LAND INVESTMENT / PELHAM, ALABAMA

0.55-ACRE SITE
HIGHWAY 52 FRONTAGE

COMMERCIAL REDEVELOPMENT POTENTIAL



HIGHWAY 52 E | PELHAM, AL 35124

2026 COUNTY AERIAL | SUBJECT OUTLINED IN BLUE

$350,000

0.55	23,958	~186 FT	$14.61
ACRES	LAND SF	ROAD FRONTAGE	PER LAND SF

DIRECTLY NEXT TO SCHOOL BOARD-OWNED LAND

This property directly borders school-owned land at 101 Parkview Dr.
The school also owns two smaller lots inside that land:
2131 and 2135 Highway 52 E.
About 69 acres were purchased for $9M in 2023; the school is not yet built.

↗ Read the published $9M purchase report

CURRENT ZONING: A-1 AGRICULTURAL | FUTURE COMMERCIAL USE NEEDS APPROVAL

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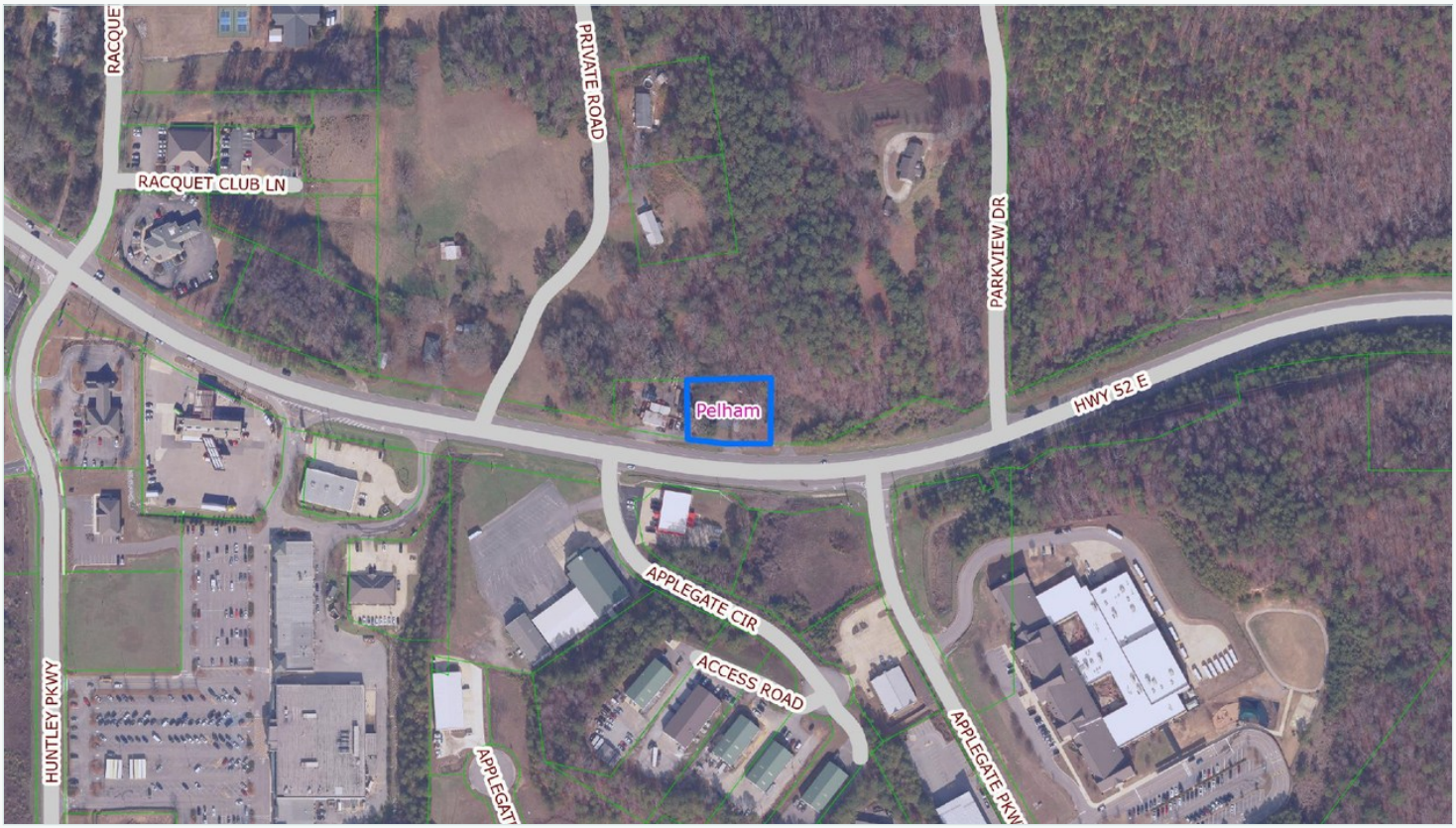
THE PROPERTY

Highway 52 frontage, aerial view and photos of the existing building



SHELBY COUNTY AERIAL | SUBJECT PROPERTY SHOWN IN BLUE

0.55 ACRES **~186 FT HIGHWAY FRONTAGE** **23,958 LAND SF**

Existing residence and driveway; utility capacity subject to confirmation.



FRONT EXTERIOR | JULY 2026



COVERED CARPORT | JULY 2026

EXISTING HOUSE SHOWN AS-IS. THE PROPERTY IS BEING MARKETED MAINLY FOR ITS LAND.

SITE & TRAFFIC SNAPSHOT

Key figures for buyers evaluating this Highway 52 redevelopment opportunity.

26,637	45 MPH	~186 FT	0.55 AC
VEHICLES / DAY	POSTED SPEED	ROAD FRONTAGE	LAND AREA
REPORTED ON HWY 52	HWY 52 AT SITE	HIGHWAY 52 EAST	23,958 LAND SF

HIGHWAY 52 TRAFFIC REFERENCE

Traffic Source: CP Partners' 2026 O'Reilly Auto Parts commercial property report identifies approximately 26,637 vehicles per day along Highway 52.

ROAD & ACCESS

LOCATION

North side of Highway 52 E, west of Parkview Drive.

INTERSECTION POSITION

Not a hard-corner lot; no stoplight directly at the property.

CURRENT ROAD ACCESS

Existing residential driveway; commercial access to be evaluated.

COMMUTER DIRECTION

Morning/evening directional volumes have not been established.

REDEVELOPMENT PROFILE

POTENTIAL USE

Drive-through coffee, quick-service food or neighborhood services.

DRIVE-THROUGH

Potential new development, not an existing or approved drive-through.

CURRENT ZONING

A-1 Agricultural; commercial use requires rezoning and city approval.

ON-SITE IMPROVEMENTS

Existing residential building offered as-is; no subdivision approval represented.

LOCATION & REDEVELOPMENT ADVANTAGES

Highway frontage, established retail nearby and direct adjacency to Pelham City Schools-owned land create a compelling site to evaluate for future commercial use. Site layout, turning, parking, queueing, utilities and permits remain subject to buyer review.

0.55 ACRE | HIGHWAY 52 EAST

$350,000

SCHOOL BOARD LAND DIRECTLY NEXT DOOR / LOCAL GROWTH

DIRECTLY ADJACENT TO SCHOOL-OWNED LAND

The site directly borders Pelham City Schools land, with no road separating them.



PROPERTY MAP | PINK: SCHOOL LAND / BLUE: SUBJECT

ADJACENT SCHOOL-OWNED LAND

THREE SCHOOL-OWNED PARCELS

101 PARKVIEW DR
LARGE SURROUNDING PROPERTY

2135 HIGHWAY 52 E
UPPER INTERIOR LOT

2131 HIGHWAY 52 E
LOWER INTERIOR LOT

$9 MILLION / ABOUT 69 ACRES / 2023

Pelham City Schools purchased land here for a future campus. The school is not yet built.

Read $9M purchase report

School plans

NEARBY RETAIL & RESIDENTIAL GROWTH

PUBLIX / PELHAM TOWNE CENTER

Shopping and businesses are already established along Highway 52.

↗ Publix location

O'REILLY AUTO PARTS

At 2176 Hwy 52 E, about 0.5 mile away (straight-line distance).

↗ O'Reilly store

HUNTLEY RIDGE / 112 HOMES

A new-home community about 1.4 miles away in a straight line.

↗ Huntley Ridge

↗ Tower Homes

SILVER RIDGE / 300+ HOMES

More homes planned along Highway 11, around 5.4 miles away (straight line).

↗ Silver Ridge community

REDEVELOPMENT OPPORTUNITY

The site combines Highway 52 frontage, school-owned land next door and nearby residential growth.
Potential uses: coffee / breakfast, quick-service food, tutoring and neighborhood services.
Commercial development requires rezoning, site review, permits and city approval.

COMMERCIAL PROPERTY ACTIVITY

Completed sales and advertised offers show market activity, but are not direct vacant-land comparables.

SUBJECT PROPERTY | HIGHWAY 52 E

$350,000

0.55 ACRES

$14.61 PER LAND SF

SELECTED PELHAM PROPERTIES

1288 HWY 52 EAST

SOLD | 2023

$600,000

$11.20
PER LAND SF

1.23 acres | recorded transaction

↗ View sold property

3110 CUMMINS STREET

SOLD | APRIL 2026

$435,000

$24.97
PER LAND SF

0.40 acres | improved office property

↗ View sold property

PELHAM TOWNE CTR OUTPARCEL E

PREVIOUSLY ADVERTISED

$850,000

$16.54
PER LAND SF

1.18 acres | land offering

Previously advertised / published asking price

CREEKSIDE PARK I

ADVERTISED COMMERCIAL LAND

$795,000

$26.84
PER LAND SF

0.68 acres | land offering

Previously advertised / published asking price

PELHAM TOWNE CENTER ALSO SOLD FOR $15.5 MILLION

JANUARY 2023 | 9.82 ACRES | COMPLETED SHOPPING-CENTER SALE

↗ View retail center sale report

ASK ABOUT THIS $350,000 HIGHWAY 52 OPPORTUNITY

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A-1 Agricultural zoning. Commercial use needs city approval. Buyers should verify site details.

COMMERCIAL REDEVELOPMENT OPPORTUNITY

PELHAM, AL

LAND INVESTMENT | BUSINESS POTENTIAL | GROWTH AREA



$350,000
0.55 ACRES
$14.61 PER LAND SF
≈186 FT OF HIGHWAY 52 FRONTAGE

26,637 VEHICLES PER DAY (REPORTED FOR HWY 52)

45 MPH POSTED SPEED LIMIT

DRIVE-THROUGH POTENTIAL
Ideal for coffee or Quick-Service Restaurant (QSR)

STOPLIGHT: No

HARD CORNER: No

TRAFFIC DIRECTION: Any Side

SITE ACCESS: Direct access from Highway 52

PROPERTY HIGHLIGHTS

- 0.55 acres (±23,958 sq ft)
- ≈186 ft of frontage on Highway 52
- High-visibility location
- Existing structure on-site, offered as-is
- Commercial potential with rezoning and city approval

LOCATION & GROWTH DRIVERS

- Borders school-board-owned land (≈ 69 acres)
- Future high school planned for the area
- **Continued residential growth** (e.g., Huntley Ridge – 112 homes & Silver Ridge – 300+ homes)
- High-traffic corridor with long-term value potential

POTENTIAL BUSINESS OPPORTUNITIES











$9 MILLION SCHOOL LAND PURCHASE

Pelham City Schools purchased approximately 69 acres for $9 million in 2023 for a future school. The campus is not yet built.

Future School Plans — WBRC FOX6
Search: "Pelham new high school plans 2025"

$9 Million Land Purchase — Business Alabama
Search: "Pelham school land $9 million 69 acres"

ZONING: Currently A-1 (Agricultural). Commercial use would require rezoning, and city approval through the City of Pelham.

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Promotional graphic. Future school not yet built. Proposed commercial uses require approvals.