Population Growth

13%
Growth
2010-2020

1.2%
Projected Annual Population Growth (Next 5 Years)

10,000+
Projected New Homes Built by 2029

Source: 2023 ESRI BUSINESS ANALYST

City Populations

Alabaster	34,513	**Helena**	22,059	**Vincent**	2,004
Calera	17,023	**Hoover**	92,960	**Westover**	1,818
Chelsea	15,781	**Indian Springs Village**	2,536	**Wilsonville**	1,860
Columbiana	4,667	**Montevallo**	7,653	**Wilton**	684
Harpersville	1,690	**Pelham**	24,945		

228,618
Population
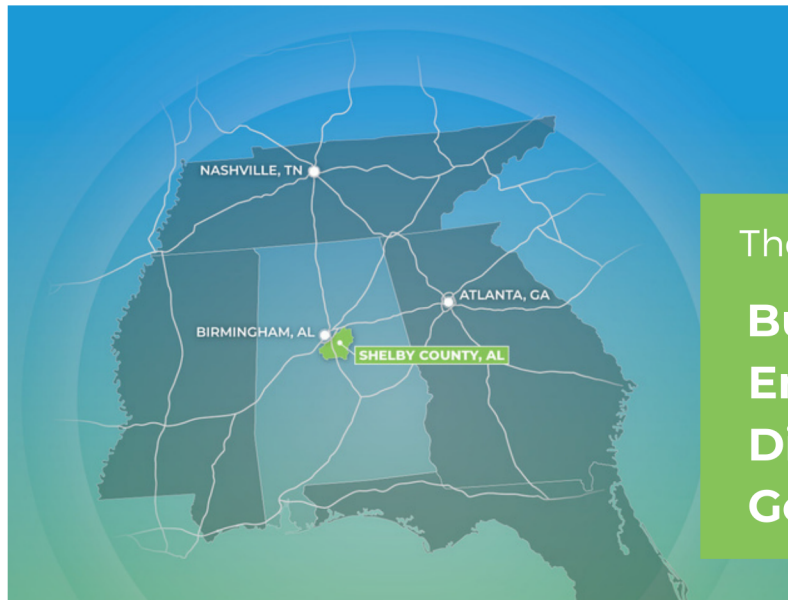
$82,579
Median HH Income

207,492
Daytime Population
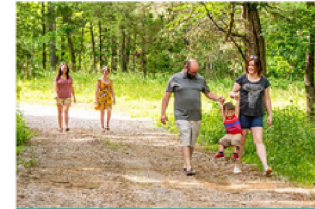
49%
Bachelor Degree or Higher

11,280
New Homes to be Constructed by 2027

The Natural Choice for

Business
Entrepreneurs
Discovery
Getting Outdoors

SHELBY COUNTY | ALABAMA
2024 RETAIL OVERVIEW

Centrally located along the I-65 & US HWY 280 corridors, Shelby County is the largest suburban area in the Birmingham-Hoover MSA.

Suburban, family living
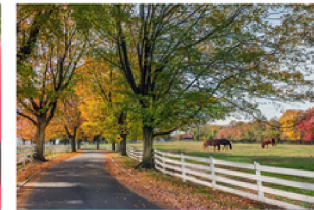in Alabaster, Chelsea, Pelham with public schools, shopping districts, and recreation

Walkable downtown communities
with suburban offerings in Calera, Columbiana, Helena, and Montevallo, and unincorporated Dunnavant Valley

Metro Birmingham executive and golf course living
in Hoover, Birmingham, Pelham or unincorporated areas of Shelby County

Lake life
in Harpersville, Wilsonville, and near Columbiana and along the Coosa River and Lay Lake

Rural, small town and farm living
in Indian Springs Village, Shelby, Sterrett, Vandiver, Vincent, Wilton

Diverse & Affordable Apartment + Condo Communities
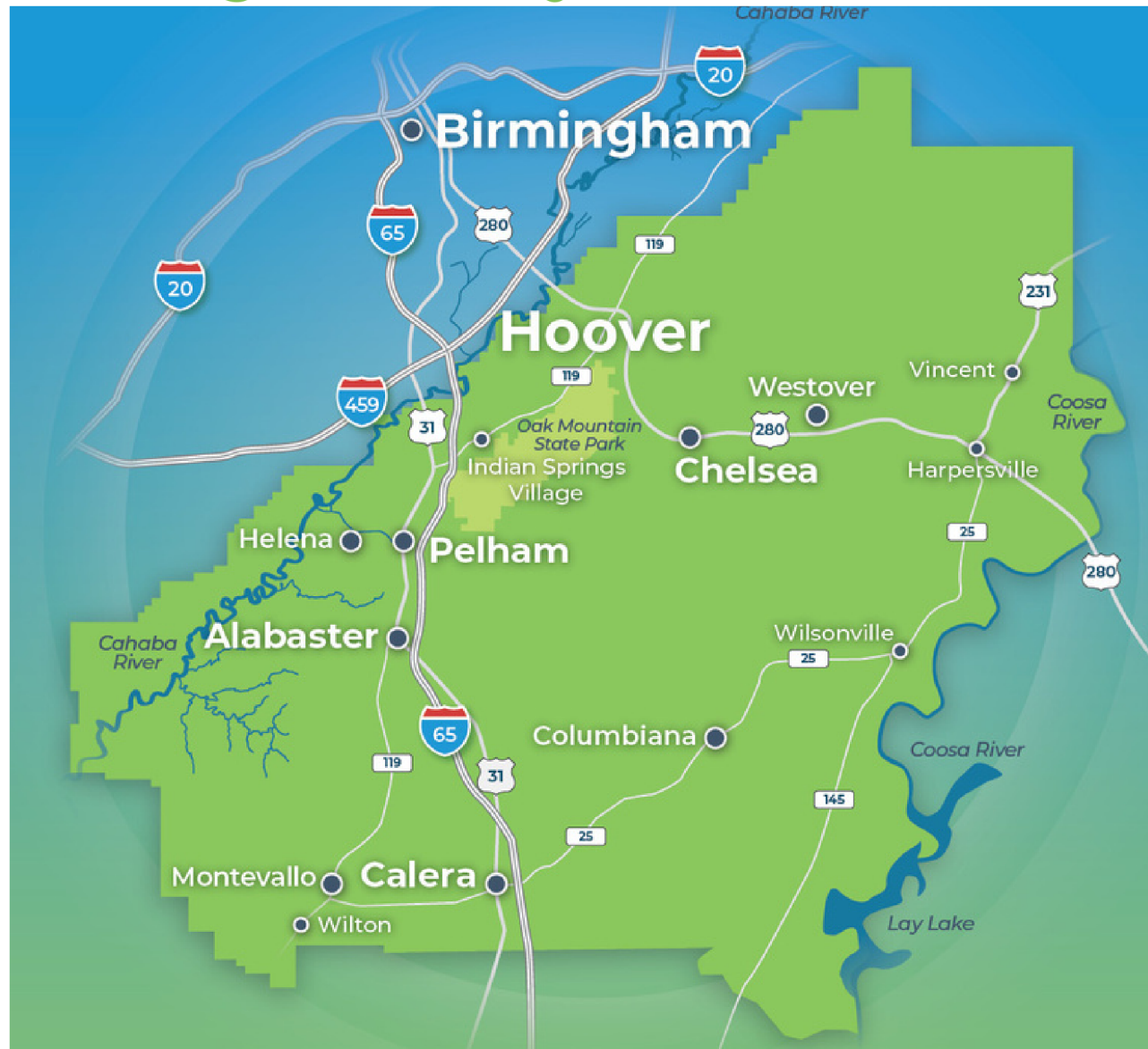Along Highway 280 and I-65 offering young professionals long and short-term options.

Economic Drivers

Consistently recognized as one of the fastest-growing counties in Alabama, Shelby County communities offer attractive demographics, high-quality education, full range of healthcare, large workforce and excellent life quality resulting in great retail potential and demand. Shelby County is home to corporate headquarters & operations (Regions Bank, Altec, McLeod Software, EBSCO Industries), the University of Montevallo, Jefferson State Community College, Shelby Baptist Hospital, and Oak Mountain State Park - Alabama's largest and most visited park. These community assets combined with a central location, diverse industry base, highly ranked K12 schools, wineries, breweries and an affordable cost of living have created a thriving economy full of potential for shopping, restaurants, and entertainment.

Housing Growth by 2029

+10,000 New in 5 Years

Shelby County, Alabama
Home Starts by Community + Neighborhood

Source: City & County Development Services Departments, collected by 58 INC

Alabaster - 2,813
Calera - 1,853
Chelsea - 484
Columbiana - 450
Harpersville - 100
Helena - 985
Hoover - 850
Montevallo - 370
Pelham - 1464
Unincorporated Shelby - 1,307
Westover - 567
Wilsonville - 37

Contact our economic development team for assistance with:

- Market Information + neighborhood-level housing data
- Site Selection among Shelby County's centers + corridors
- Introduction to CRE Agent or Property Owner
- Liaison to City for Development Services

Visit our website to view available properties, community profiles, + key data
www.58inc.org

INC
Shelby County
The Natural Choice