

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

MARK DINAN
Commercial & Investment Real Estate

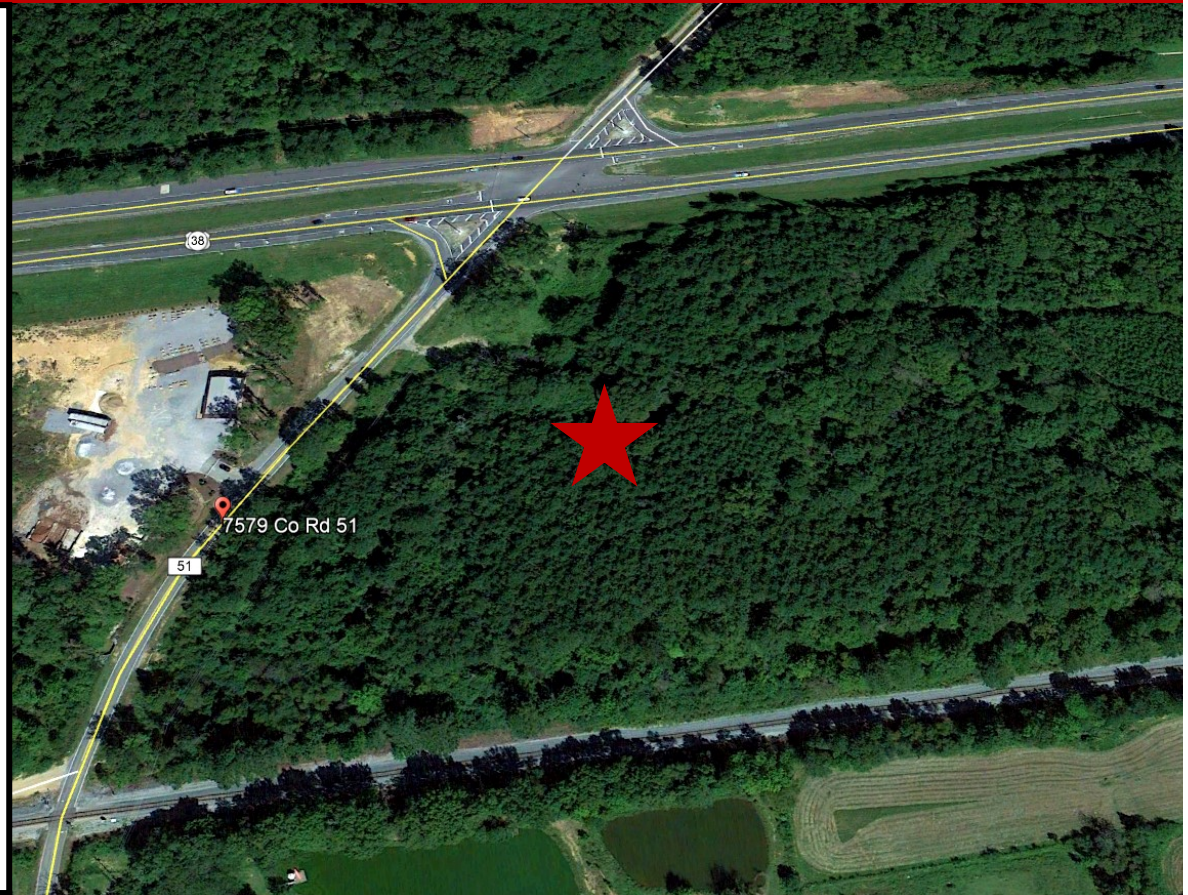


*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

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



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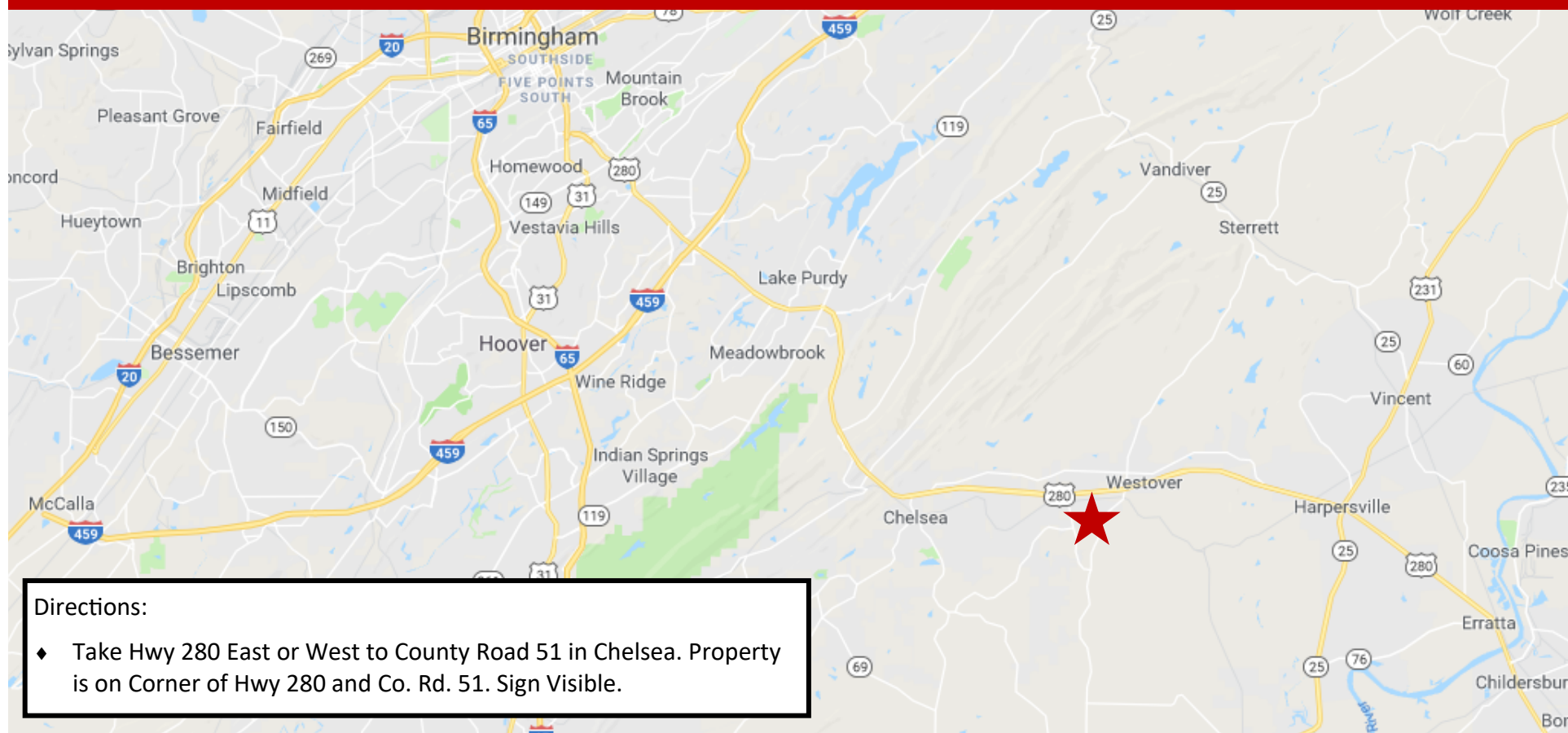
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LOCATION MAP

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



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.

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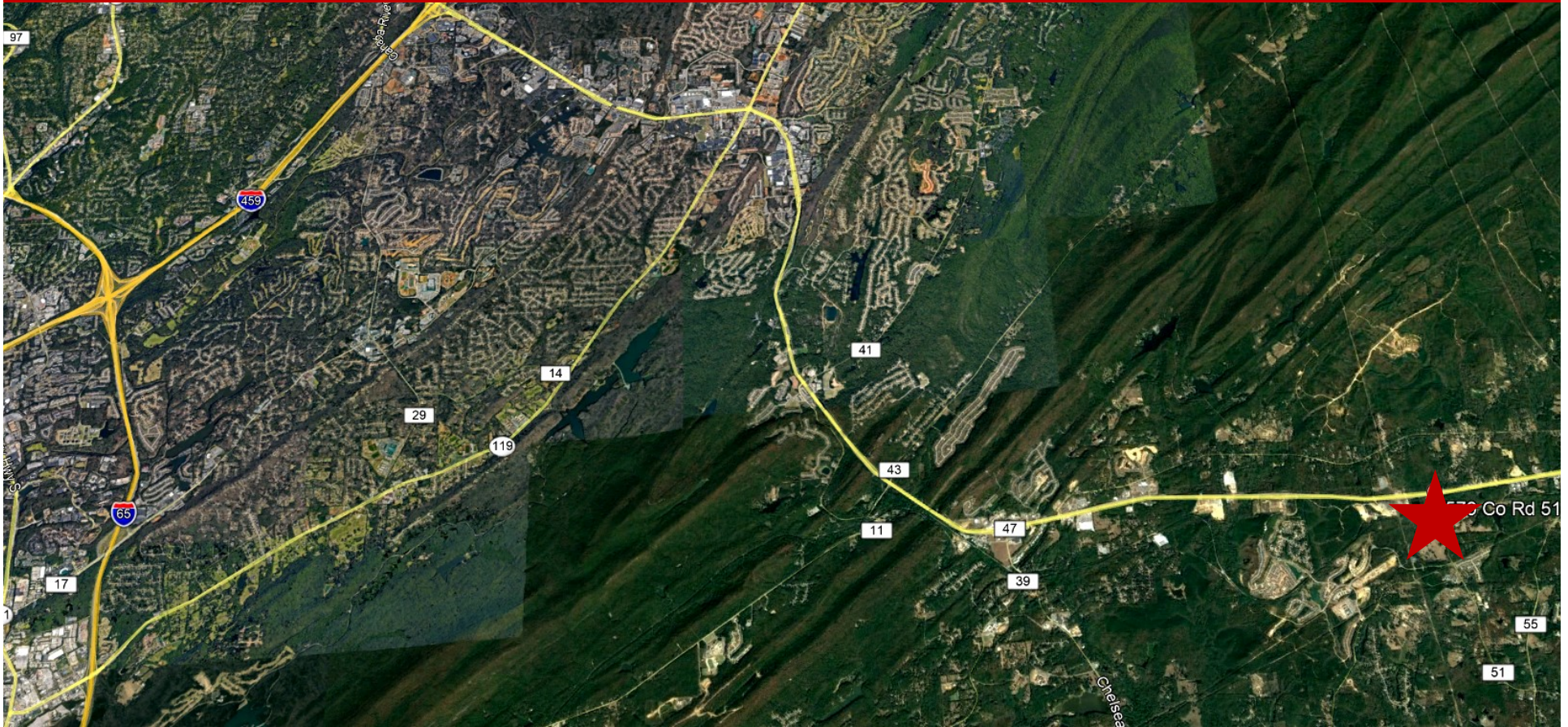
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AERIAL PHOTOS

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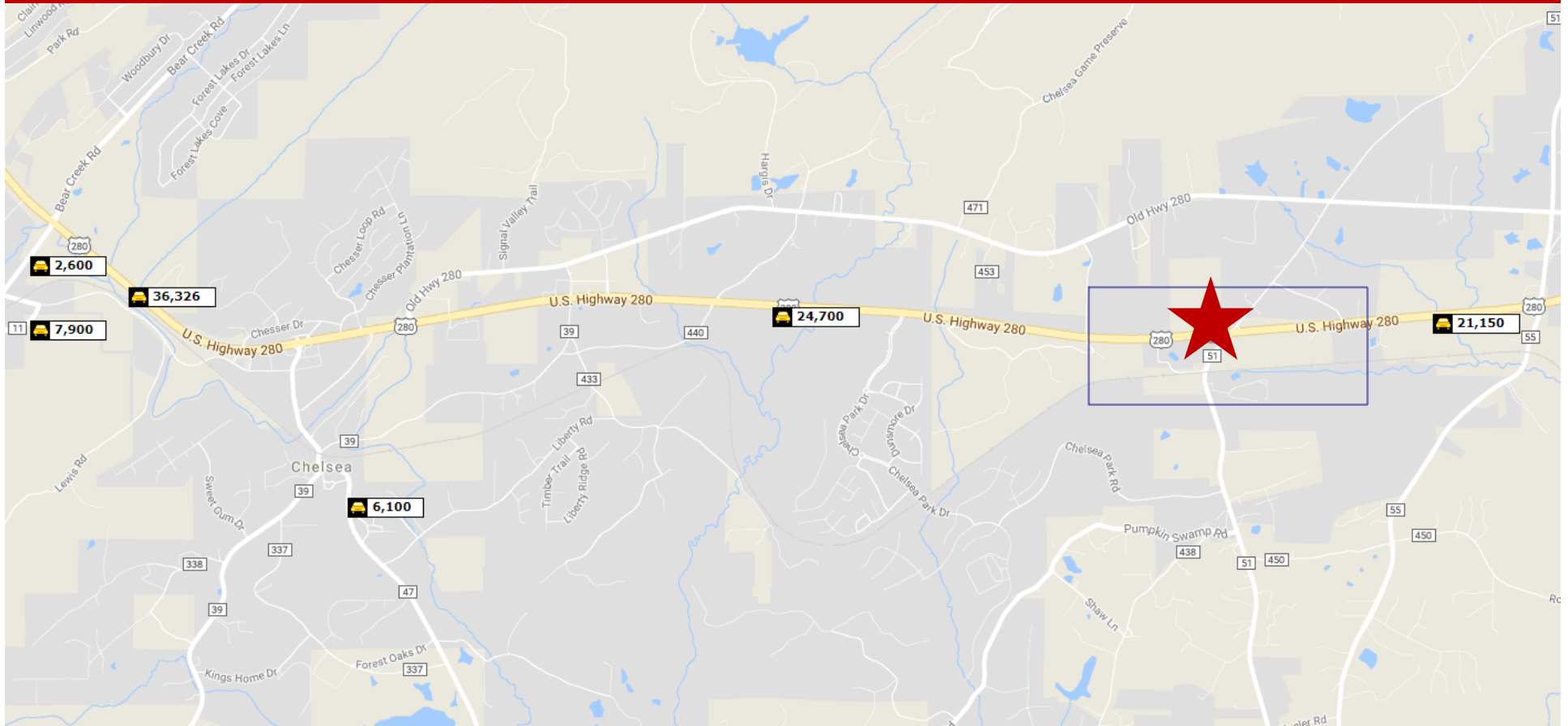
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TRAFFIC COUNTS

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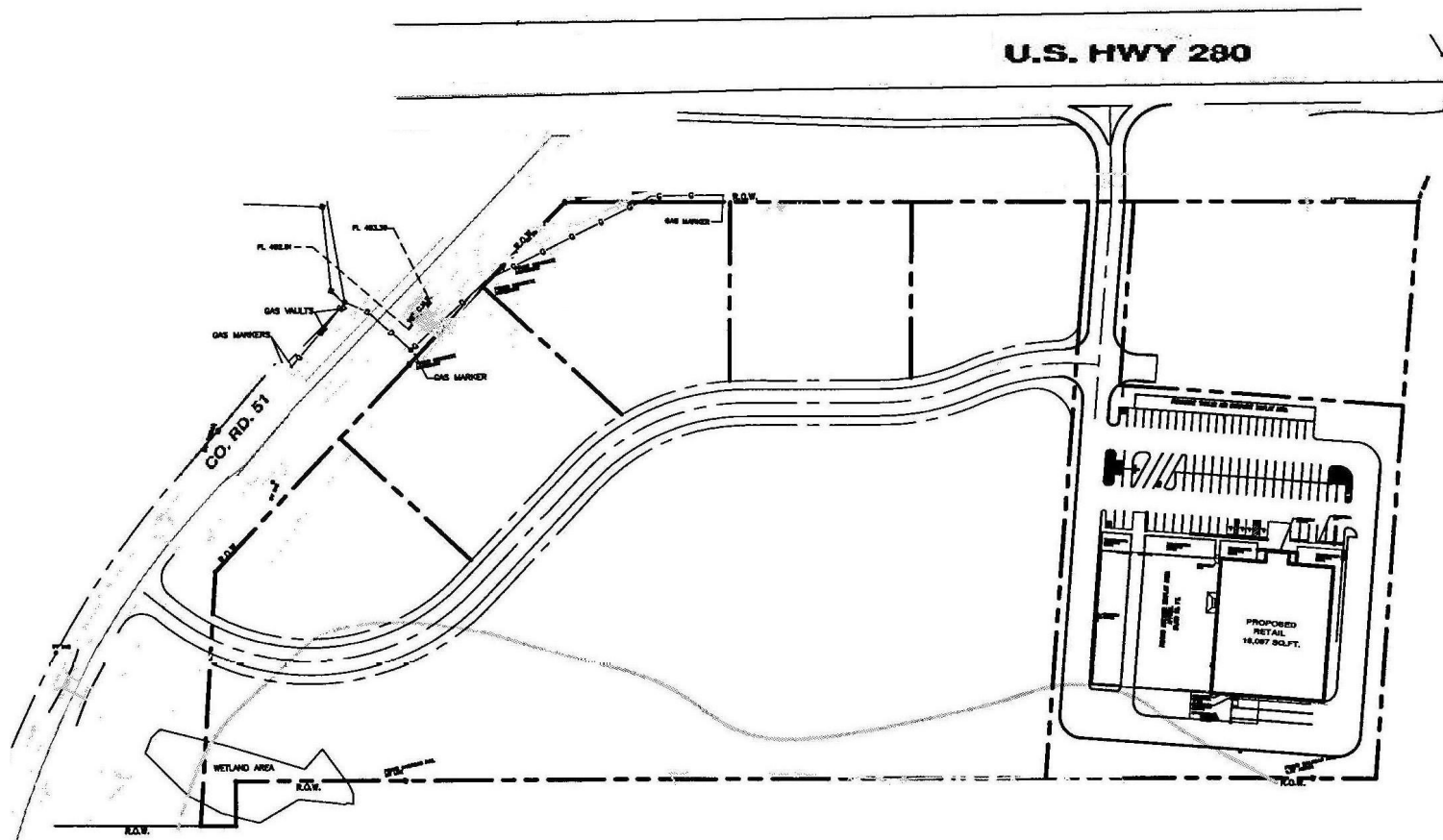
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CONCEPTUAL PLAN

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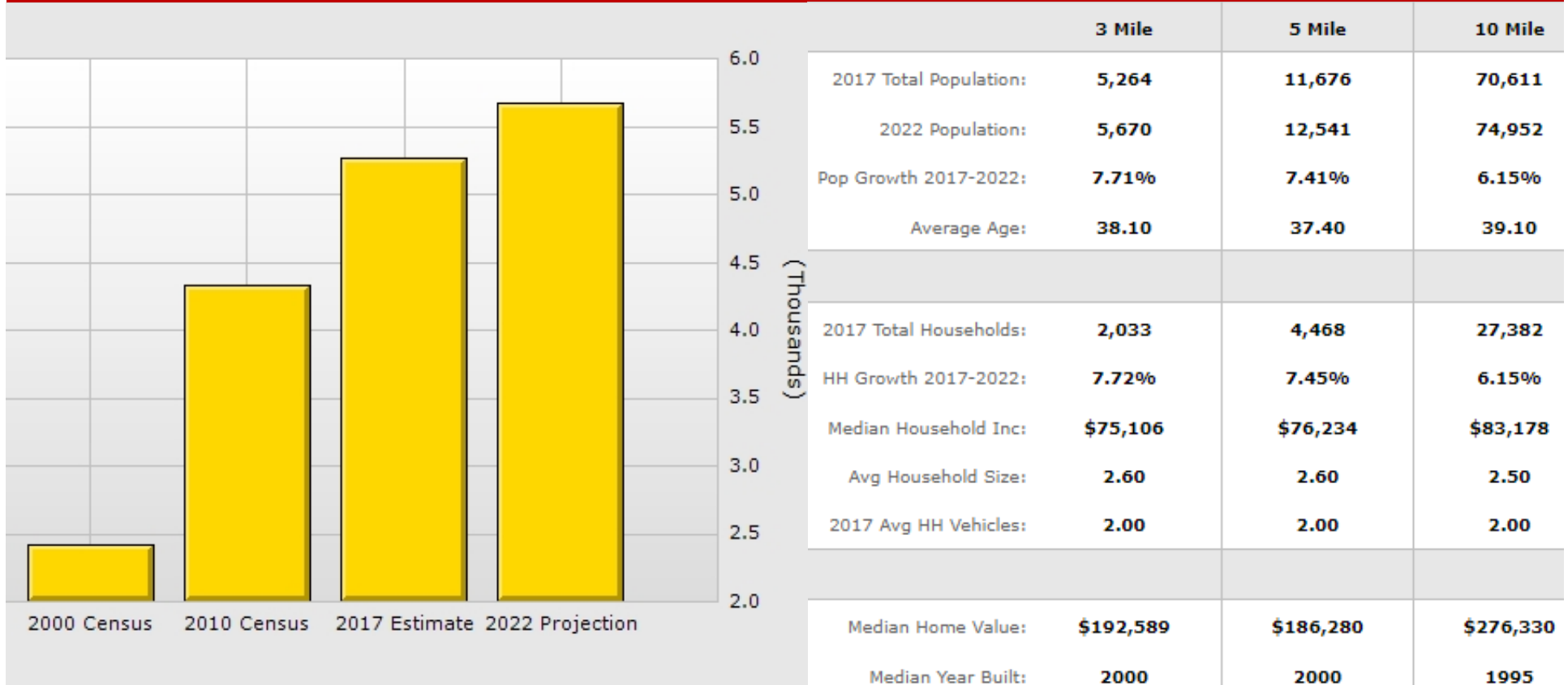
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DEMOGRAPHICS

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