

PRIME LAND FOR SALE

4728 Highway 36 ♦ Chelsea, AL ♦ 35043 ♦ Shelby County



3.53 +/- Acres ♦ Price: \$167,000

Mark Dinan, MBA, CCIM

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markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate



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

PROPERTY DETAILS

4728 Highway 36 ♦ Chelsea, AL ♦ 35043 ♦ Shelby County

- ♦ 3.53 +/- Acre Lot
- ♦ 170' Frontage on Highway 36
- ♦ Over 10,600 Vehicles per day on Highway 11, 3,200 On Highway 36
- ♦ Chelsea has experienced over 50% population growth in the last 10 years. Strong housing market driven by new development.
- ♦ Construction of new 15 Acre Foothills Business Park underway.
- ♦ Current Zoning is A-1 Agricultural
- ♦ Adjoining property is zoned B-2.
- ♦ Ideal for rezoning for many uses to serve rapidly growing area.
- ♦ Adjacent to major signalized intersection at Highway 11.
- ♦ Close proximity to I-65 and U.S. Highway 280 growth areas.
- ♦ New sports facilities, building upgrades, and 2,892-seat high school stadium recently completed.
- ♦ Chelsea ranked 3rd Most Successful City in Alabama by Zippia, and 10th Best City in Alabama for Young Families by LendingTree
- ♦ Property Taxes: \$685.52/year



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ZONING DETAILS

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A-1 Agricultural District, Permitted Uses

- ♦ Single-family residential dwellings.
- ♦ Accessory structures.
- ♦ Manufactured (mobile) homes on lots of a one-acre minimum in size in accordance with the requirements set forth in Article XXV, section 9, detailed use regulations, manufactured (mobile) homes.
- ♦ The raising and keeping of livestock or fowl, excluding meat and poultry processing
- ♦ The raising of crops, except in greenhouses, including trees, wildlife refuges, and forest preserves for the sale only of products produced on the same lot.
- ♦ Stable.
- ♦ Riding academies.
- ♦ Home occupations in accordance with the requirements set forth in Article XXV, section 6, detailed use regulations, home occupation.
- ♦ Churches.
- ♦ Public schools.
- ♦ Golf club or golf course. A par three golf course, miniature course, or practice golf driving range operated for commercial purposes are prohibited.
- ♦ Recreational facilities designed and intended to serve only the residents of the development.
- ♦ Home day care.

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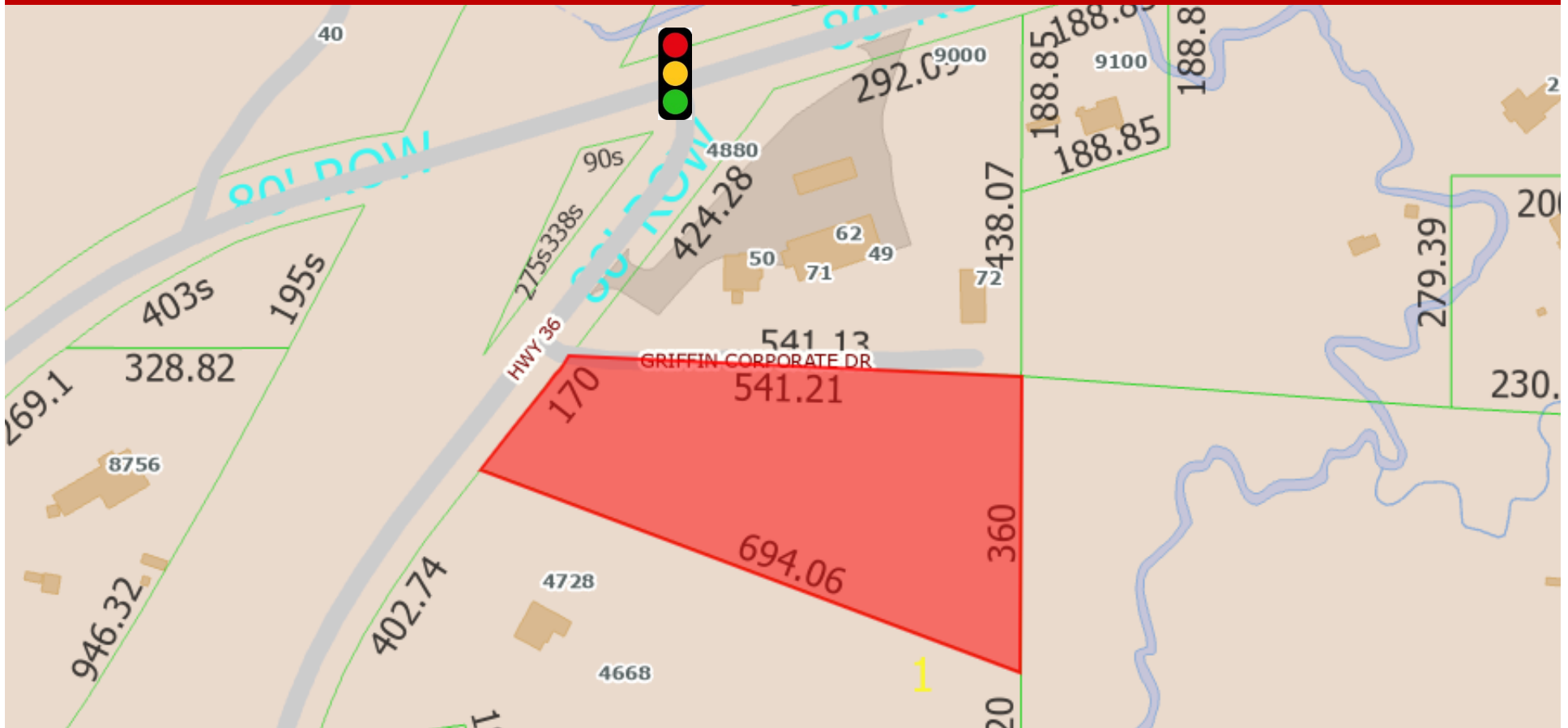
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PLAT MAP

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AERIAL PLAT MAP

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MEMBER:  **LoopNet™**  **CoStar™**

 **CCIM** Experts in Commercial Investment Real Estate

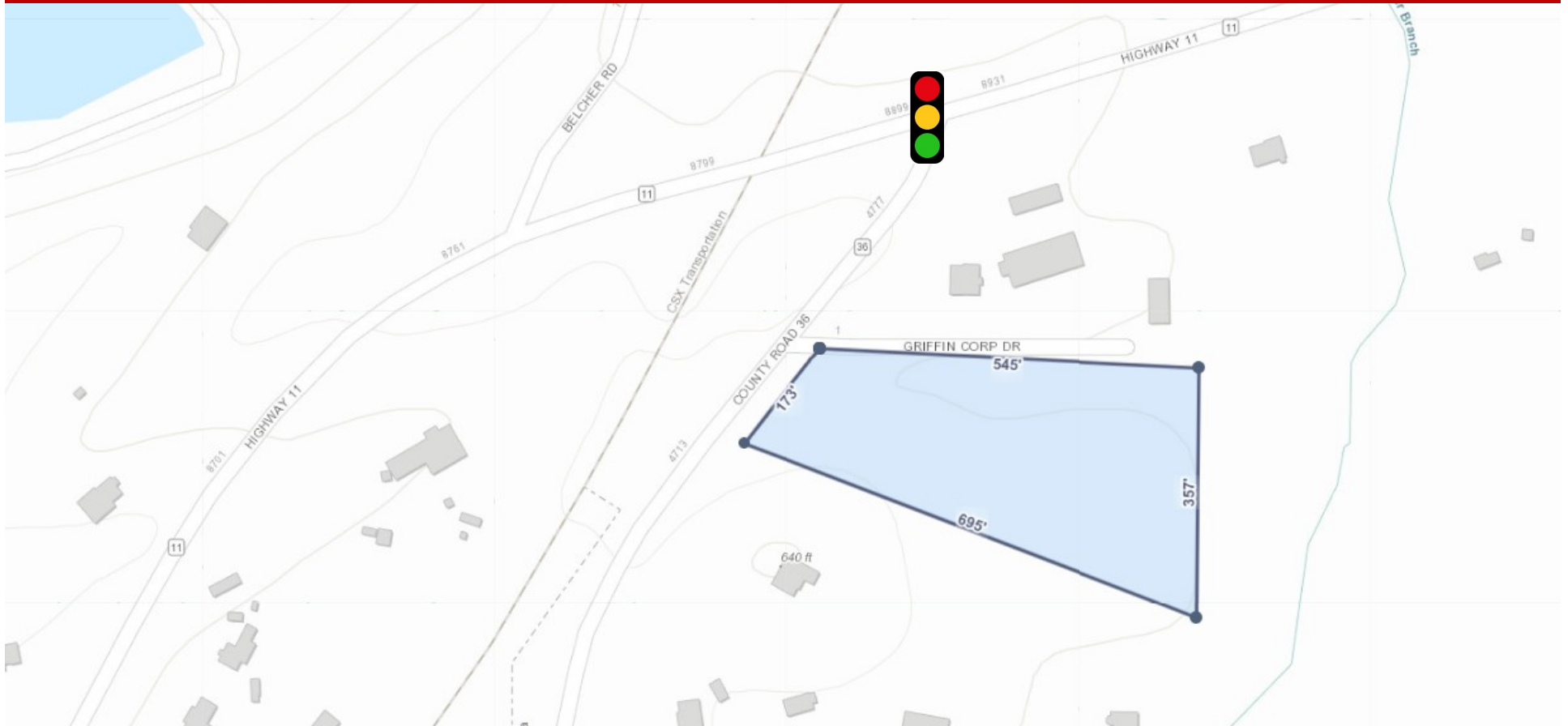
 **International Council of Shopping Centers**

 **CREXi** 

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TOPOGRAPHICAL MAP

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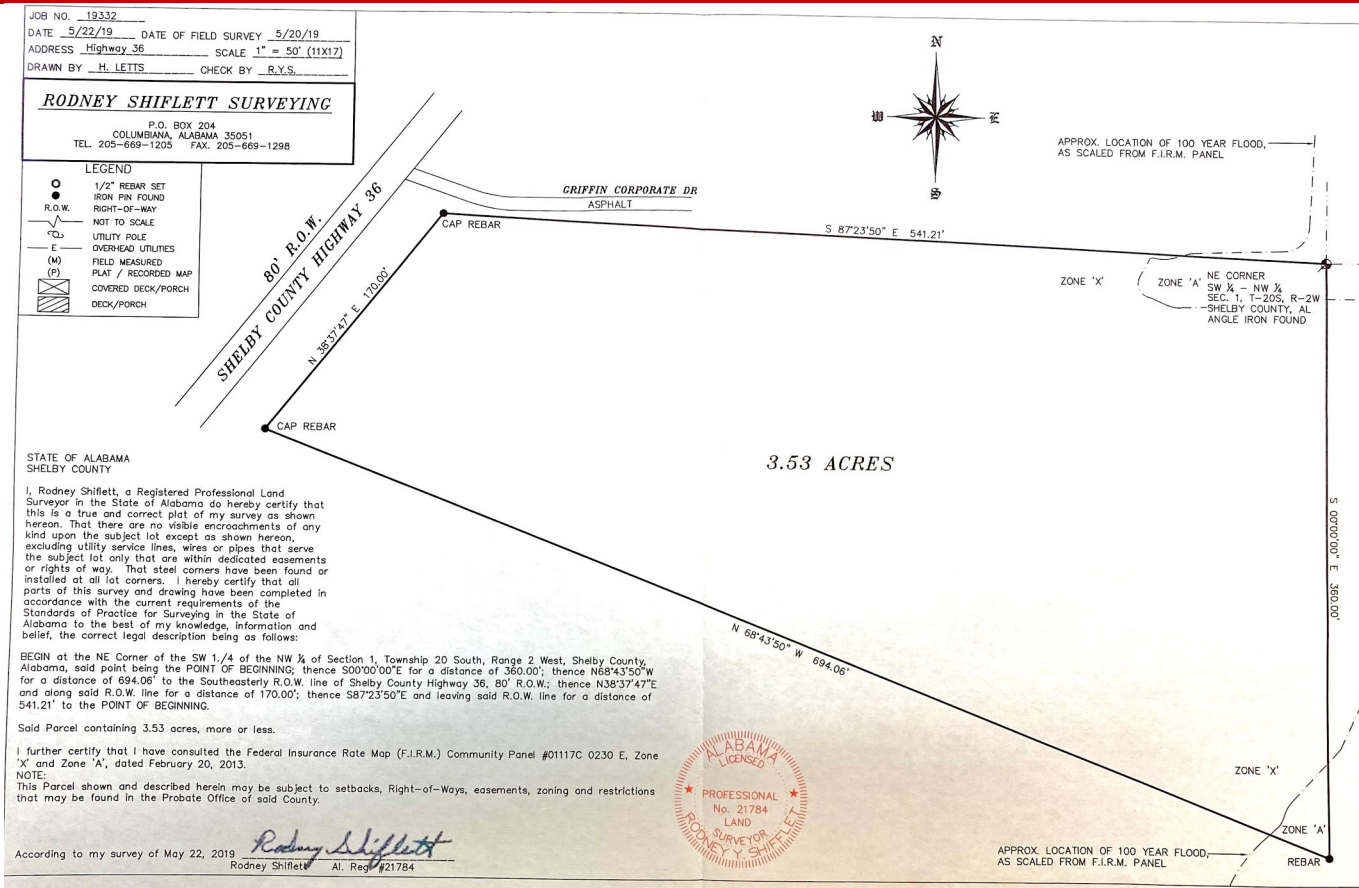
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SURVEY

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LOCATION MAP AERIAL VIEW

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Directions:

- ♦ Take Hwy 11 to the intersection of CR 36, and turn onto CR 36. The destination will be on the left.



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DEMOGRAPHICS

4728 Highway 36 ♦ Chelsea, AL ♦ 35043 ♦ Shelby County

DEMOGRAPHIC SUMMARY

4728 Highway 36, Chelsea, Alabama, 35043

Ring of 5 miles

KEY FACTS

31,846

Population



11,364

Households

42.2

Median Age

\$98,078

Median Disposable Income

EDUCATION

2.8%

No High School Diploma



14.7%

High School Graduate



25.5%

Some College/
Associate's Degree



56.9%

Bachelor's/Grad/
Prof Degree

INCOME



\$123,700

Median Household Income



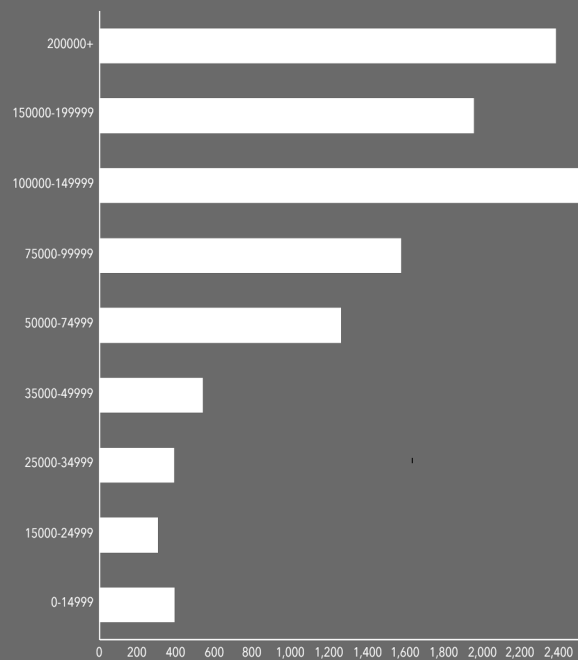
\$53,786

Per Capita Income

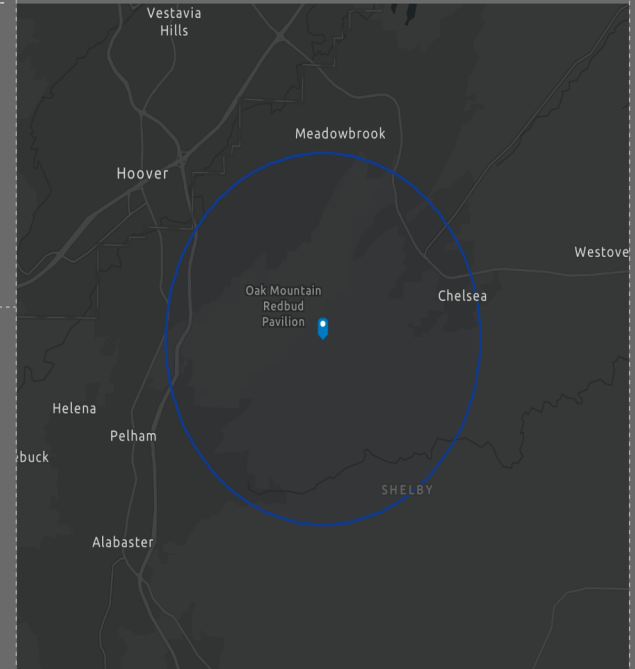


\$668,499

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

79.4%



Blue Collar

12.0%



Services

10.1%

3.1%

Unemployment Rate

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