

# PRIME LAND FOR SALE

3028 & 3032 Hawkins Ln ♦ Fultondale, AL ♦ 35068 ♦ Jefferson County



**TWO CONTIGUOUS LOTS FOR SALE • WILL SELL SEPARATELY OR TOGETHER • \$795,000**

**Mark Dinan, MBA, CCIM**

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**MARK DINAN**  
Commercial & Investment Real Estate



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# PROPERTY DETAILS

3028 & 3032 Hawkins Ln ♦ Fultondale, AL ♦ 35068 ♦ Jefferson County

- ♦ Corner Lot and Adjoining Lot for Sale
- ♦ 3032 Hawkins Lane is 1.2 +/- Acre Corner Lot for \$500,000.
- ♦ 3028 Hawkins Lane is 1 +/- Acre adjoining lot for \$295,000.
- ♦ Lots are Fully graded with all utilities.
- ♦ Fronts US-Hwy 31 and 4 Way Signalized Intersection
- ♦ Across from Fultondale Promenade: A commercial Power Center, including high profile businesses such as Target, JCPenney, Ashley Furniture, Mugshots, Ross, Kay Jewelers, Five Below, Firehouse Subs, McDonald's, Chick-fil-A, Five Guys, Chili's, and many others,
- ♦ Growing corridor bolstered by nearby businesses, residential areas, churches, and schools.
- ♦ Zoned B-2 City of Fultondale
- ♦ 6.3 Miles from Downtown Birmingham, and 8.1 Miles from Birmingham Shuttlesworth International Airport
- ♦ Local activity includes recreation, shopping, dining, entertainment.
- ♦ Traffic Counts: 22,946 Vehicles Per Day on US-Hwy 31
- ♦ Total Taxes: \$862.87



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# ZONING ORDINANCE

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## 13.2 Uses Permitted

The following uses shall be permitted in the B-2 General Business District. Similar uses to those listed may also be permitted subject to Article III, Administration and Review Procedures, Subsection 2.12, Interpretation Of Uses, and Subsection 2.11, Unclassified Uses.

### A. Commercial Uses

1. Bakeries (Minor)
2. Business or Professional Offices
3. Banks or Financial Services
4. Business Support Service
5. Clinics
6. Commercial Parking
7. Commercial Schools
8. Convenience Stores
9. Day Care Centers
10. Entertainment (Indoor)
11. General Retail Businesses (Enclosed)
12. General Retail Businesses (Unenclosed)
13. Home Improvement Centers
14. Medical Support Services
15. Personal Services
16. Printing Establishment (Minor)
17. Restaurants (Standard)
18. Studios
19. Vehicle Repair (Minor, See Definition Section)
20. Vehicle Sales or Rentals

### B. Institutional Uses

1. Clubs
2. Community Centers or Civic Centers
3. Community Service Clubs
4. Public Utility Services

## Special Exception Uses

The following uses may be permitted subject to the approval of the Zoning Board of Adjustment and further subject to appropriate permits being issued by the City. See Article VIII, Special Exception Uses, Section 1.0 and Subsections 1.1 and 1.2.

### A. Commercial Uses

1. Campgrounds
2. Car Washes
3. Funeral Homes
4. Garden Centers or Nurseries
5. Gasoline Service Stations, Subject to Article VIII, Section 4.0.
6. Hotels and Motels
7. Liquor Lounges
8. Major Vehicle Repair Services as defined in Article IV, Definitions.
9. Mini-warehouses, Subject to Article VIII, Section 10.0.
10. Restaurants (Fast Food, Subject to Article VIII, Section 5.0.
11. Shopping Centers, Subject to Article VIII, Section 3.0.
12. Truck Stops

### B. Institutional Uses

1. Country Clubs
2. Hospitals
3. Parks
4. Places of Worship
5. Public Assembly Centers
6. Public Buildings, Subject to Article VI, Section 2.0, Subsection 2.5.
7. Public Utility Facilities
8. Schools
9. Nursing Care Facility, See Section VIII, Section 7.0.
10. Domiciliary Care Facility

### C. Temporary Uses

1. Seasonal Sales, Subject to Article IV, subsection 5.6

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# ZONING ORDINANCE

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## 13.4 Area and Dimensional Regulations

Except as may be provided for elsewhere in this Ordinance, the following area and dimensional regulations shall apply:

Minimum Lot Size: None specified, although the lot size shall be adequate to provide for the required parking, buffers, storage and servicing of the buildings.

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Minimum Lot Width: None specified, although it is the intent of this Ordinance that lots be of sufficient width to allow for the proposed use, along with adequate space for parking, buffers, storage and the servicing of the building(s).

Minimum Yard Setbacks:

Front: 35 feet  
Rear: 35 feet \*  
Side: 35 feet \*\*

Maximum Height: Forty-five feet (45') or four (4) stories

Corner Lots: Setbacks shall be the same on both streets or roads.

\* Rear yard may be reduced to fifteen feet (15') if the adjoining rear property is zoned commercial or light industrial.

\*\* If adjoining property is zoned commercial or light industrial, interior side yard setback may be reduced to zero feet (0'), provided that all portions of the side of the structure is enclosed with an un-pierced fire-wall of four (4) hour fire construction. In addition, if the structure is not built to the side lot line, a minimum setback of at least fifteen feet (15') shall be maintained.

## 13.5 Buffer Requirements

Unless otherwise stipulated, when any use allowed in this district is located adjacent to any occupied residential lot or a lot that is zoned residential, such use shall provide a minimum buffer yard width of twenty-five feet (25'). See Article VII, Supplemental Regulations, Subsections 13.0 through 13.3.

## 13.6 Additional Regulations (When Applicable)

- A. Administration and Review Procedures, Article III.
- B. Definitions, Article IV.
- C. General Regulations, Article V.
- D. Supplemental Regulations, Article VII.
- E. Special Exception Uses, Article VIII.
- F. Off-street Parking and Loading Regulations, Article IX.
- G. Sign Regulations, Article X.

- H. Each structure located in the B-2 General Business District shall have a service yard or yards adequate for the handling of waste and garbage and the loading and unloading of vehicles. Such service yard shall be paved, have access to a public street or alley, be located to the rear or side of the primary structure(s) and be enclosed on three sides with a wall or fence, at least six feet (6') in height and adequate to conceal

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the service yard from public view.

- I. No exterior lighting fixture, including lighting for parking areas, walkways, general illumination or any other purposes except legal signs shall exceed twenty-five feet (25') in height measured from the ground and shall be located and constructed in such a manner so as to direct the beam of light away from any adjacent areas.

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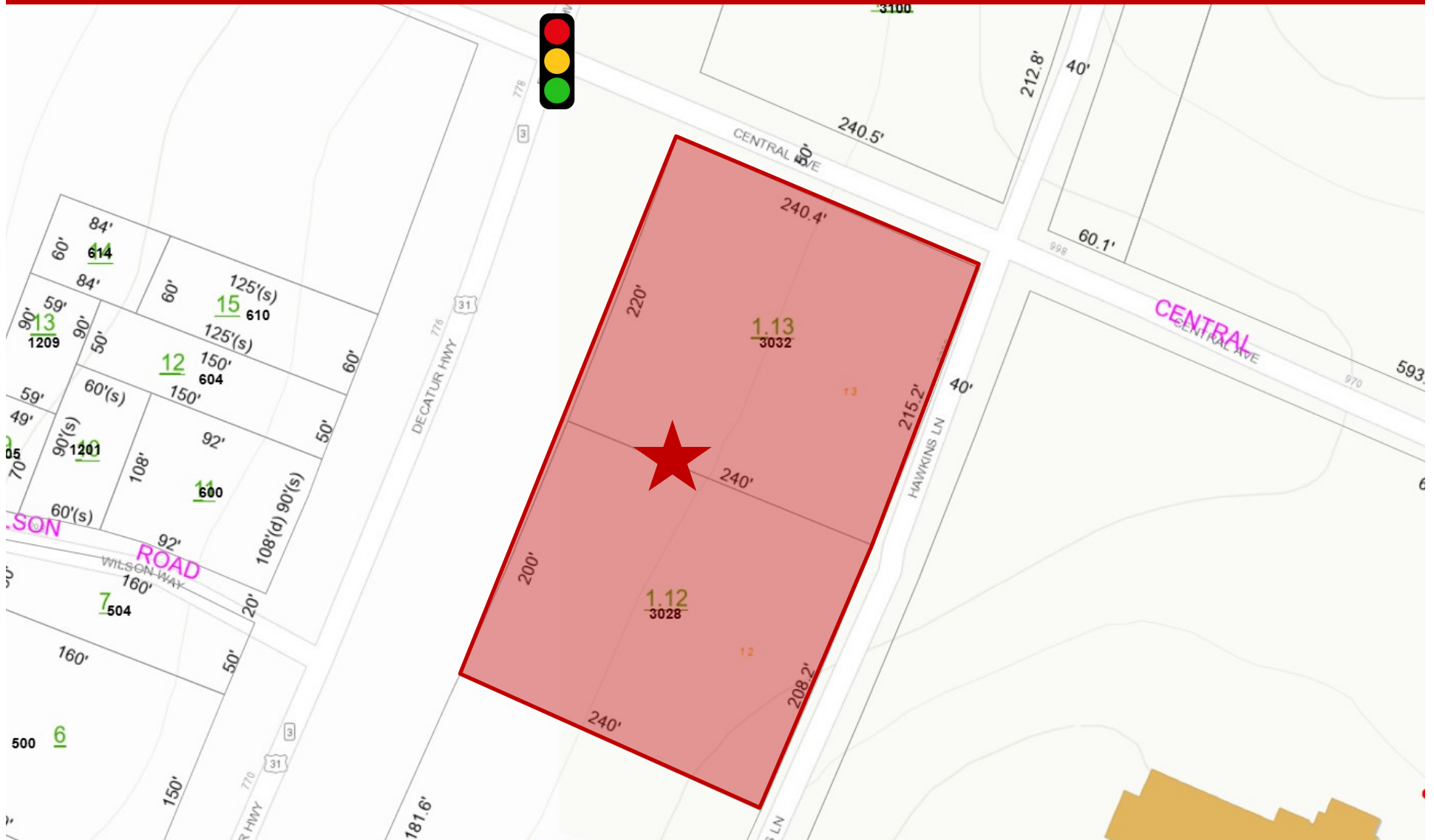
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# PLAT MAP

3028 & 3032 Hawkins Ln ◇ Fultondale, AL ◇ 35068 ◇ Jefferson County



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# AERIAL PLAT MAP

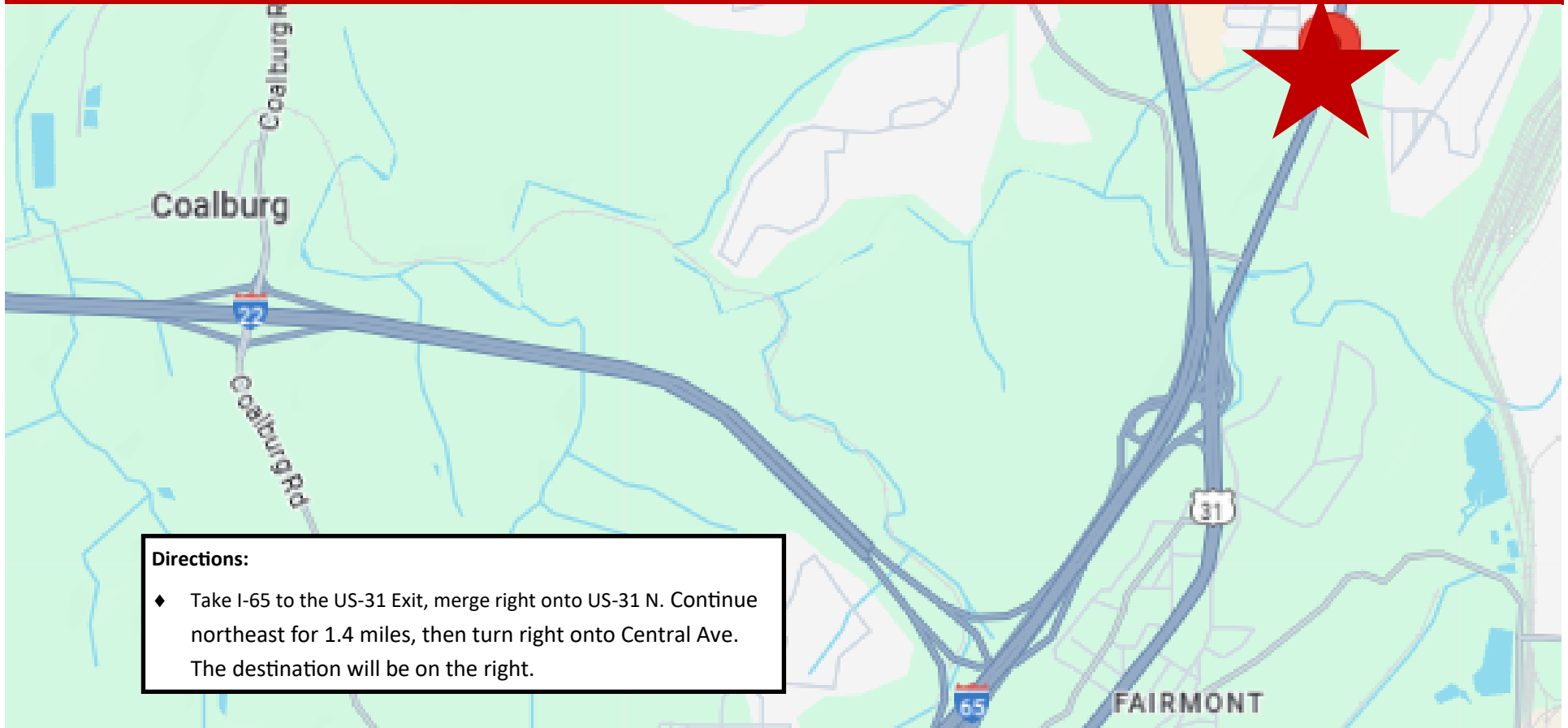
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# LOCATION MAP

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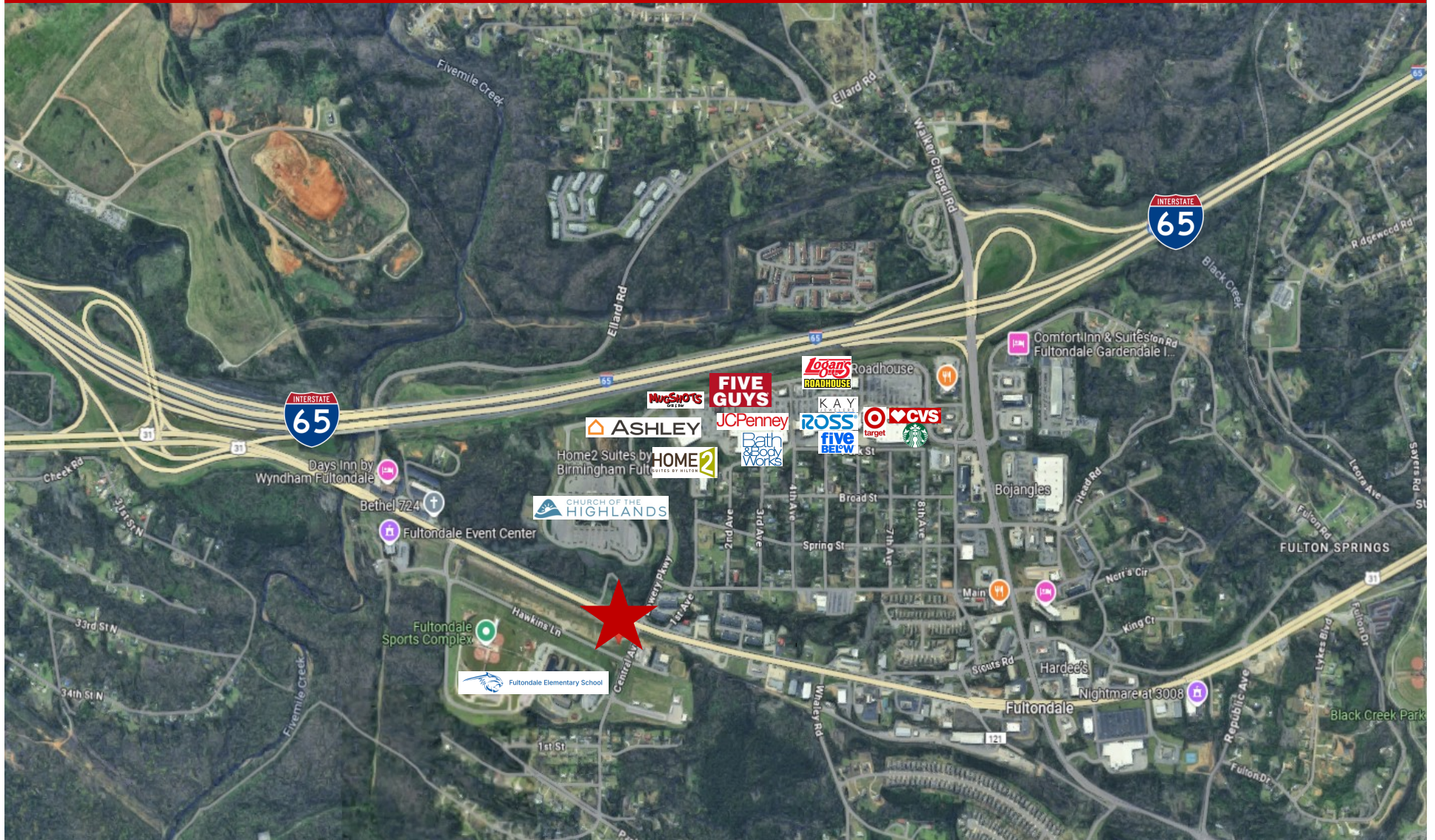
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# AERIAL MAP

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# DEMOGRAPHICS

3028 & 3032 Hawkins Ln ♦ Fultondale, AL ♦ 35068 ♦ Jefferson County

## DEMOGRAPHIC SUMMARY

3032 Hawkins Ln, Fultondale, Alabama, 35068 2

Ring of 5 miles

### KEY FACTS

62,850

Population



25,282

Households

39.6

Median Age

\$40,146

Median Disposable Income

### EDUCATION

14.1%

No High School Diploma



33.1%

High School Graduate



32.3%

Some College/  
Associate's Degree



20.5%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$49,921

Median Household Income



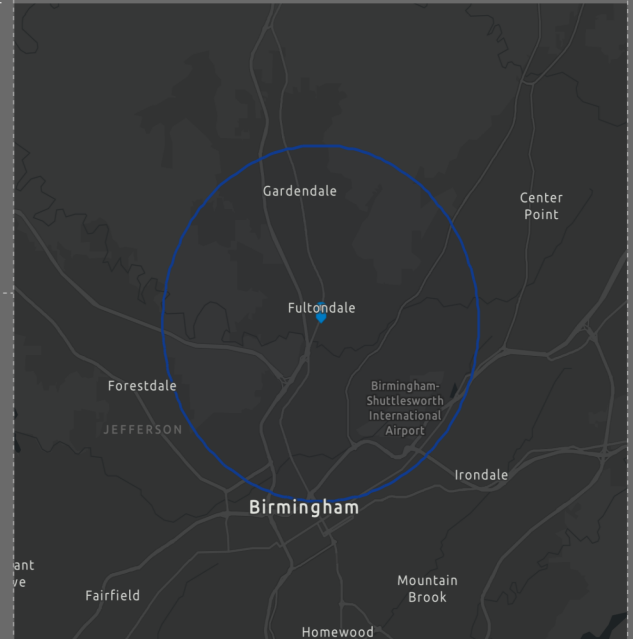
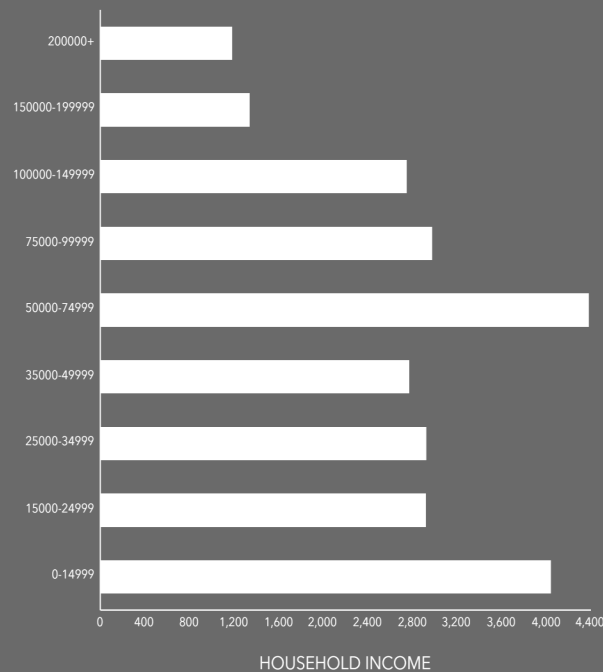
\$27,880

Per Capita Income



\$72,240

Median Net Worth



### EMPLOYMENT



White Collar

58.0%



Blue Collar

27.3%



Services

19.7%

6.1%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

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