

PRIME 9.85+/- ACRE COMMERCIAL CORNER FOR SALE

U.S. Hwy 280 at Co Rd 440 ♦ Chelsea, AL ♦ 35185 ♦ Shelby County



SITE SIZE: 9.85 +/- Acres ♦ PRICE: \$244,000 per Acre

Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate

MEMBER:  Experts in Commercial Investment Real Estate
  LoopNet™  CREXi

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

PROPERTY HIGHLIGHTS

U.S. Hwy 280 at Co Rd 440 ♦ Chelsea, AL ♦ 35185 ♦ Shelby County

- ♦ 9.85 +/- Acre Lot, located at 3 Way Intersection.
- ♦ All Utilities Available.
- ♦ Easy access and extensive visibility on US 280 and CR 440.
- ♦ Excellent Frontage 1,300 +/- ft on Hwy 280, 1,200 +/- ft on CR 440.
- ♦ Over 25,000 Vehicles Per Day on US Hwy 280 / CR 440.
- ♦ City of Chelsea just approved new 14 acre, \$75 million Chelsea Plaza; a retail/commercial development, with completion slated for 2026.
- ♦ 162,967 SF Target Anchored Shoppes at Chelsea planned nearby.
- ♦ Chic-fil-a, Aldi, 7 Brew and many other retailers flooding to Chelsea.
- ♦ Chelsea features activity generators Publix, Aldi and Wal-Mart.
- ♦ High growth residential development underway at nearby Chelsea Park, Pine Mountain, Pine Mountain Preserve and many other neighborhoods.
- ♦ Steady population growth and residential expansion feed demand for retail, service, personal services, restaurants and medical uses.
- ♦ Chelsea is one of the fastest growing cities in Alabama.
- ♦ Chelsea attracting educated young families with high quality of life.
- ♦ Demographics highlighted with high levels of home ownership.
- ♦ Zoned B-2, Overlay District City of Chelsea.
- ♦ Exceptional development potential in a beautiful suburb of Birmingham.
- ♦ Owner has engineered plans with grading and development costs.
- ♦ Ideal for commercial, medical or mixed use development.
- ♦ WSJ: Shelby one of America's Wealthiest and Fastest Growing Counties
- ♦ Price: \$244,000 per acre.
- ♦ Contact Mark Dinan at 205-243-3434 for details. Call or Text.



CHELSEA UPCOMING NEW DEVELOPMENTS

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AERIAL LOCATION MAP

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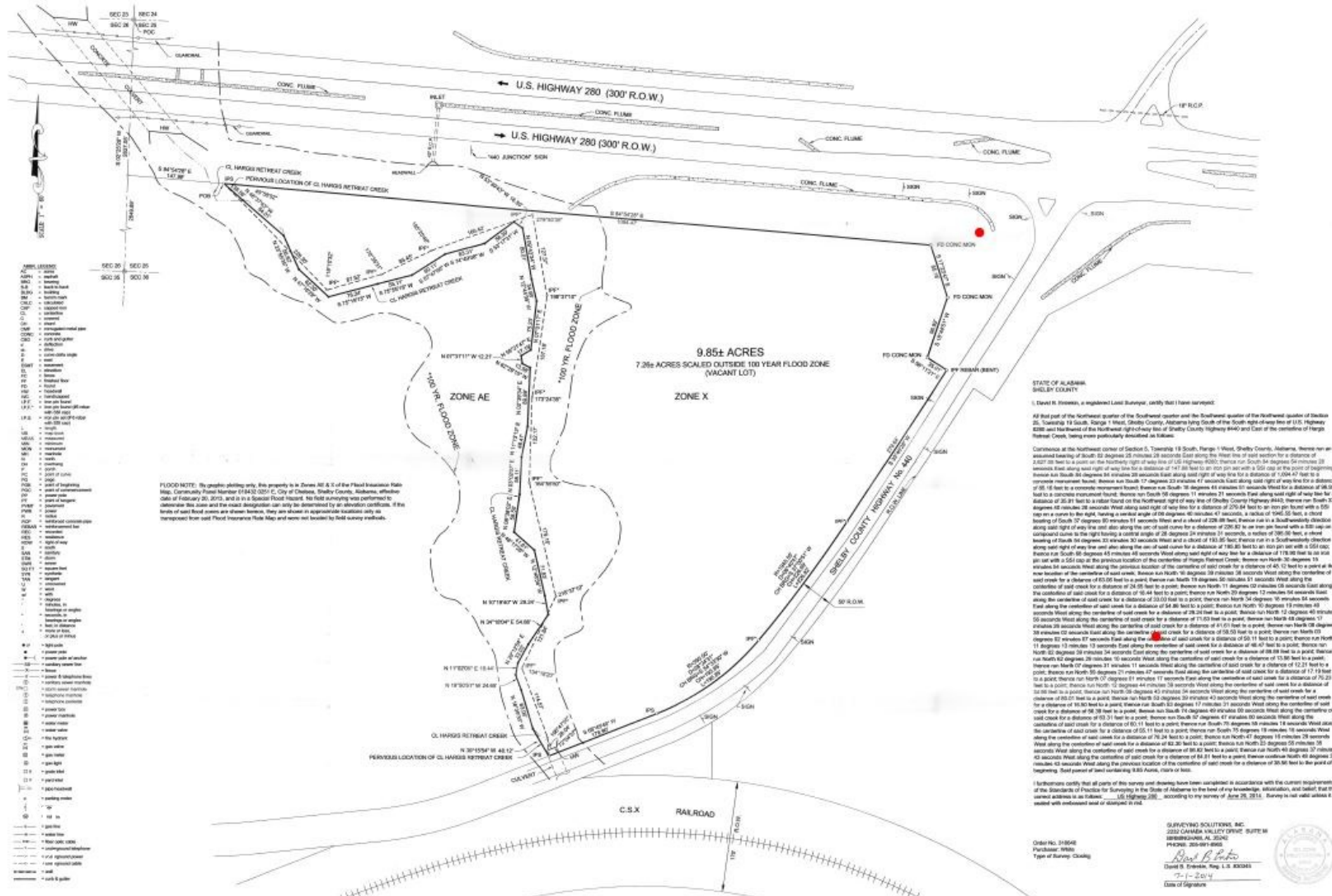
CONCEPTUAL GRADING PLAN

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SURVEY

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AERIAL PLAT MAP

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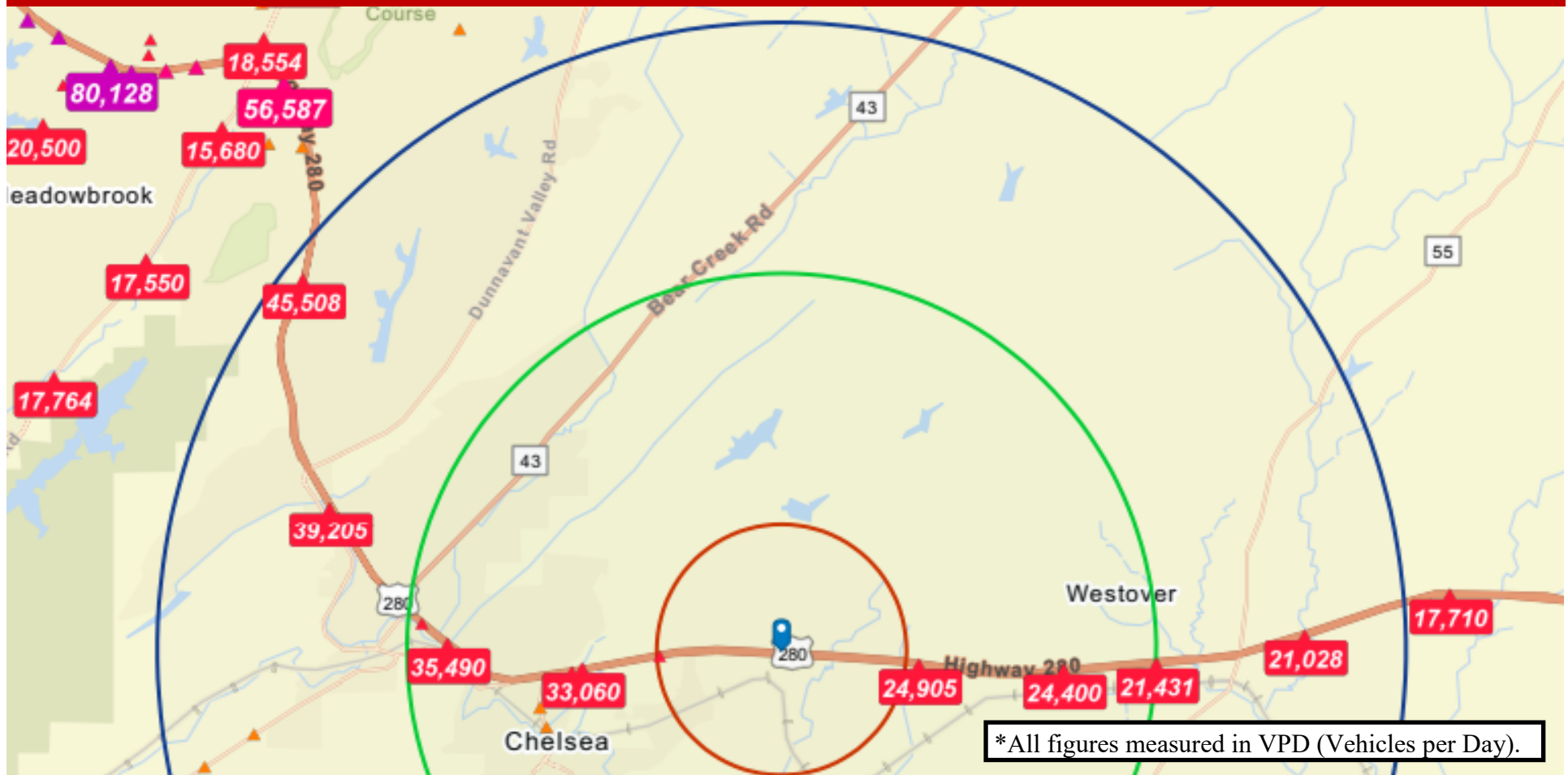
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TRAFFIC COUNT MAP

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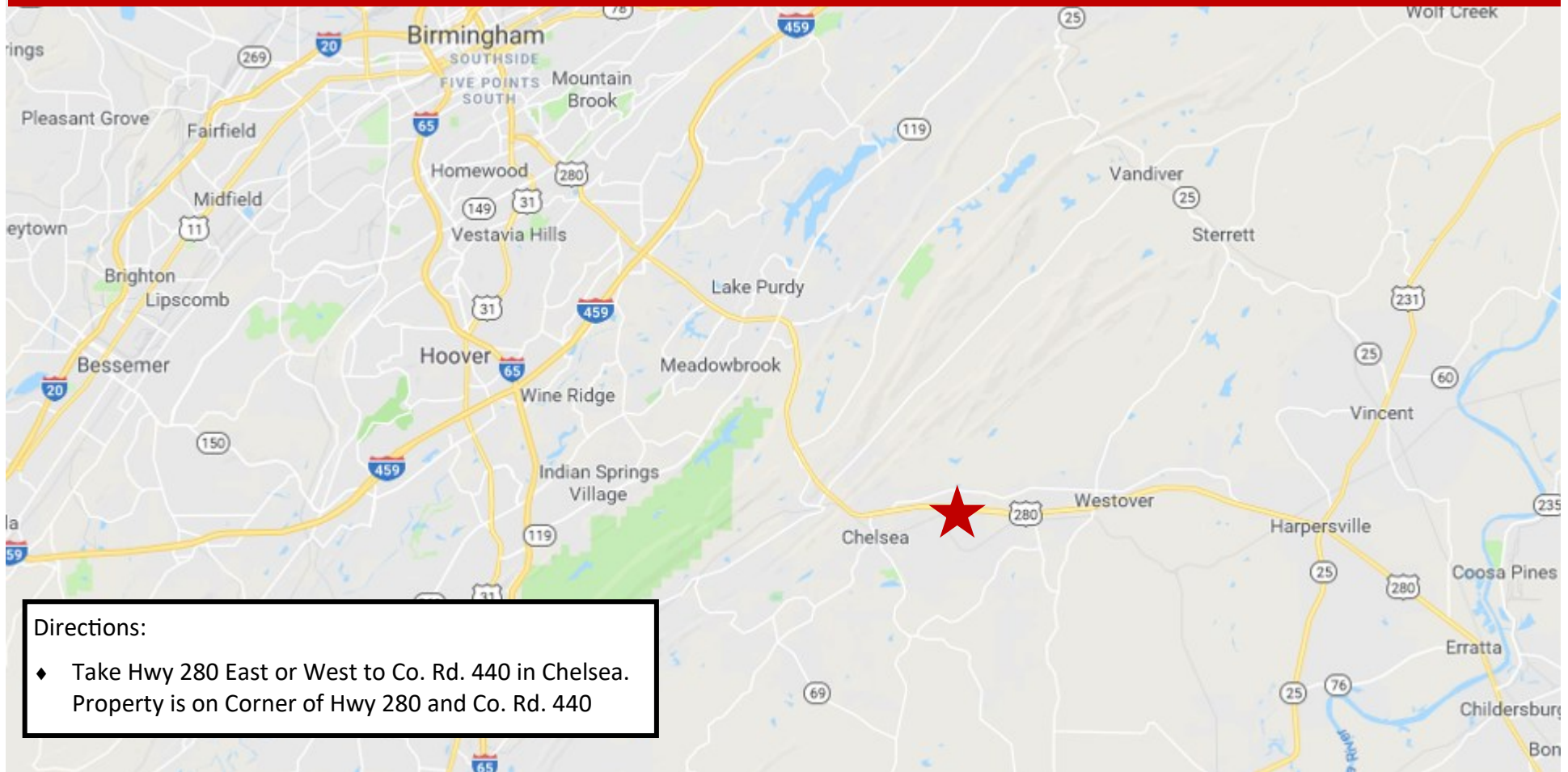
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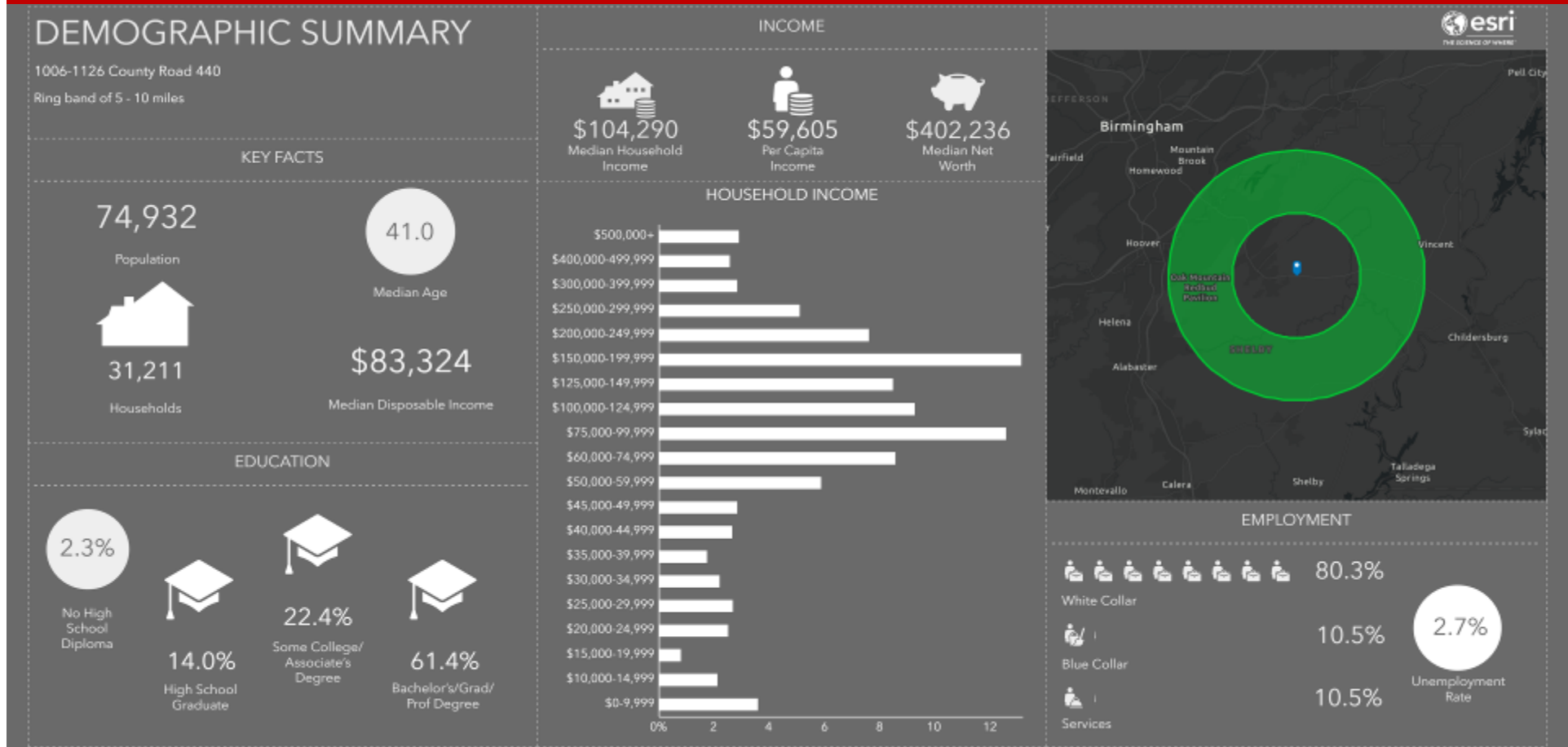


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DEMOGRAPHICS

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CHELSEA NEW RESIDENTIAL DEVELOPMENTS

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Chelsea Park

One of Chelsea's most sought after communities, featuring beautifully landscaped entrance and iconic 100-foot clock tower. Inside the neighborhood offers an exceptional array of amenities including multiple parks, a playground, scenic lakes, a resort style pool, as well as Chelsea Park Elementary School.

Schools near Chelsea Park

- Chelsea Park Elementary School
- Chelsea Middle School
- Chelsea High School

Private schools near Chelsea Park

- Briarwood Christian School
- Our Lady of the Valley School
- Indian Springs School
- Westminster School
- Hilltop Montessori School

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CHELSEA NEW RESIDENTIAL DEVELOPMENTS

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Pine Mountain

A growing, planned residential community with farmhouse style floor plans with excellent curb appeal. Convenient access to local amenities, schools, recreation, and shopping. Convenient access to shopping and recreation. hiking and bridle trails, communal recreation sites, and raw undisturbed land with panoramic views.

Schools near Pine Mountain Preserve

- Chelsea Park Elementary School
- Chelsea Middle School
- Chelsea High School

Private schools near Pine Mountain Preserve

- Briarwood Christian School
- Our Lady of the Valley School
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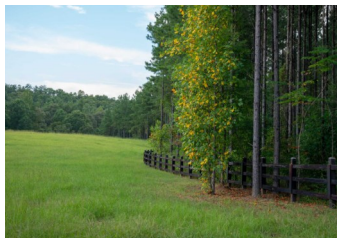
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CHELSEA NEW RESIDENTIAL DEVELOPMENTS

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Pine Mountain Preserve

A small, exclusive settlement surrounded by hundreds of acres of conservation easement land. Structured as a private gated community that boasts large acreage lots with farmhouse architecture. Convenient access to shopping and recreation, hiking and bridle trails, communal recreation sites, and raw undisturbed land with panoramic views.

Schools near Pine Mountain Preserve

- Chelsea Park Elementary School
- Chelsea Middle School
- Chelsea High School

Private schools near Pine Mountain Preserve

- Briarwood Christian School
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