

PRIME INTERSTATE LAND FOR SALE

5031 McAdory School Road ♦ Birmingham, AL ♦ 35111 ♦ Jefferson County



1.25 +/- Acres ♦ Price: \$899,000

Mark Dinan, MBA, CCIM

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MARK DINAN
Commercial & Investment Real Estate



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

PROPERTY DETAILS

5031 McAdory School Road ♦ Birmingham, AL ♦ 35111 ♦ Jefferson County

- ◆ 1.25 Acre parcel with outstanding access and I-459 visibility.
- ◆ Less than 1/4 mile from I-469 Exit 1
- ◆ Zoned A-1. Rezoning is likely to C-1.
- ◆ Level Lot with 270' road frontage.
- ◆ I-459, I-20/59 Corridors experiencing rapid growth
- ◆ Nearby new \$380 million UAB West Medical Center
- ◆ Nearby JeffMet McCalla Industrial park spans 750 Acres
- ◆ Includes major manufacturing, logistics and distribution centers: Home Depot, Publix, McKesson, Gestamp, Plastipak, Decoma, Mobis, Johnson Controls
- ◆ JM Smucker Co. Plant and Gulf Distribution Holdings.
- ◆ Major retail and service businesses nearby.
- ◆ Residential development bolstered by the McAdory school system including the 6A McAdory High School
- ◆ Nearby Tannehill State Park hosts 425,000 annual visitors
- ◆ Utilities available



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LOCATION MAP

5031 McAdory School Road ♦ Birmingham, AL ♦ 35111 ♦ Jefferson County



Directions:

Take I459 to Exit 1 for Bessemer/McCalla. Turn left onto Eastern Valley Rd, then turn right onto McAdory School Rd. The destination will be on the right.

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 **CCIM** Experts in Commercial Investment Real Estate

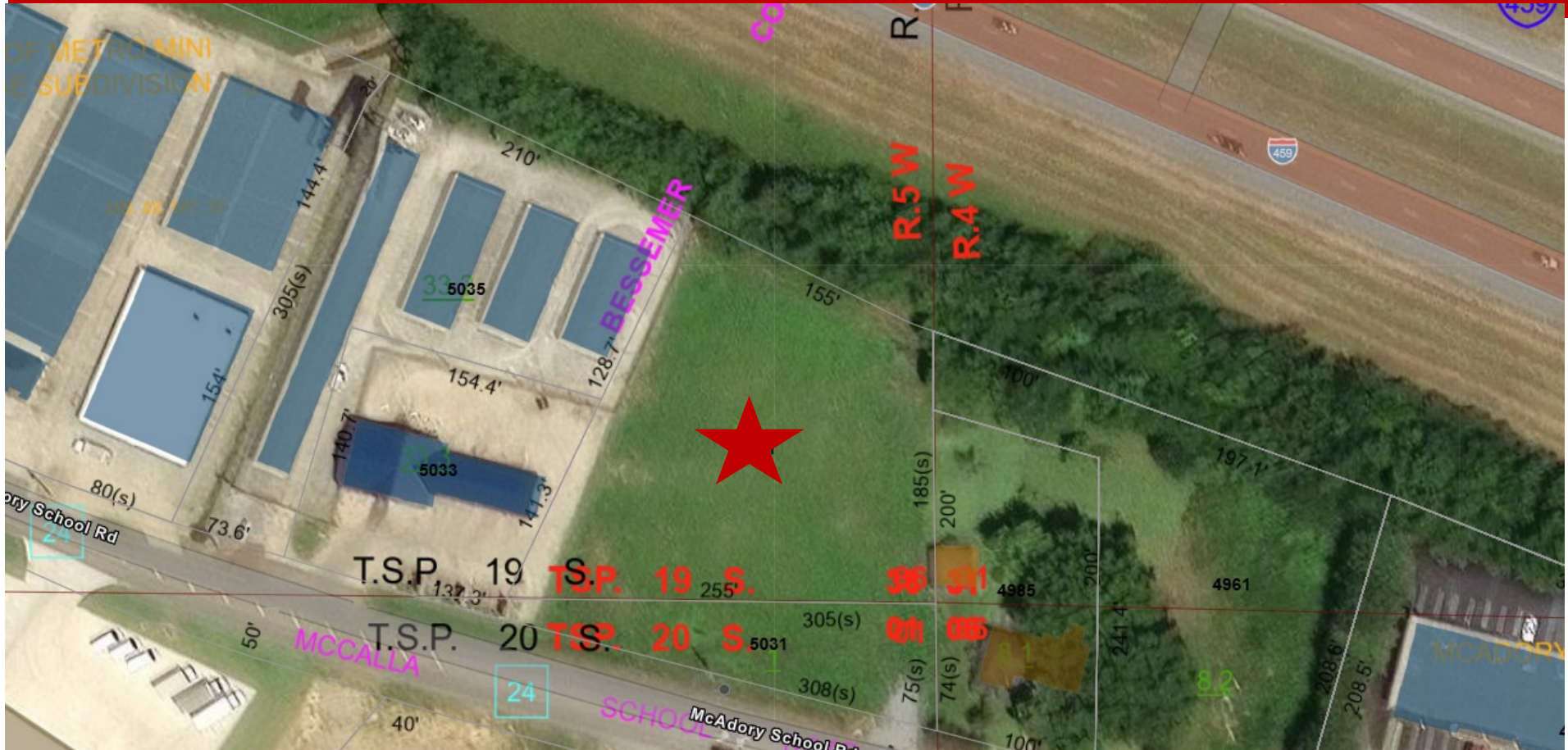
 International Council of Shopping Centers

 **CREXi** REALTOR

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AERIAL PLAT MAP

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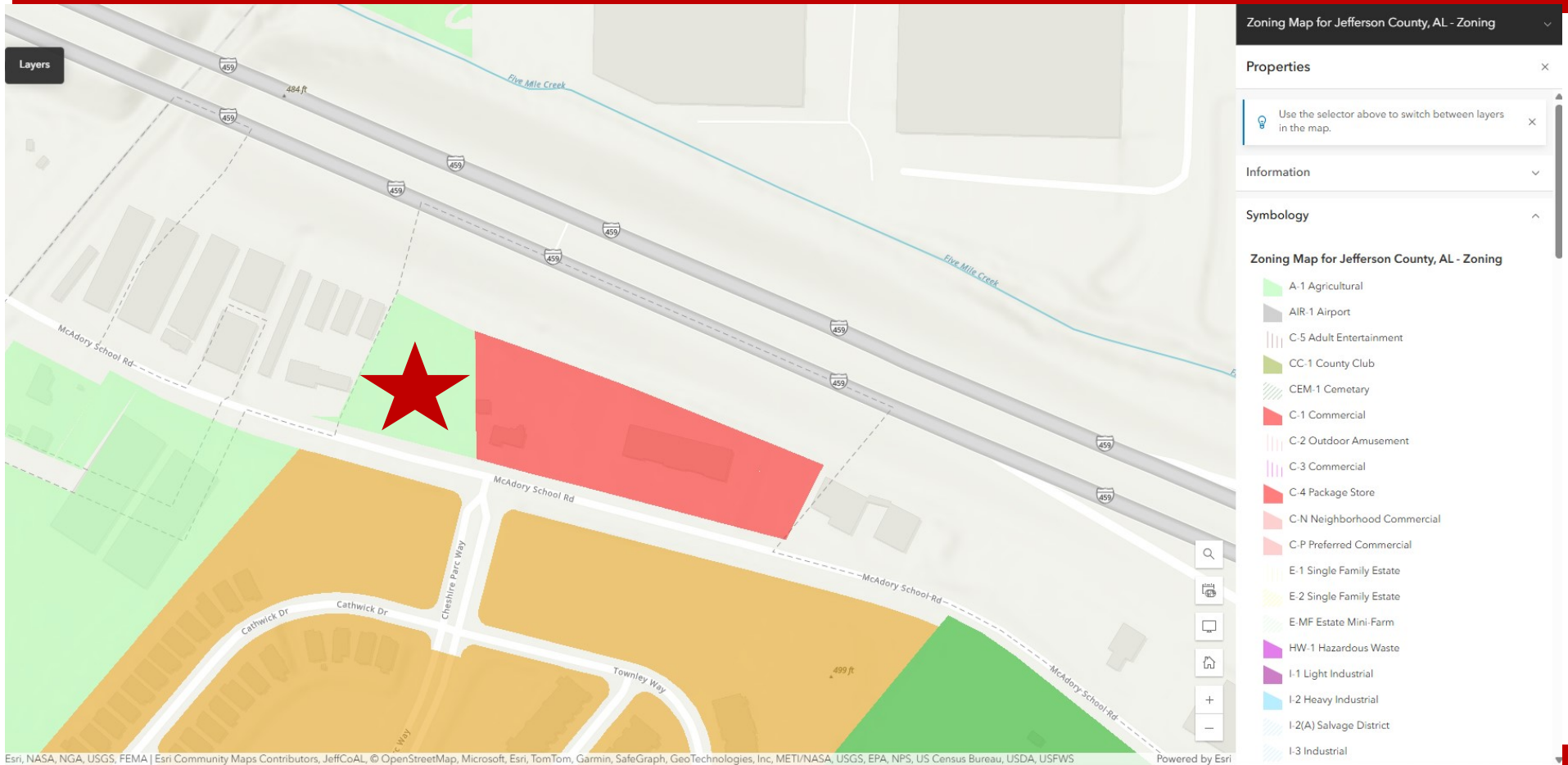
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ZONING

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DEMOGRAPHICS

5031 McAdory School Road ♦ Birmingham, AL ♦ 35111 ♦ Jefferson County

DEMOGRAPHIC SUMMARY

5031 McAdory School Rd, Mc Calla, Alabama, 35111

Ring of 5 miles

KEY FACTS

33,323

Population



13,253

Households

41.9

Median Age

\$51,577

Median Disposable Income

EDUCATION

7.9%

No High School Diploma



31.7%

High School Graduate



31.5%

Some College/
Associate's Degree



28.9%

Bachelor's/Grad/
Prof Degree

INCOME



\$62,573

Median Household Income



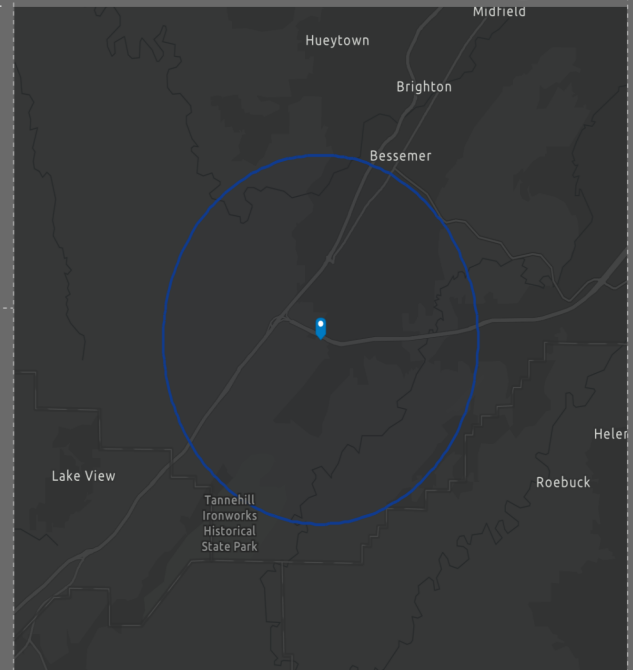
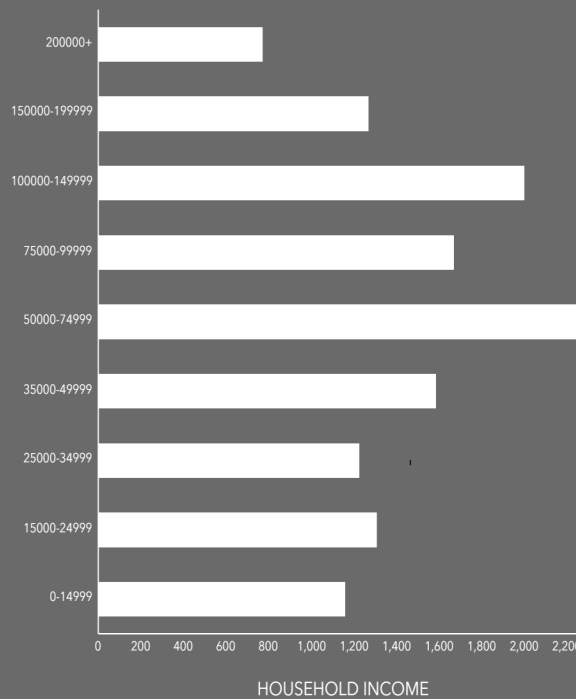
\$34,680

Per Capita Income



\$206,015

Median Net Worth



EMPLOYMENT



White Collar

64.2%



Blue Collar

24.4%



Services

15.5%

4.1%

Unemployment Rate

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