LAND FOR SALE

Hwy 280 and CR 39 ◊ Chelsea, AL ◊ 35043 ◊ Shelby County

15.42 +/- ACRES WITH 1,730’ OF HIGHWAY 280 FRONTAGE

OWNER WILL SELL ALL OR PART, DEVELOP, IMPROVE, BUILD TO SUIT

ONE OF THE BEST REMAINING CORNERS AND DEVELOPMENT TRACTS IN CHELSEA

Mark Dinan, MBA, CCIM
(o) 205-980-3434
(c) 205-243-3434
markdinan@bellsouth.net

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BIRDS EYE VIEW
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PROPERTY DETAILS

Hwy 280 and CR 39 ◊ Chelsea, AL ◊ 35043 ◊ Shelby County

- Going Home Corner of Highway 280 is one of the Best Corners Remaining on Highway 280 in Chelsea.
- 1 acre—15.42 Acres Available
- Corner has 281 ft of Highway Frontage
- Entire Tract has 1,730 ft of Highway Frontage on 280.
- 4 Outparcels Planned.
- Located at 4 Way Intersection.
- Near Wal-Mart across from Chelsea Crossroads, Publix, Bojangles, APCO, Burger King and Baptist Health Systems.
- Flat Topography with all Utilities available.
- Easy Ingress/Egress via U.S. Highway 280, CR 39
- Median Cuts and Turn Lanes Installed
- Commercial B-2 Zoning, City of Chelsea
- Ideally Suited for Retail, Restaurant, or Commercial
- Major Residential Developments Nearby
- Call for pricing and availability.

14.20 Acres

Corner is 1.72 Acres

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AERIAL VIEW

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CONCEPTUAL PLAN
Hwy 280 and CR 39 ◊ Chelsea, AL ◊ 35043 ◊ Shelby County

Conceptual Plan has:
4 Outparcels
110,000 sq. ft. Shop space
647 Parking Spaces
TRAFFIC COUNTS

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LOCATION MAP
Hwy 280 and Hwy 39 ◊ Chelsea, AL ◊ 35043 ◊ Shelby County

Directions:
- From Birmingham, drive East on 280, on the corner of Hwy 39 and Hwy 280, will be on your right, directly across from Chelsea Urgent Care

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DEMOGRAPHICS

Hwy 280 and CR 39 ◊ Chelsea, AL ◊ 35043 ◊ Shelby County

<table>
<thead>
<tr>
<th>Year</th>
<th>3 Mile</th>
<th>5 Mile</th>
<th>10 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017 Total Population:</td>
<td>9,349</td>
<td>24,387</td>
<td>97,098</td>
</tr>
<tr>
<td>2022 Population:</td>
<td>10,055</td>
<td>26,035</td>
<td>102,484</td>
</tr>
<tr>
<td>Pop Growth 2017-2022:</td>
<td>7.55%</td>
<td>6.76%</td>
<td>5.55%</td>
</tr>
<tr>
<td>Average Age:</td>
<td>36.90</td>
<td>38.00</td>
<td>39.10</td>
</tr>
<tr>
<td>2017 Total Households:</td>
<td>3,555</td>
<td>9,202</td>
<td>38,708</td>
</tr>
<tr>
<td>HH Growth 2017-2022:</td>
<td>7.59%</td>
<td>6.80%</td>
<td>5.55%</td>
</tr>
<tr>
<td>Median Household Inc:</td>
<td>$81,748</td>
<td>$89,324</td>
<td>$84,695</td>
</tr>
<tr>
<td>Avg Household Size:</td>
<td>2.60</td>
<td>2.60</td>
<td>2.50</td>
</tr>
<tr>
<td>2017 Avg HH Vehicles:</td>
<td>2.00</td>
<td>2.00</td>
<td>2.00</td>
</tr>
<tr>
<td>Median Home Value:</td>
<td>$195,408</td>
<td>$262,976</td>
<td>$290,554</td>
</tr>
<tr>
<td>Median Year Built:</td>
<td>2002</td>
<td>2000</td>
<td>1995</td>
</tr>
</tbody>
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