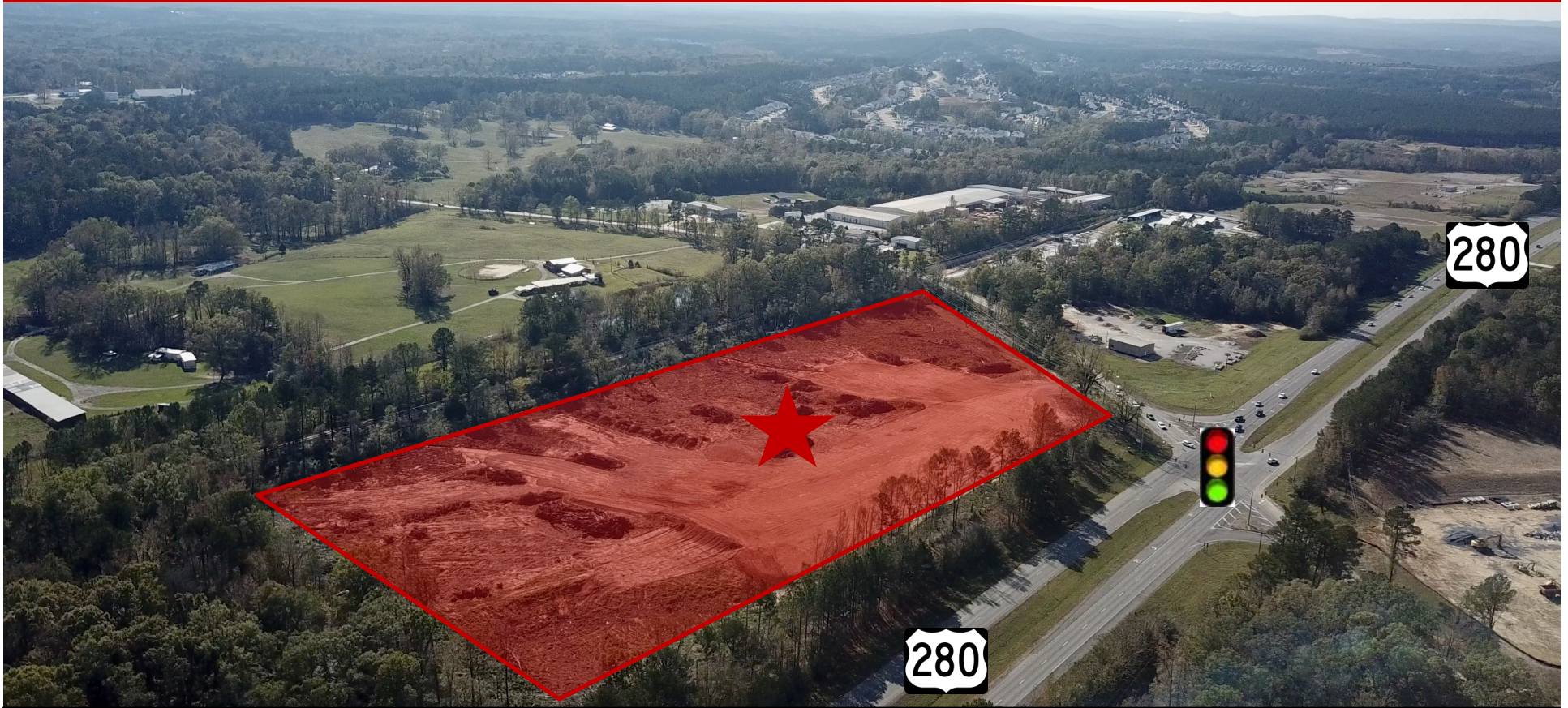


LAND FOR SALE

Hwy 280 at CR 51 ♦ Westover, AL ♦ 35185 ♦ Shelby County



SITE SIZE: 19.07 acres ♦ ASKING PRICE: \$3,800,000

Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate

MEMBER: **CCIM** Experts in Commercial Investment Real Estate
IR REALTOR **LoopNet™ CREXi**

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

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LOCATION DETAILS

Hwy 280 at CR 51 ♦ Westover, AL ♦ 35185 ♦ Shelby County

- ♦ Located at a Major 4 Way Intersection with Traffic Signal and Median Cut
- ♦ Will Divide, Develop, or Build to Suit
- ♦ Sewer, Water, Electrical, Phone, and Gas Utilities Available
- ♦ Traffic Count-Approx. 24,500 cars/day
- ♦ 850' +/- of Hwy 280 Road Frontage
- ♦ Offers Exceptional Commercial Development Potential in a Beautiful Suburb of Birmingham
- ♦ Superior Position and Access to the Growing Shelby County Marketplace
- ♦ Wall Street Journal Calls Shelby one of America's Wealthiest and Fastest Growing
- ♦ In the Geographic Center of Alabama
- ♦ Zoned Commercial— City of Westover
- ♦ 19.07 Acre cleared lot



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BIRD'S EYE VIEW

Hwy 280 at CR 51 ♦ Westover, AL ♦ 35185 ♦ Shelby County



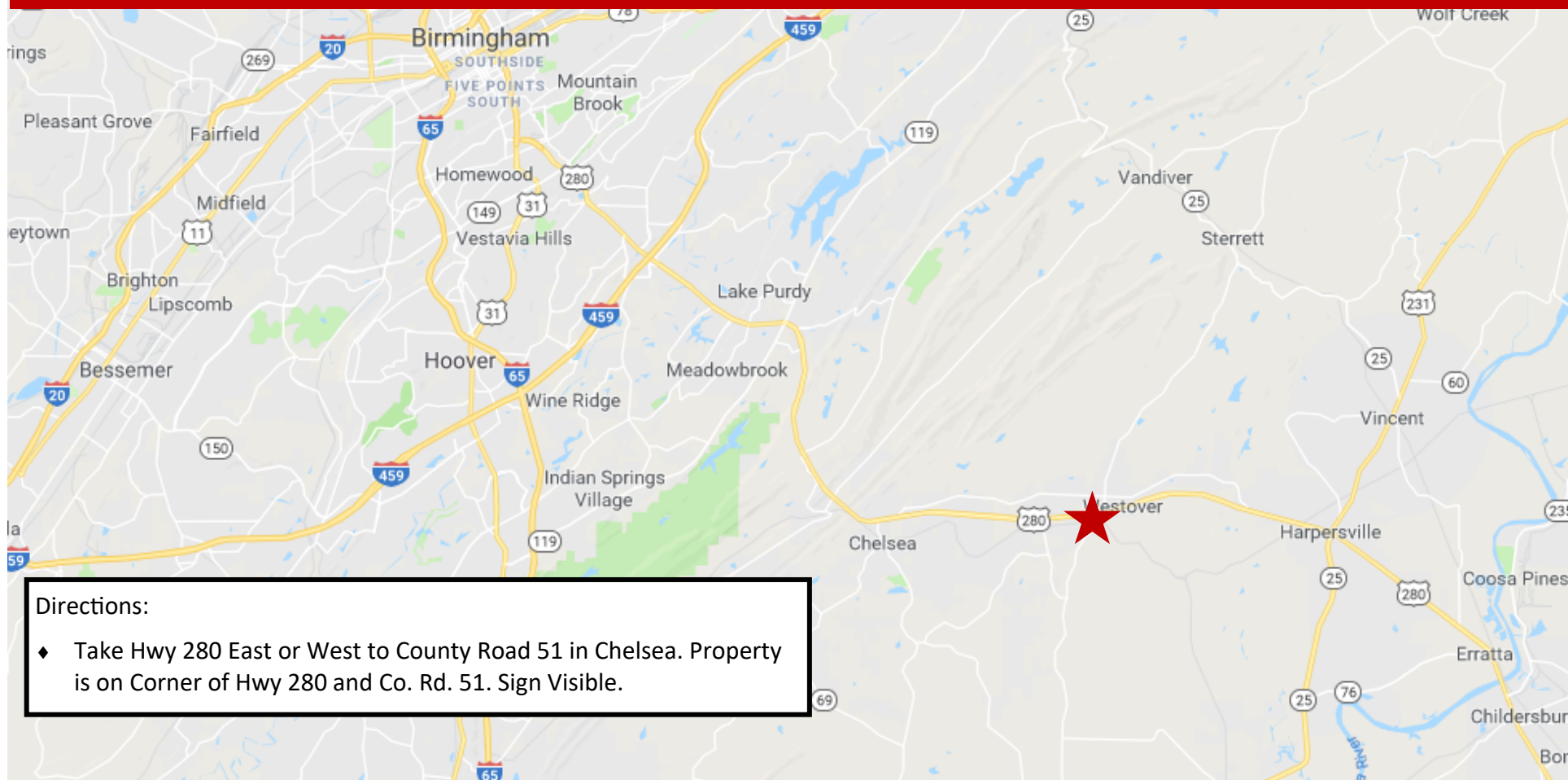
BIRD'S EYE VIEW

Hwy 280 at CR 51 ♦ Westover, AL ♦ 35185 ♦ Shelby County



LOCATION MAP

Hwy 280 at CR 51 ♦ Westover, AL ♦ 35185 ♦ Shelby County



Directions:

- ♦ Take Hwy 280 East or West to County Road 51 in Chelsea. Property is on Corner of Hwy 280 and Co. Rd. 51. Sign Visible.

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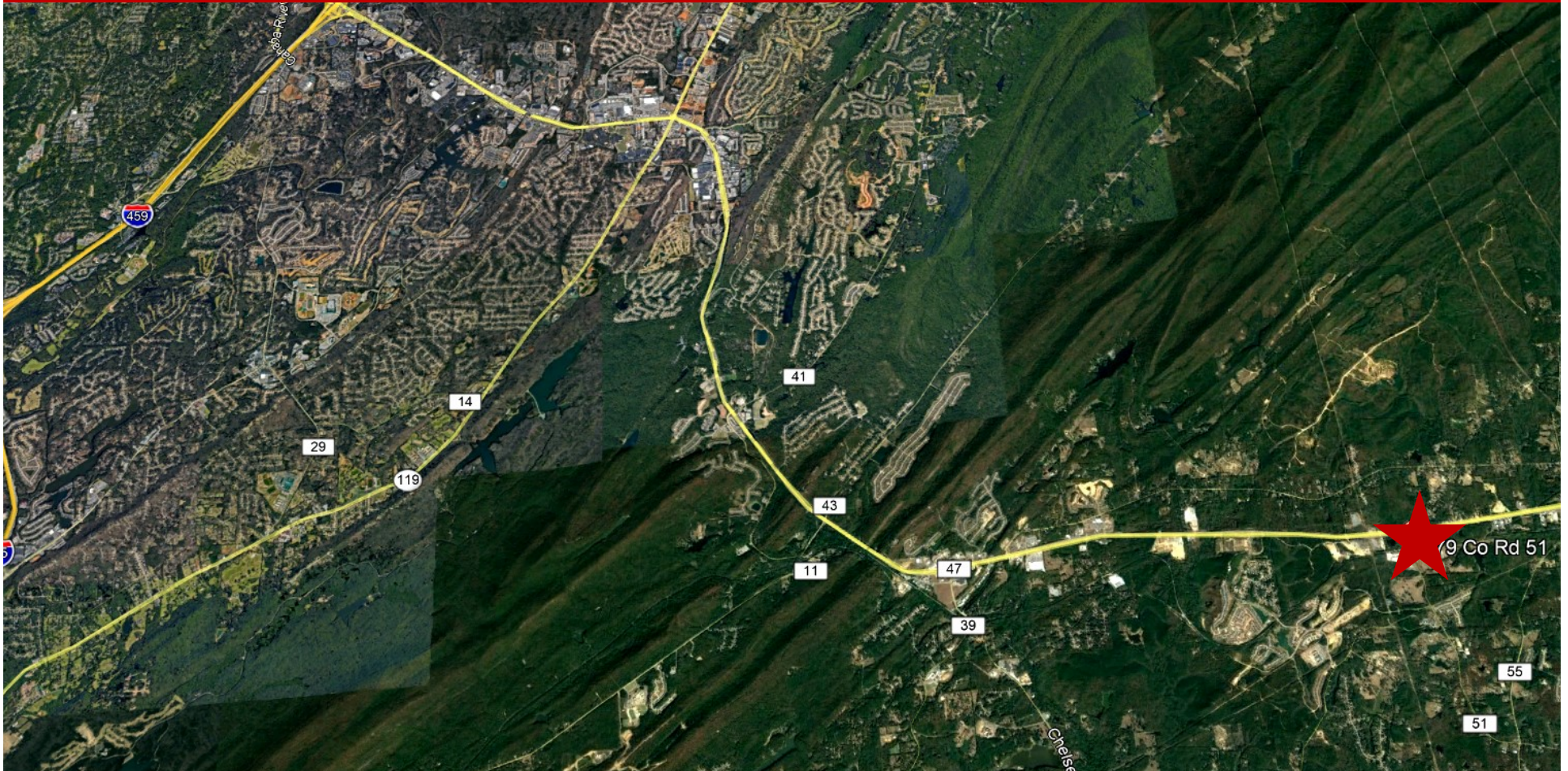
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AERIAL MAP

Hwy 280 at CR 51 ♦ Westover, AL ♦ 35185 ♦ Shelby County



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markdinan@bellsouth.net

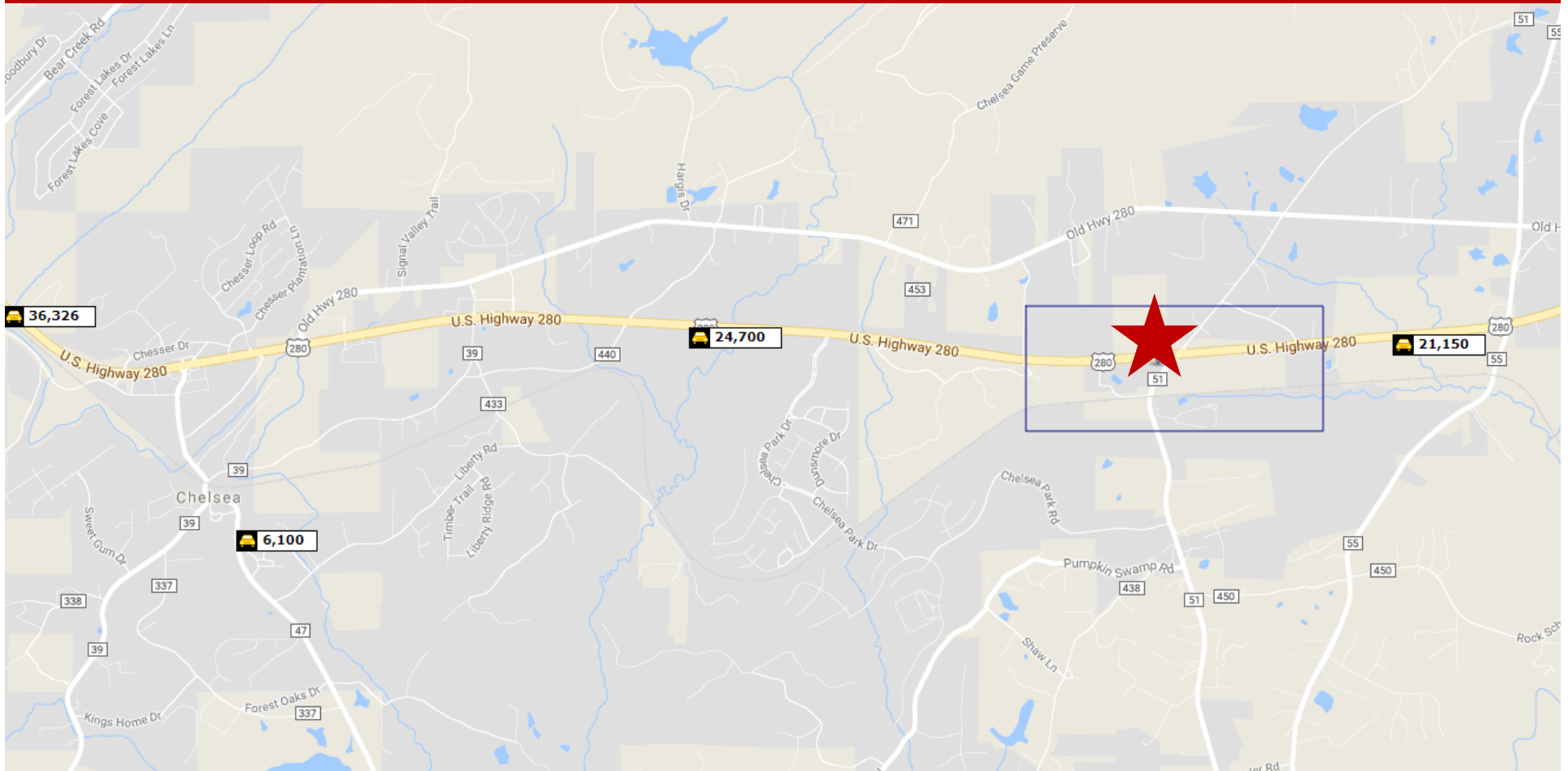
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TRAFFIC COUNTS

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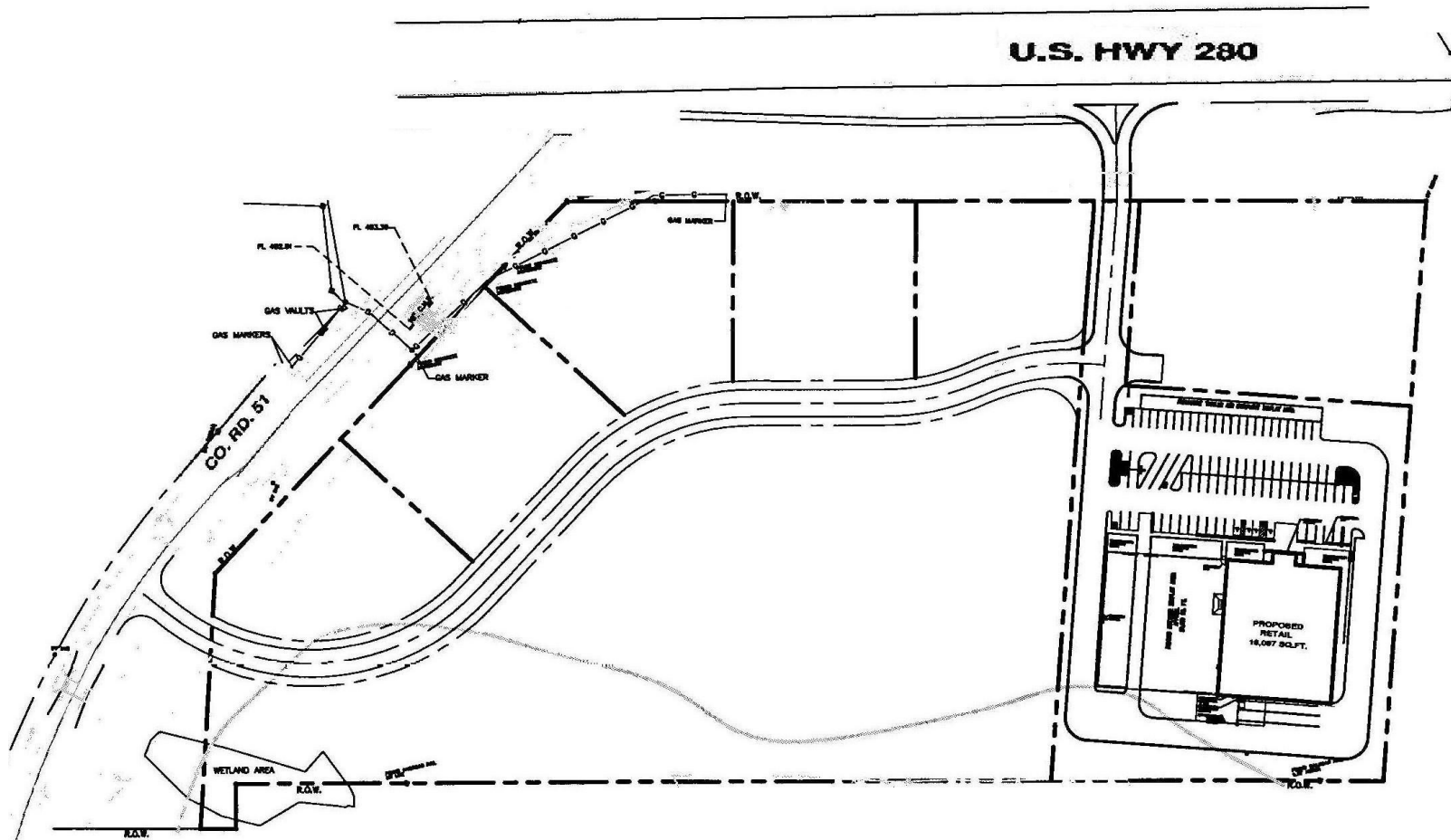
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CONCEPTUAL PLAN

Hwy 280 at CR 51 ♦ Westover, AL ♦ 35185 ♦ Shelby County



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DEMOGRAPHICS

Hwy 280 at CR 51 ♦ Westover, AL ♦ 35185 ♦ Shelby County

DEMOGRAPHIC SUMMARY

Hwy 280 CR 51

Ring of 5 miles

KEY FACTS

13,442

Population



4,969

Households

38.9

Median Age

\$73,375

Median Disposable Income

EDUCATION

3.4%

No High School Diploma



19.5%

High School Graduate



33.8%

Some College/ Associate's Degree



43.2%

Bachelor's/Grad/ Prof Degree

INCOME



\$91,039

Median Household Income



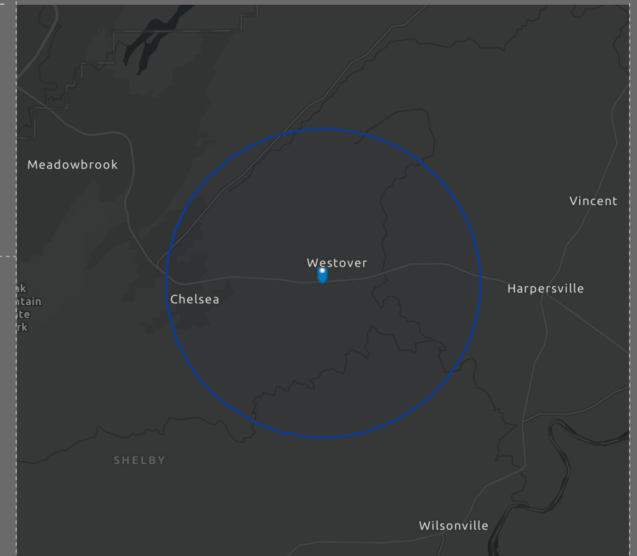
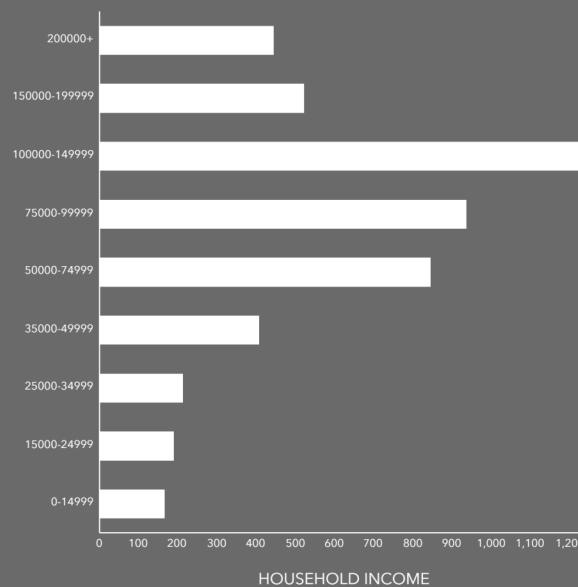
\$42,607

Per Capita Income



\$303,620

Median Net Worth



EMPLOYMENT



White Collar

70.4%



Blue Collar

20.3%



Services

10.9%

4.1%

Unemployment Rate

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