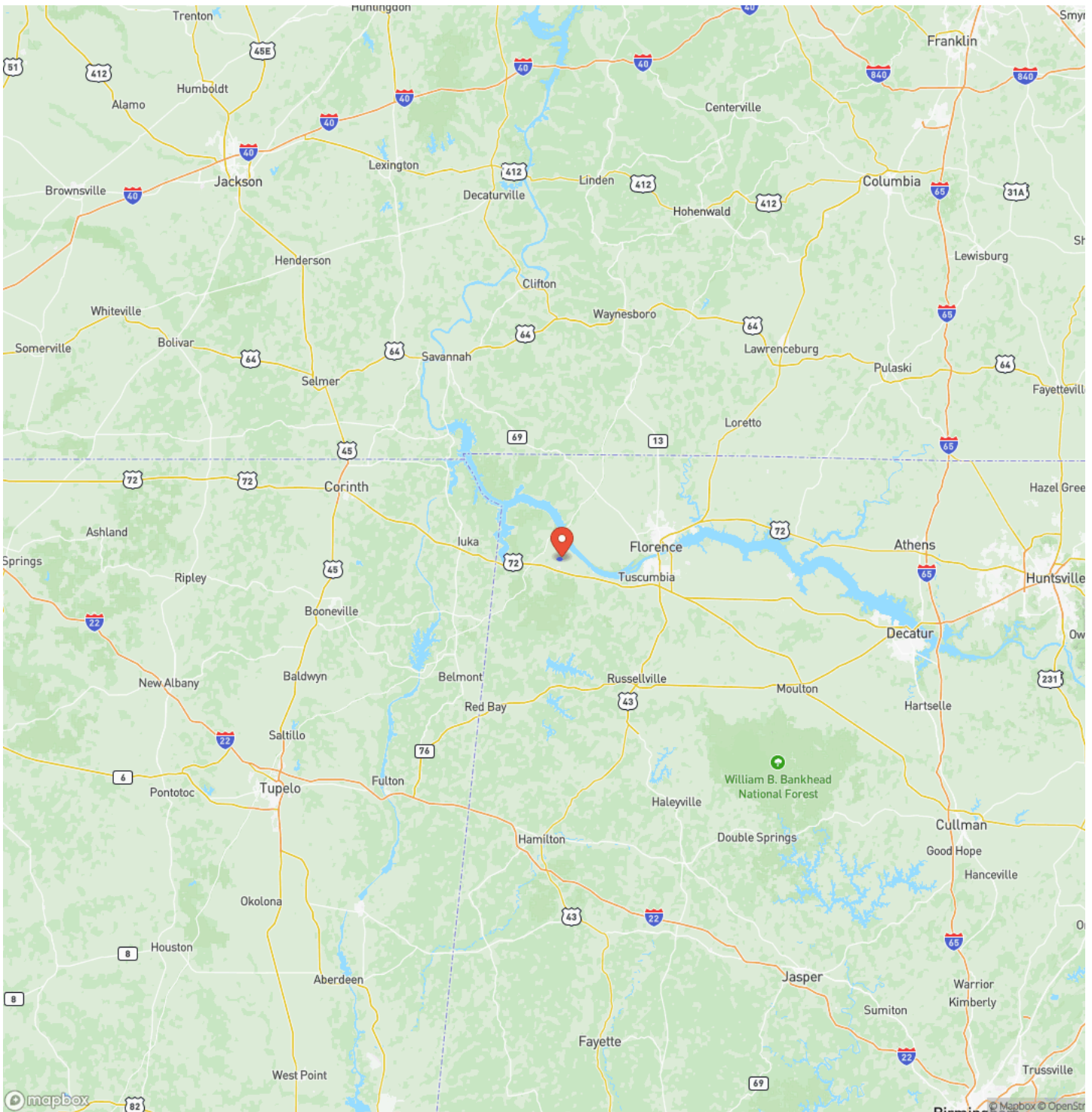
Cherokee Farm
Cherokee, AL / Colbert County



Locator Map



Locator Map



Satellite Map



Cherokee Farm
Cherokee, AL / Colbert County

LISTING REPRESENTATIVE

For more information contact:



Representative

Nathan McCollum

Mobile

(256) 345-0074

Email

nmccollum@mossyoakproperties.com

Address

1229 Hwy 72 East

City / State / Zip

Tuscumbia, AL 35674

NOTES

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<https://www.mossyoakproperties.com/>

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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