

COMMERCIAL LOTS FOR SALE

12397 Highway 11 ♦ Chelsea, AL ♦ 35043 ♦ Shelby County



3.09 +/- ACRE LOT / SALE PRICE: \$875,000

Mark Dinan, MBA, CCIM

(c) 205-980-3434

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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

12397 Highway 11 ♦ Chelsea, AL ♦ 35043 ♦ Shelby County

- A+ Location poised for high growth.
- 3.08 +/- Acres
- 670' +/- road frontage on Hwy 11.
- Ideal for commercial development.
- Access installed at Highway 11.
- Zoned B-2, Overlay District, City of Chelsea
- Next to brand new Neighborhood Convenience Store.
- High visibility and exposure.
- Rough graded site has utilities available.
- Highway 11 traffic growing rapidly from I-65 in Pelham and Alabaster to U.S Highway 280 to Chelsea..
- Rare development opportunity with good land.
- Gateway to rapidly growing area.
- Owner will sell all or part of total 7 acre parcel.



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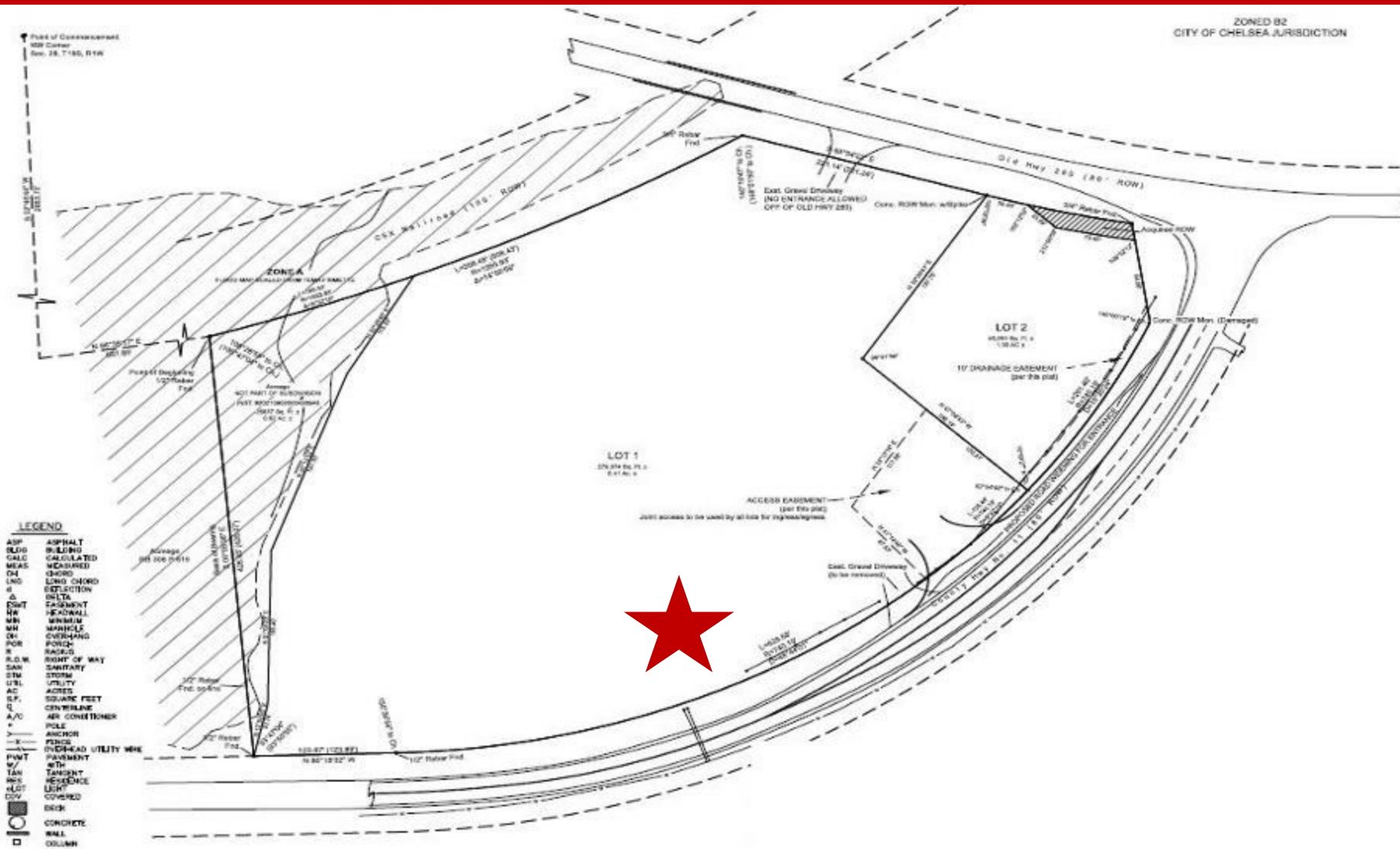
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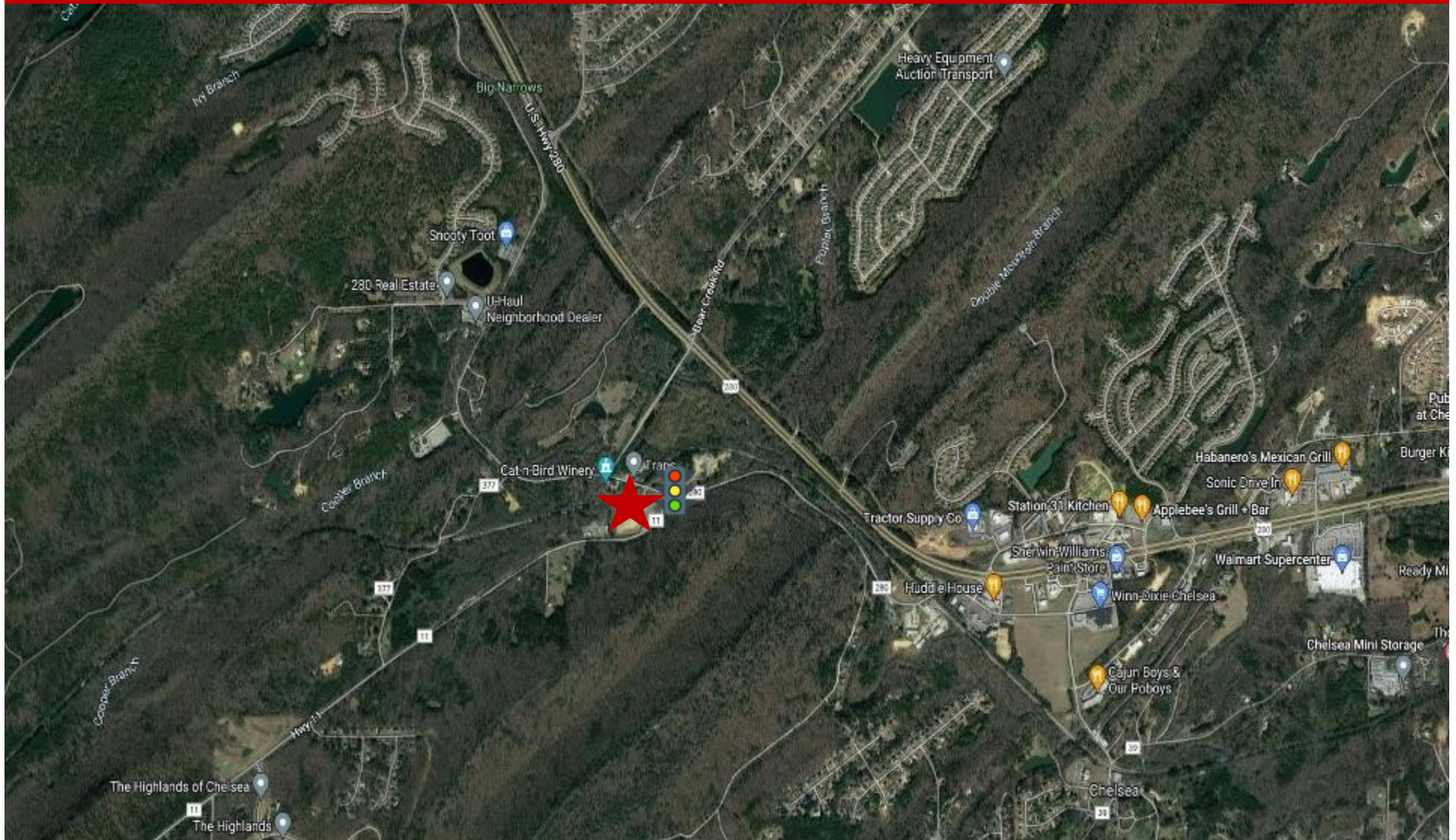
CURRENT SURVEY

12397 Highway 11 ♦ Chelsea, AL ♦ 35043 ♦ Shelby County



AERIAL PHOTO

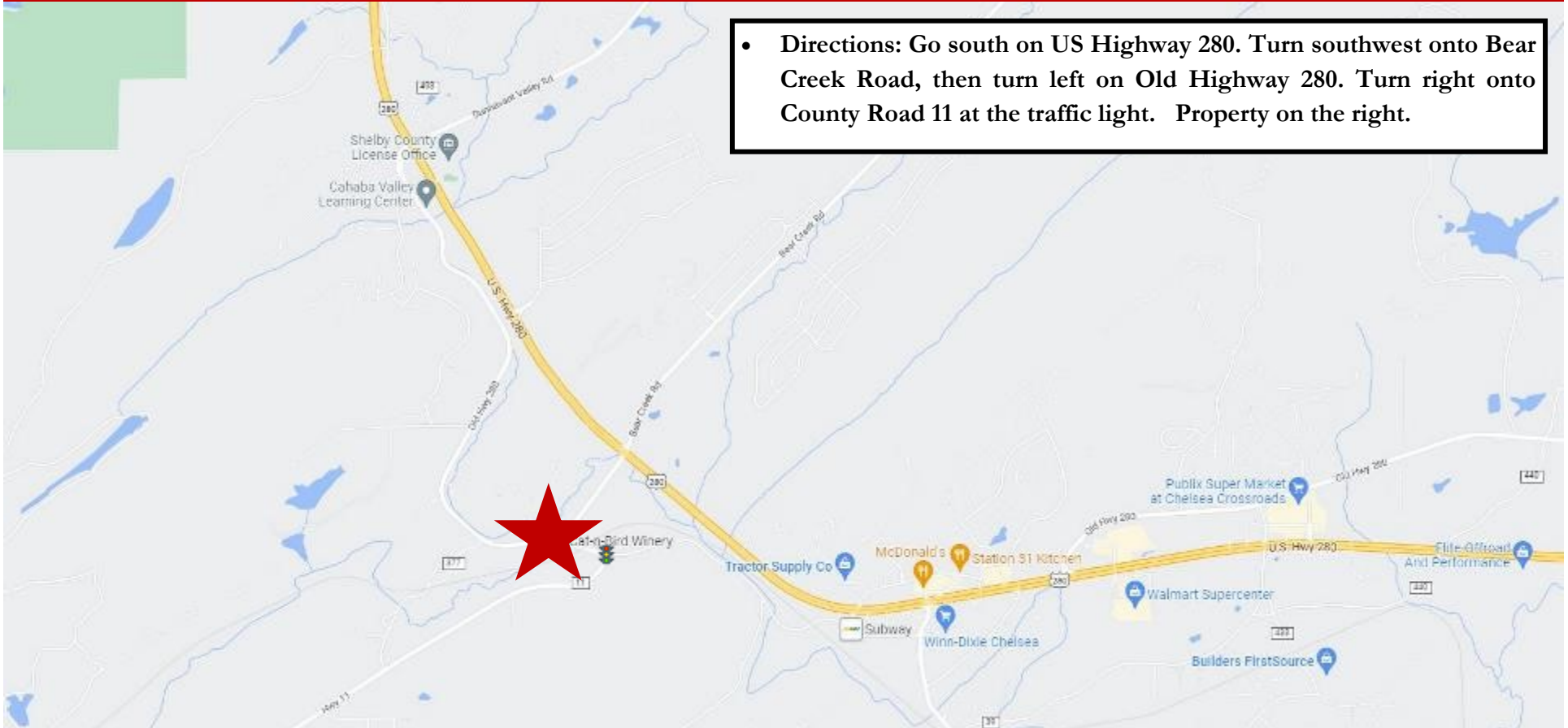
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LOCATION MAP

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- **Directions:** Go south on US Highway 280. Turn southwest onto Bear Creek Road, then turn left on Old Highway 280. Turn right onto County Road 11 at the traffic light. Property on the right.



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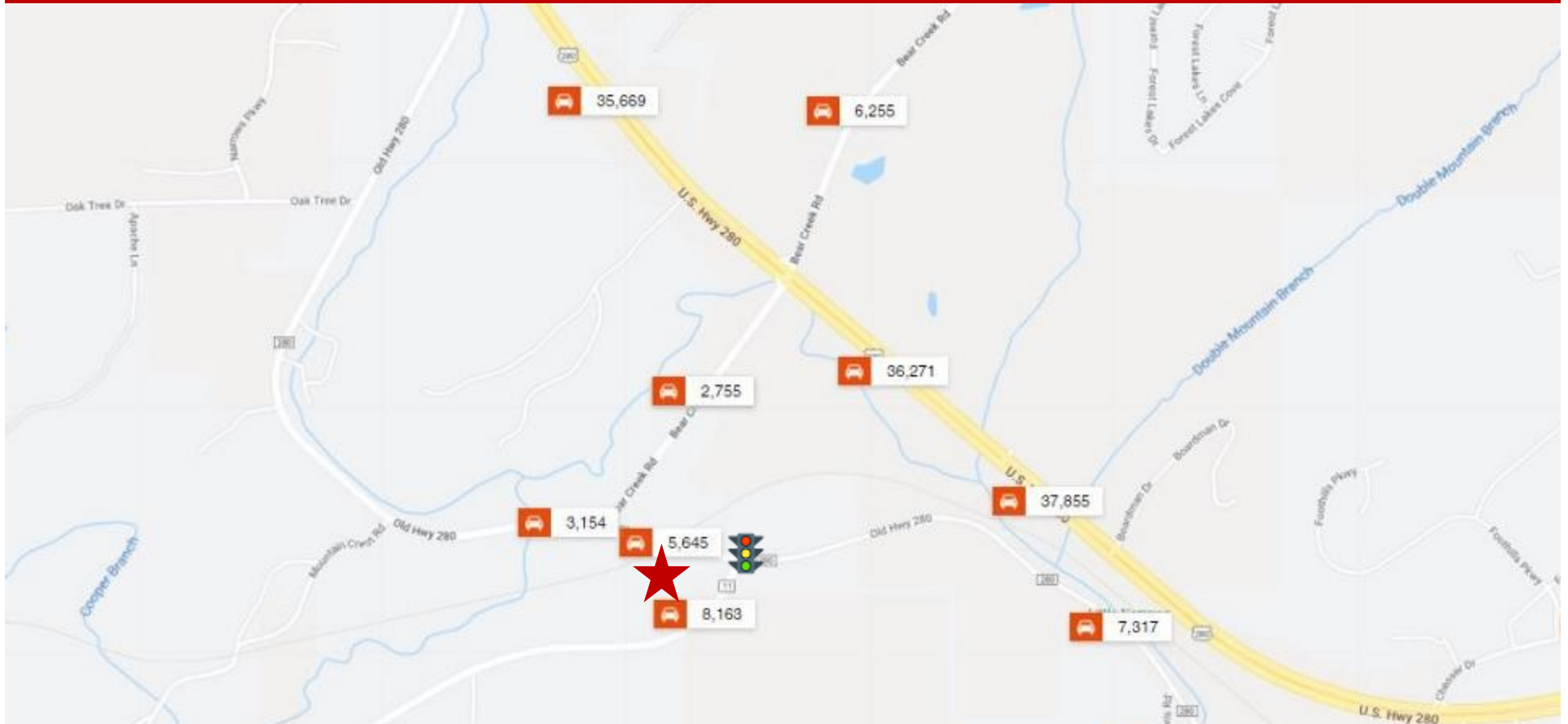
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TRAFFIC COUNTS

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DEMOGRAPHICS

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Population

	2 mile	5 mile	10 mile
2010 Population	2,129	8,655	61,568
2021 Population	2,823	11,500	69,943
2026 Population Projection	3,007	12,252	72,956
Annual Growth 2010-2021	3.0%	3.0%	1.2%
Annual Growth 2021-2026	1.3%	1.3%	0.9%
Median Age	39.8	39.1	41.6
Bachelor's Degree or Higher	35%	38%	45%
U.S. Armed Forces	0	0	49

Population By Race

	2 mile	5 mile	10 mile
White	2,532	10,239	59,333
Black	190	793	7,268
American Indian/Alaskan Native	10	46	222
Asian	48	249	2,149
Hawaiian & Pacific Islander	2	9	37
Two or More Races	42	165	935
Hispanic Origin	63	262	1,629

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$242,253	\$240,594	\$315,762
Median Year Built	2001	2002	1996

Households

	2 mile	5 mile	10 mile
2010 Households	823	3,335	23,968
2021 Households	1,098	4,472	27,305
2026 Household Projection	1,171	4,770	28,493
Annual Growth 2010-2021	2.9%	2.9%	1.2%
Annual Growth 2021-2026	1.3%	1.3%	0.9%
Owner Occupied Households	1,028	4,224	21,854
Renter Occupied Households	143	546	6,639
Avg Household Size	2.6	2.6	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$39.6M	\$163.6M	\$1B

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$98,768	\$102,172	\$115,705
Median Household Income	\$81,097	\$84,831	\$89,564
< \$25,000	96	337	3,152
\$25,000 - 50,000	203	747	4,251
\$50,000 - 75,000	200	820	4,238
\$75,000 - 100,000	205	843	3,451
\$100,000 - 125,000	181	783	3,260
\$125,000 - 150,000	58	260	2,258
\$150,000 - 200,000	57	272	2,702
\$200,000+	98	409	3,991

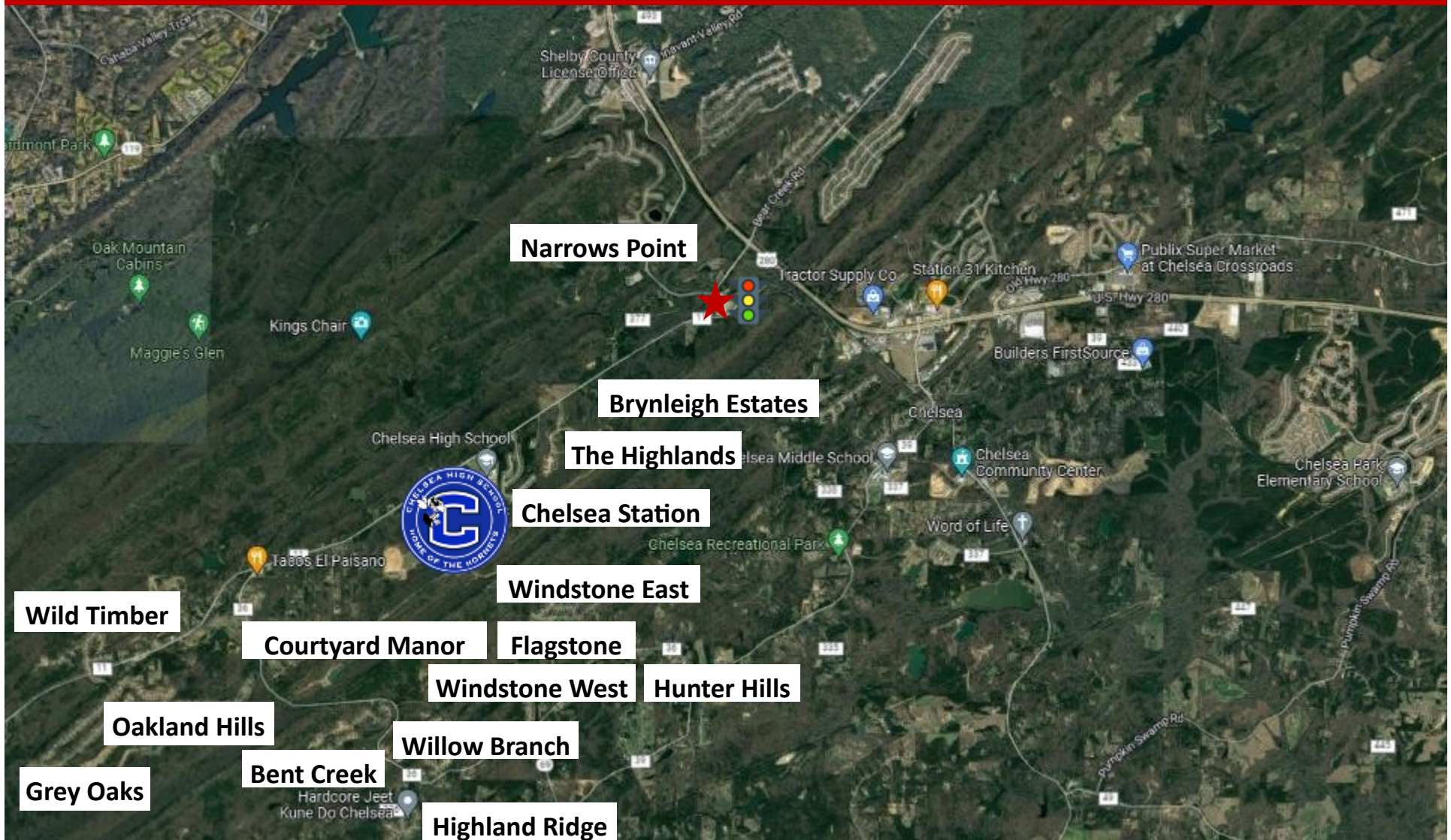


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NEARBY NEIGHBORHOODS

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