

PROPERTY DESCRIPTION

Industrial Land for Development in Bessemer, AL just off I59/20 at Exit 108 adjacent to Amazon Facility. 170 total acres available in +/- 3 to 87 acre parcels. Pricing Various, Willing to subdivide. Call to Discuss.

PROPERTY HIGHLIGHTS

- Exit 108 off I59/20 in Bessemer, AL
- Zoned Industrial District and Industrial Park District.
- Various parcel sizes available.
- Sewer, Water & Gas nearby.
- Price Per Acre \$30,000 - \$85,000.

OFFERING SUMMARY

Sale Price:	Call to Discuss
Lot Size:	170 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	583	2,611	6,020
Total Population	1,182	5,845	13,437
Average HH Income	\$54,675	\$59,843	\$57,943

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STATUS	LOT #	ADDRESS	SUB-TYPE	SIZE	PRICE	ZONING	DESCRIPTION
Available	1	Chert Pit	Industrial	87.5 Acres	N/A	I3 & I4	87.50 with +/- 25 acre Chert Pit on site.
Available	2	Powder Plant Rd	Industrial	4.3 Acres	N/A	I4	Powder Plant Rd Frontage Parcel Can be combined with Lot 3
Available	3		Industrial	3.72 Acres	N/A	I4	Next to Lot 2 just off Powder Plant Rd next to ALPCO Substation. Can be combined with Lot 2
Available	4	Fivestar Pkwy	Industrial	12.5 Acres	N/A	I3	Rolling topo adjacent to Chert Pit.
Available	5	Fivestar Pkwy	Industrial	10 Acres	N/A	I3	10 acres that can be subdivided into various 2.5-3 acre parcels. See proposed subdivision map.
Available	6	Powder Plant Rd	Industrial	52 Acres	N/A	I3	Powder Plant Rd frontage can be subdivided and sold separately. Pricing will vary on subdivision. Could be used as Residential Homes

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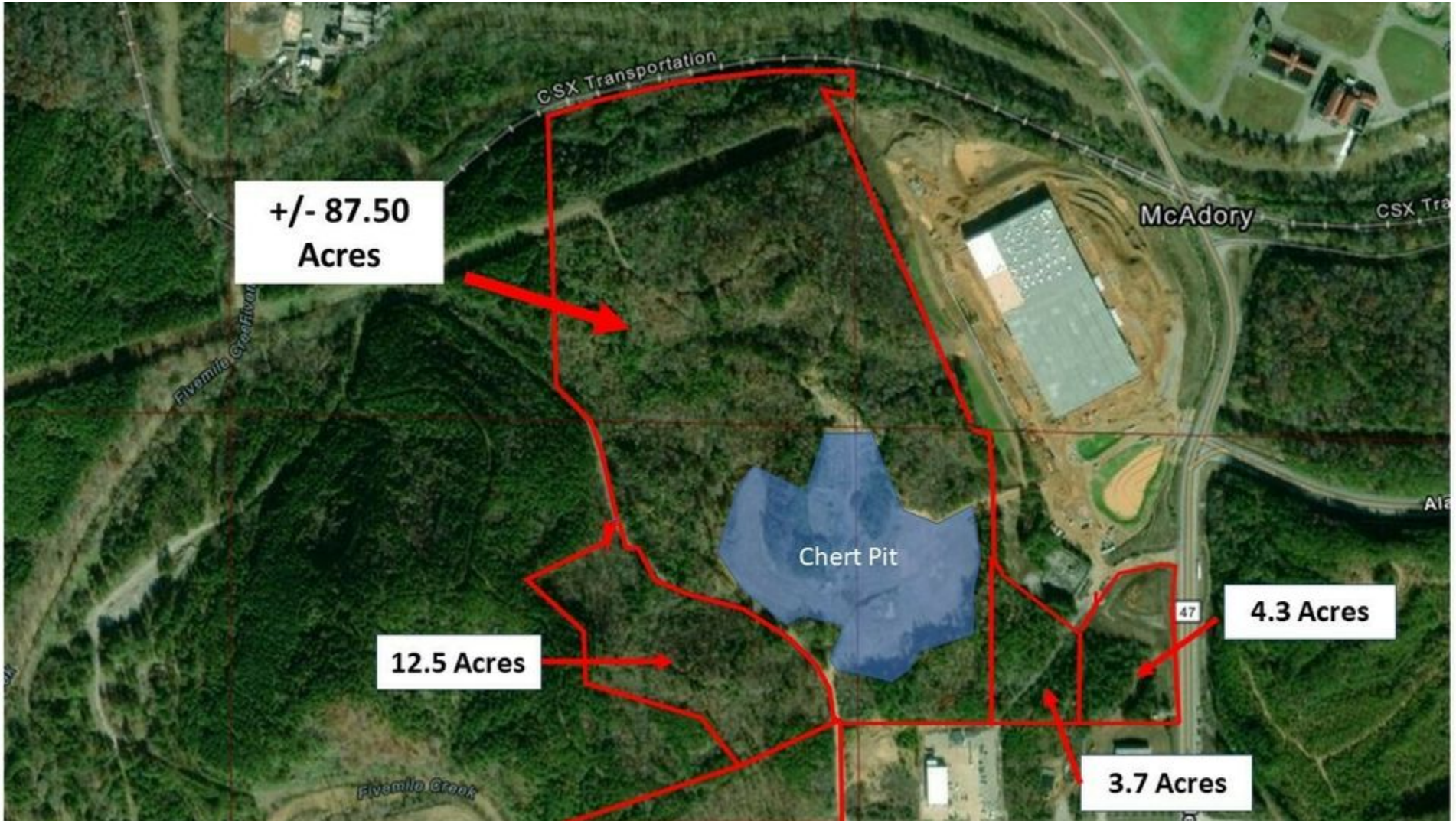
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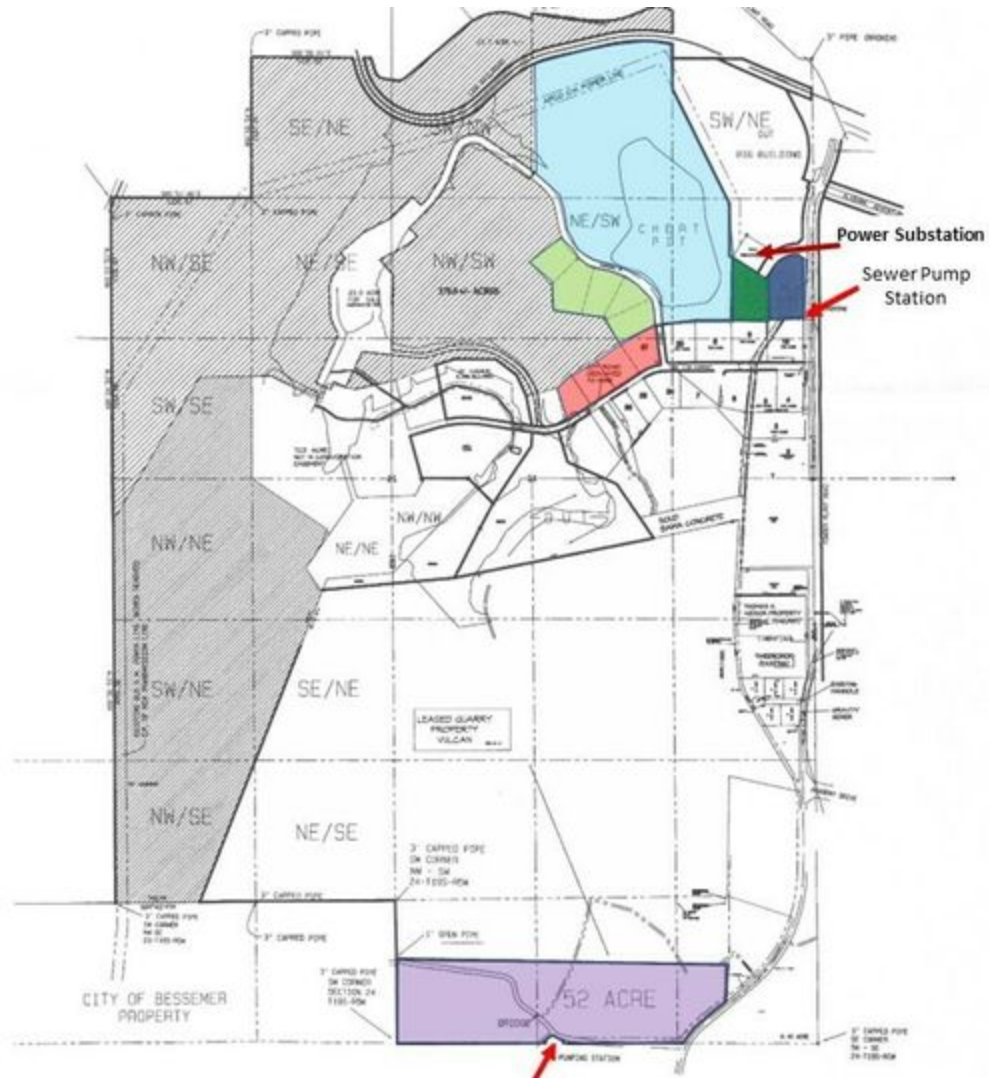
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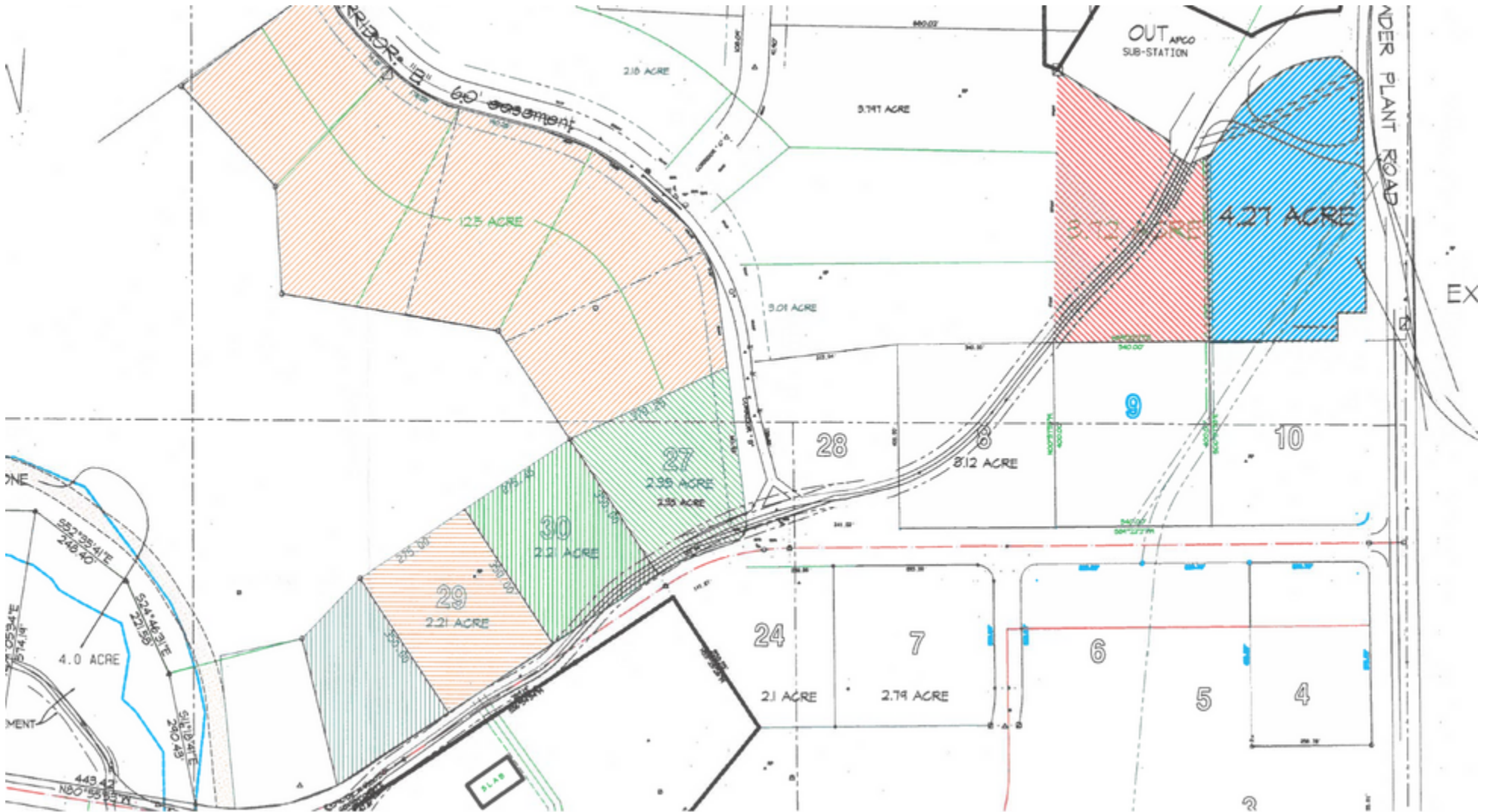
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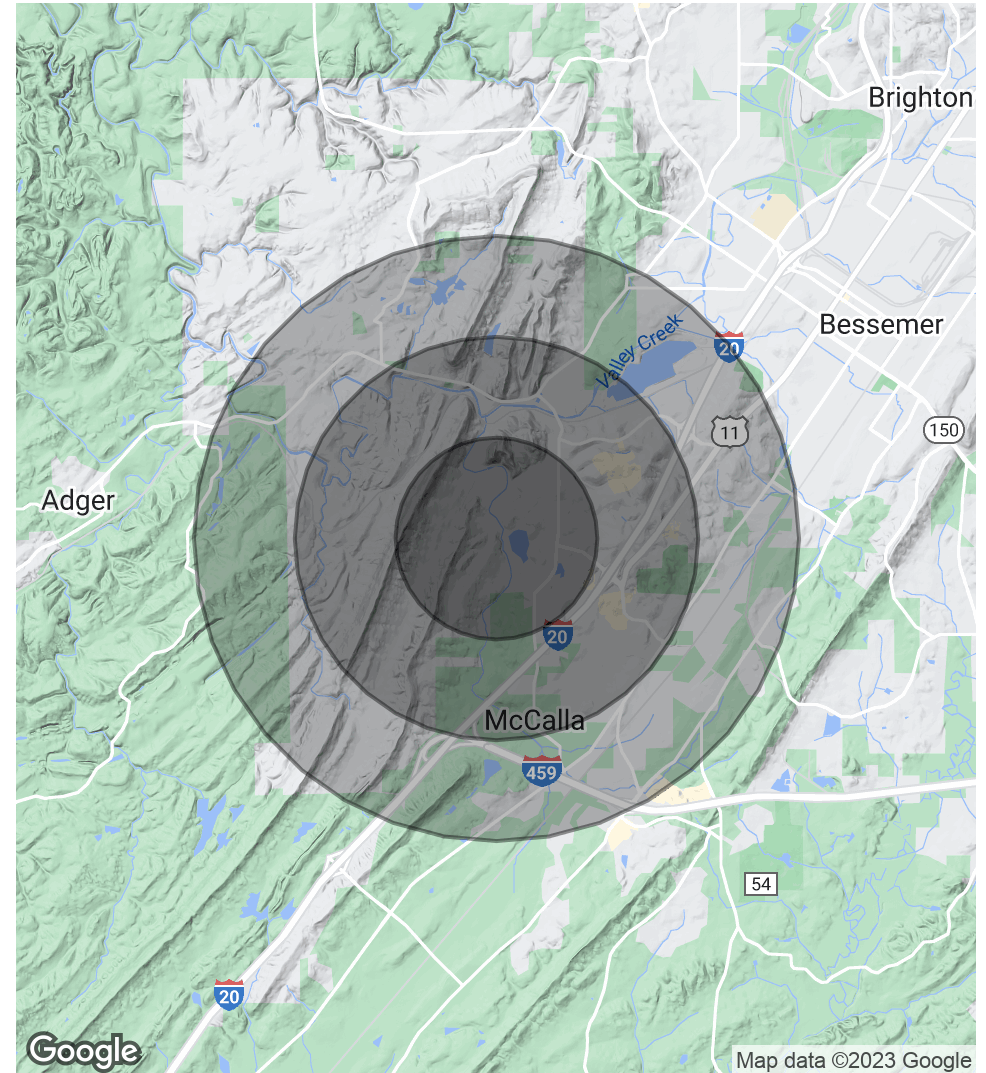
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	1,182	5,845	13,437
Average Age	41.4	39.9	39.0
Average Age (Male)	34.0	33.5	32.5
Average Age (Female)	43.1	42.9	42.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	583	2,611	6,020
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$54,675	\$59,843	\$57,943
Average House Value	\$160,720	\$168,563	\$166,461

* Demographic data derived from 2020 ACS - US Census



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