

COMMERCIAL LOT FOR SALE

9240 Highway 119 ♦ Alabaster, AL ♦ 35007 ♦ Shelby County



SIZE: .92 +/- Acre • PRICE: \$699,000

MARK DINAN
Commercial & Investment Real Estate

205-980-3434

*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

PROPERTY DETAILS

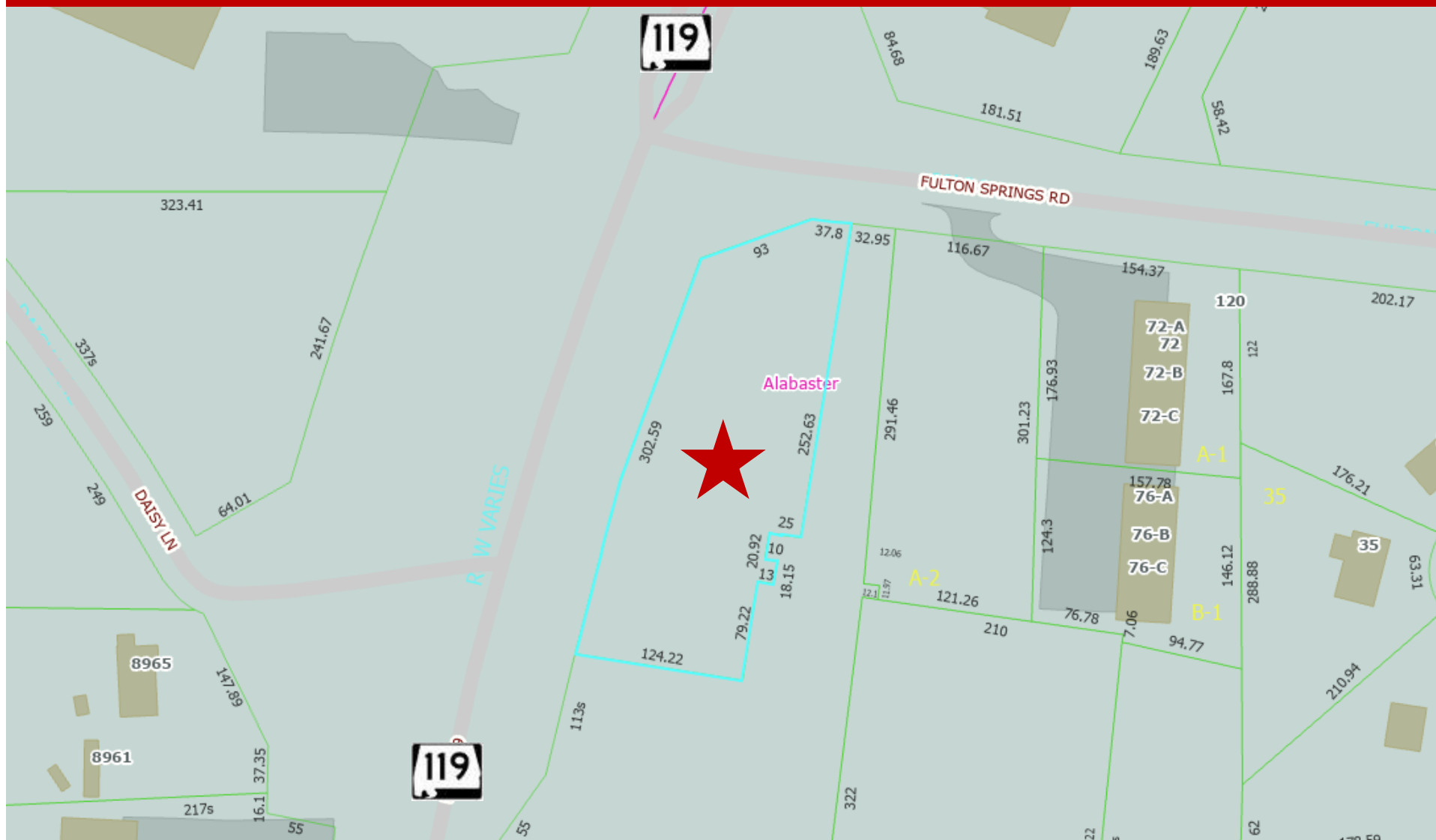
9240 Highway 119 ♦ Alabaster, AL ♦ 35007 ♦ Shelby County

- ♦ Rare Opportunity on Highway 119
- ♦ .92 +/- Acre Corner Lot.
- ♦ 302' +/- Frontage on Hwy 119 / 120' - 150' +/- deep.
- ♦ Level topography.
- ♦ 4 way signalized intersection.
- ♦ Ideal for development.
- ♦ Zoned B-3 Community Business/119 Overlay District
- ♦ Zoning allows minimum setbacks.
- ♦ Highly visible from Hwy 119 and Hwy 12
- ♦ Easy access from Hwy 119 and Hwy 12
- ♦ Across Hwy 119 is Wal-Mart Grocery
- ♦ Across Hwy 12 is Publix Center
- ♦ Surrounded by retail business.
- ♦ One of Shelby County's fastest growing areas.
- ♦ Money Magazine called Alabaster Top 50 cities to Live in America 2020
- ♦ Low Property Taxes
- ♦ High Traffic Growth corridor
- ♦ Ideal for Retail Development
- ♦ None of the Property encroaches the Cemetery.



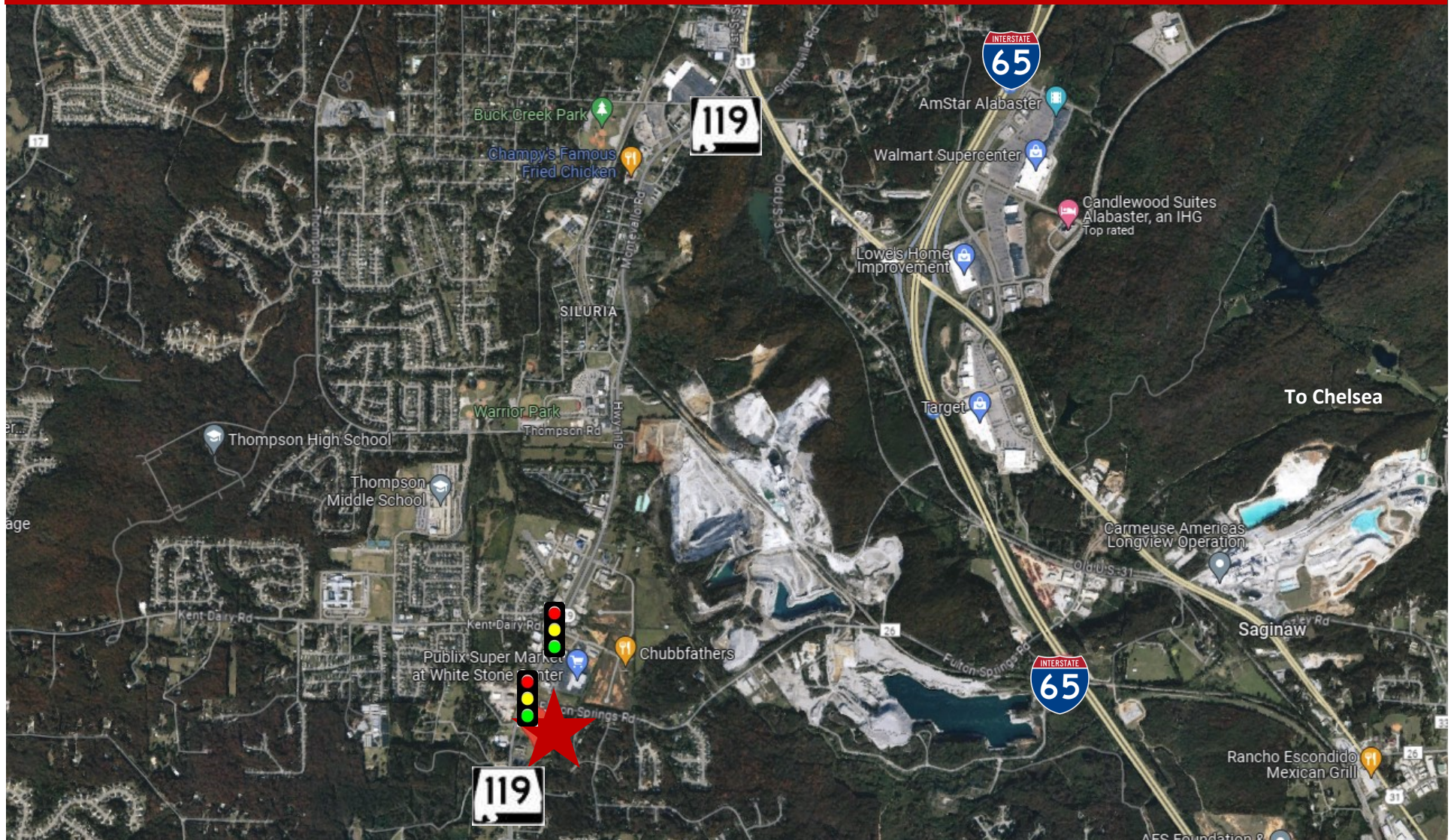
PLAT MAP

9240 Highway 119 ♦ Alabaster, AL ♦ 35007 ♦ Shelby County



LOCATION AERIAL MAP

9240 Highway 119 ♦ Alabaster, AL ♦ 35007 ♦ Shelby County



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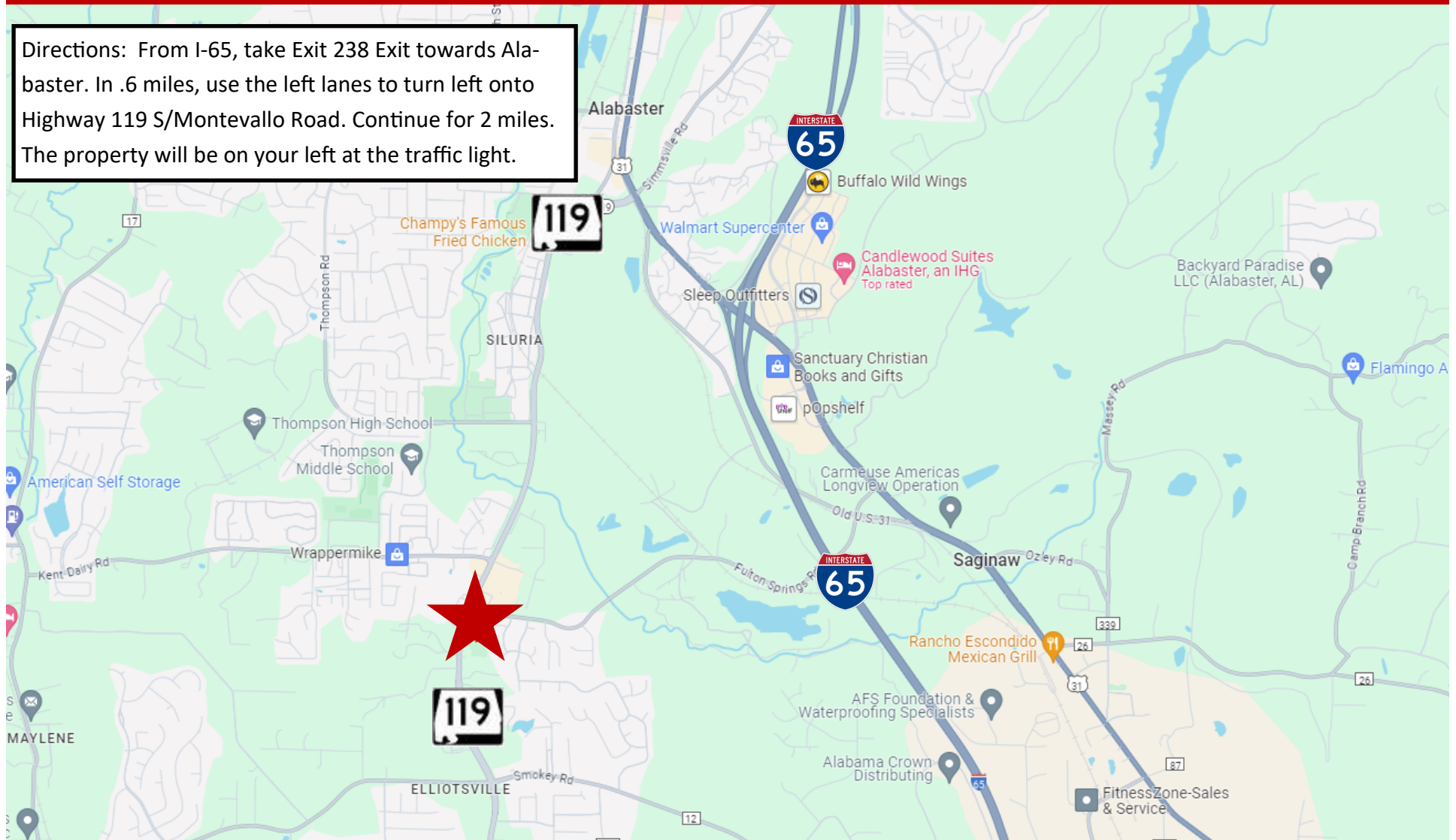
205-980-3434

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LOCATION MAP

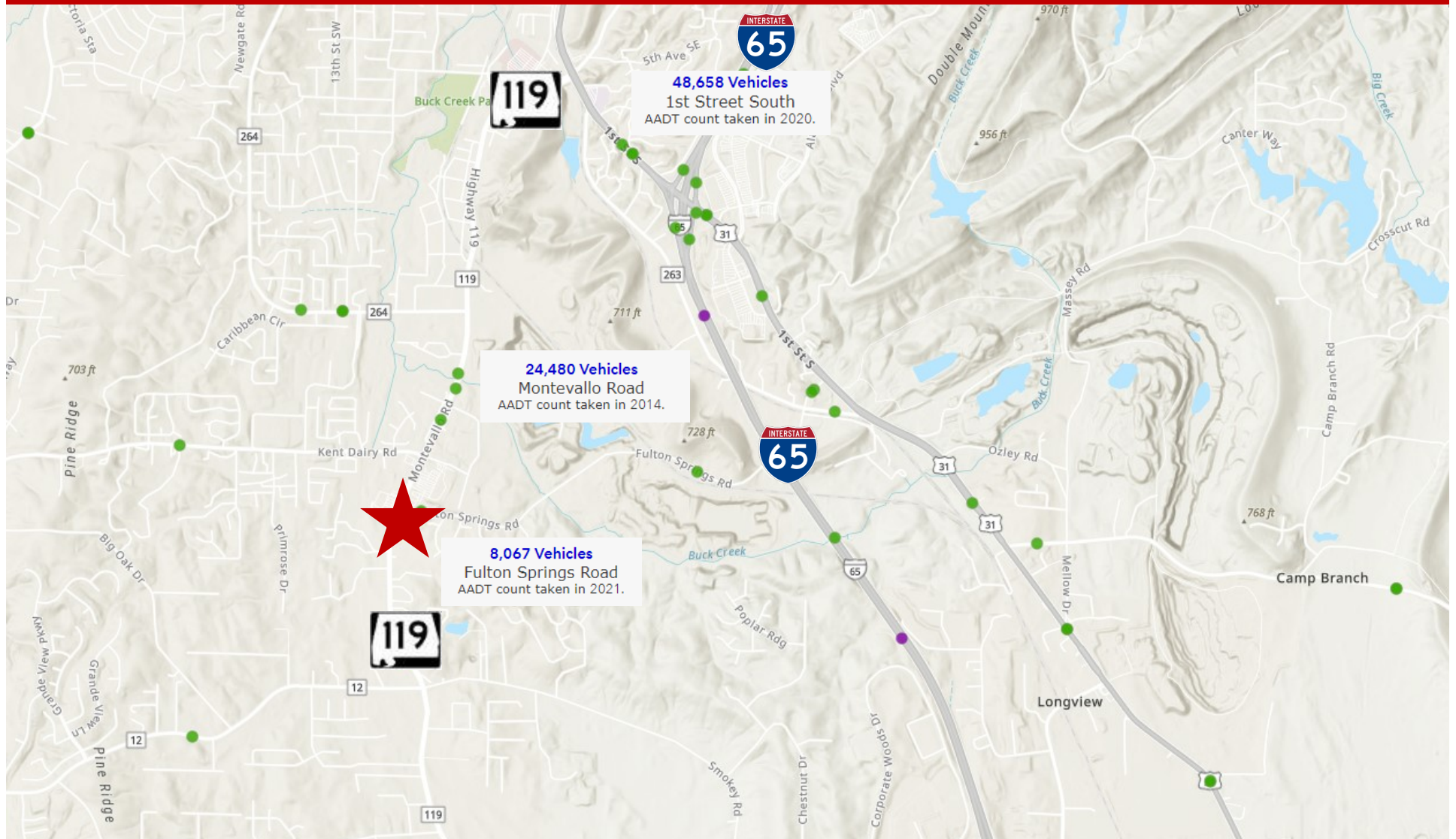
9240 Highway 119 ♦ Alabaster, AL ♦ 35007 ♦ Shelby County

Directions: From I-65, take Exit 238 Exit towards Alabaster. In .6 miles, use the left lanes to turn left onto Highway 119 S/Montevallo Road. Continue for 2 miles. The property will be on your left at the traffic light.



TRAFFIC COUNTS

9240 Highway 119 ♦ Alabaster, AL ♦ 35007 ♦ Shelby County



DEMOGRAPHICS

9240 Highway 119 ♦ Alabaster, AL ♦ 35007 ♦ Shelby County

DEMOGRAPHIC SUMMARY

9240 Highway 119, Alabaster, Alabama, 35007

Ring of 1 mile

KEY FACTS

4,668

Population



1,593

Households

36.6

Median Age

\$58,423

Median Disposable Income

EDUCATION

7.6%

No High School Diploma



28.9%

High School Graduate



32.0%

Some College/
Associate's Degree



31.4%

Bachelor's/Grad/ Prof Degree

INCOME



\$75,860

Median Household Income



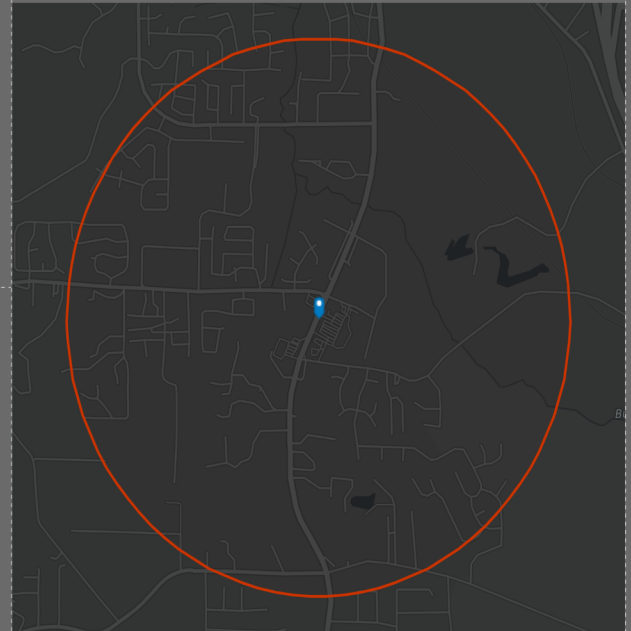
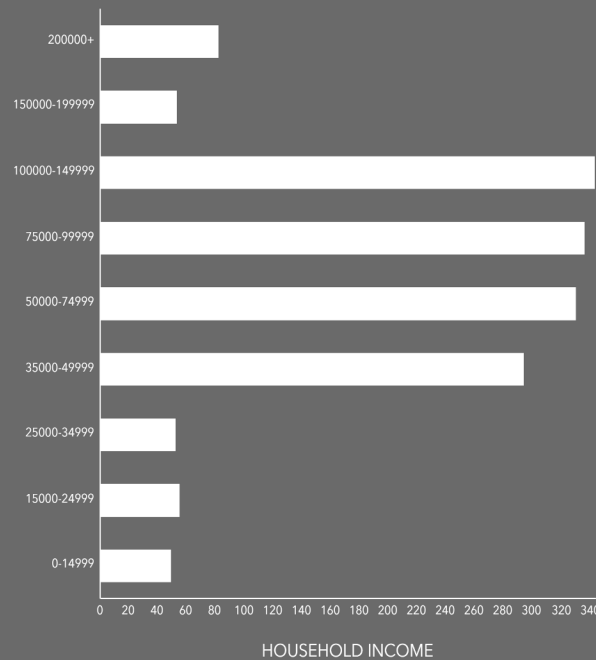
\$32,195

Per Capita Income



\$205,708

Median Net Worth



EMPLOYMENT



White Collar

68.1%



Blue Collar

16.5%



Services

15.4%

2.0%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

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DEMOGRAPHICS

9240 Highway 119 ♦ Alabaster, AL ♦ 35007 ♦ Shelby County

DEMOGRAPHIC SUMMARY

9240 Highway 119, Alabaster, Alabama, 35007

Ring of 3 miles

KEY FACTS

29,470

Population



10,305

Households

37.6

Median Age

\$64,683

Median Disposable Income

EDUCATION

6.6%

No High School Diploma



26.3%

High School Graduate



27.5%

Some College/
Associate's Degree



39.6%

Bachelor's/Grad/ Prof Degree

INCOME



\$81,506

Median Household Income



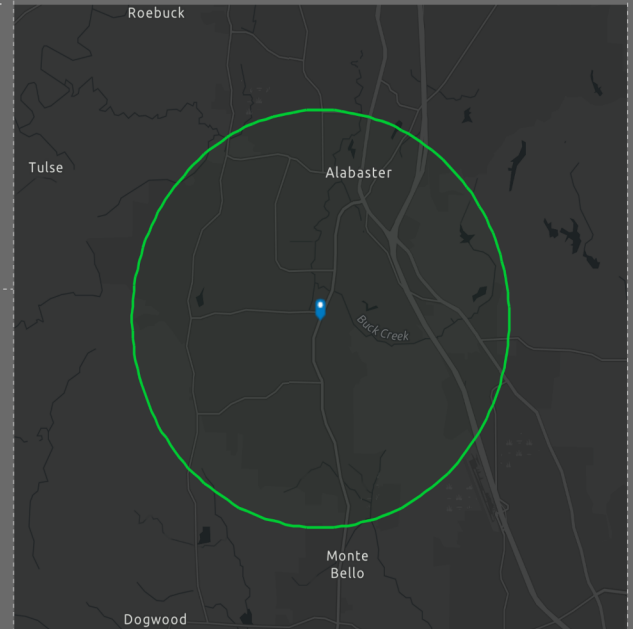
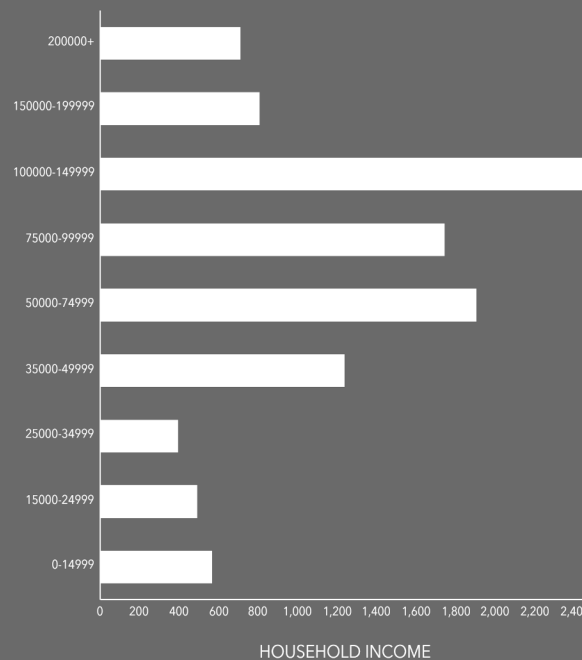
\$35,920

Per Capita Income



\$238,935

Median Net Worth



EMPLOYMENT



White Collar

69.2%



Blue Collar

17.5%



Services

14.1%

3.6%

Unemployment Rate

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DEMOGRAPHICS

9240 Highway 119 ♦ Alabaster, AL ♦ 35007 ♦ Shelby County

DEMOGRAPHIC SUMMARY

9240 Highway 119, Alabaster, Alabama, 35007

Ring of 5 miles

KEY FACTS

56,707

Population



20,643

Households

37.3

Median Age

\$65,572

Median Disposable Income

EDUCATION

5.5%

No High School Diploma



24.8%

High School Graduate



28.1%

Some College/
Associate's Degree



41.6%

Bachelor's/Grad/ Prof Degree

INCOME



\$82,692

Median Household Income



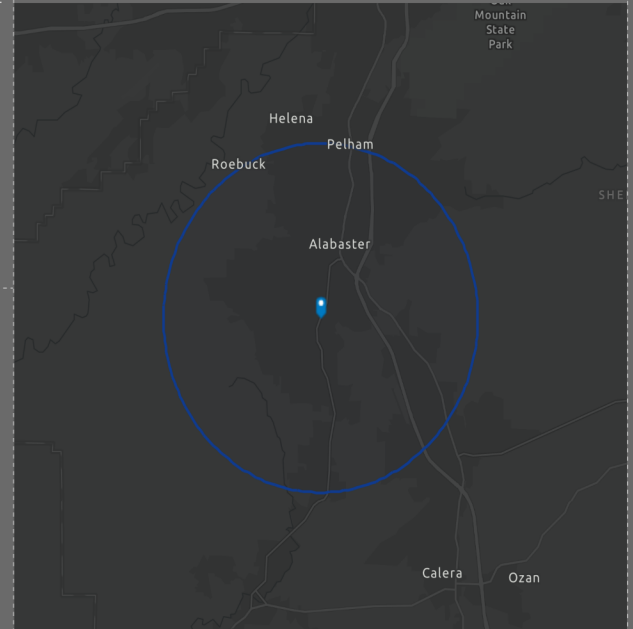
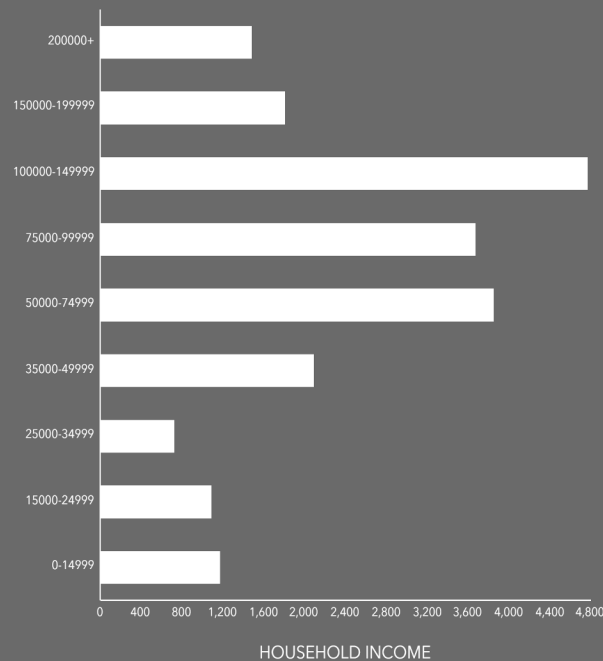
\$37,621

Per Capita Income



\$236,717

Median Net Worth



EMPLOYMENT



White Collar

68.8%



Blue Collar

18.3%



Services

13.9%

3.4%

Unemployment Rate

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