LAND FOR SALE

Hwy 280 at CR 51 ◊ Westover, AL ◊ 35185 ◊ Shelby County

SITE SIZE: 17.7 acres
ASKING PRICE: $3,800,000

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

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

Hwy 280 at CR 51 ◊ Westover, AL ◊ 35185 ◊ Shelby County

- Located at a Major 4 Way Intersection with Traffic Signal and Median Cut
- Will Divide, Develop, or Build to Suit
- Sewer, Water, Electrical, Phone, and Gas Utilities Available
- Traffic Count-Approx. 24,500 cars/day
- 850’ +/- of Hwy 280 Road Frontage
- Offers Exceptional Commercial Development Potential in a Beautiful Suburb of Birmingham
- Superior Position and Access to the Growing Shelby County Marketplace
- Wall Street Journal Calls Shelby one of America’s Wealthiest and Fastest Growing
- In the Geographic Center of Alabama
- Zoned Commercial– City of Westover

Mark Dinan, MBA, CCIM
(o) 205-980-3434
(c) 205-243-3434
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.
Directions:
- Take Hwy 280 East or West to County Road 51 in Chelsea. Property is on Corner of Hwy 280 and Co. Rd. 51. Sign Visible.
AERIAL PHOTOS

Hwy 280 at CR 51 ◊ Westover, AL ◊ 35185 ◊ Shelby County

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

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

Hwy 280 at CR 51 ◊ Westover, AL ◊ 35185 ◊ Shelby County

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

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

Hwy 280 at CR 51 ◊ Westover, AL ◊ 35185 ◊ Shelby County

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

Hwy 280 at CR 51 ◊ Westover, AL ◊ 35185 ◊ Shelby County

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

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

Hwy 280 at CR 51 ◊ Westover, AL ◊ 35185 ◊ Shelby County

<table>
<thead>
<tr>
<th></th>
<th>3 Mile</th>
<th>5 Mile</th>
<th>10 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017 Total Population</td>
<td>5,264</td>
<td>11,676</td>
<td>70,611</td>
</tr>
<tr>
<td>2022 Population</td>
<td>5,670</td>
<td>12,541</td>
<td>74,952</td>
</tr>
<tr>
<td>Pop Growth 2017-2022</td>
<td>7.71%</td>
<td>7.41%</td>
<td>6.15%</td>
</tr>
<tr>
<td>Average Age</td>
<td>38.10</td>
<td>37.40</td>
<td>39.10</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Thousands</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2017 Total Households</td>
<td>2,033</td>
<td>4,468</td>
<td>27,382</td>
</tr>
<tr>
<td>HH Growth 2017-2022</td>
<td>7.72%</td>
<td>7.45%</td>
<td>6.15%</td>
</tr>
<tr>
<td>Median Household Inc</td>
<td>$75,106</td>
<td>$76,234</td>
<td>$83,178</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>
</tbody>
</table>

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Home Value</td>
<td>$192,589</td>
<td>$186,280</td>
<td>$276,330</td>
</tr>
<tr>
<td>Median Year Built</td>
<td>2000</td>
<td>2000</td>
<td>1995</td>
</tr>
</tbody>
</table>

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