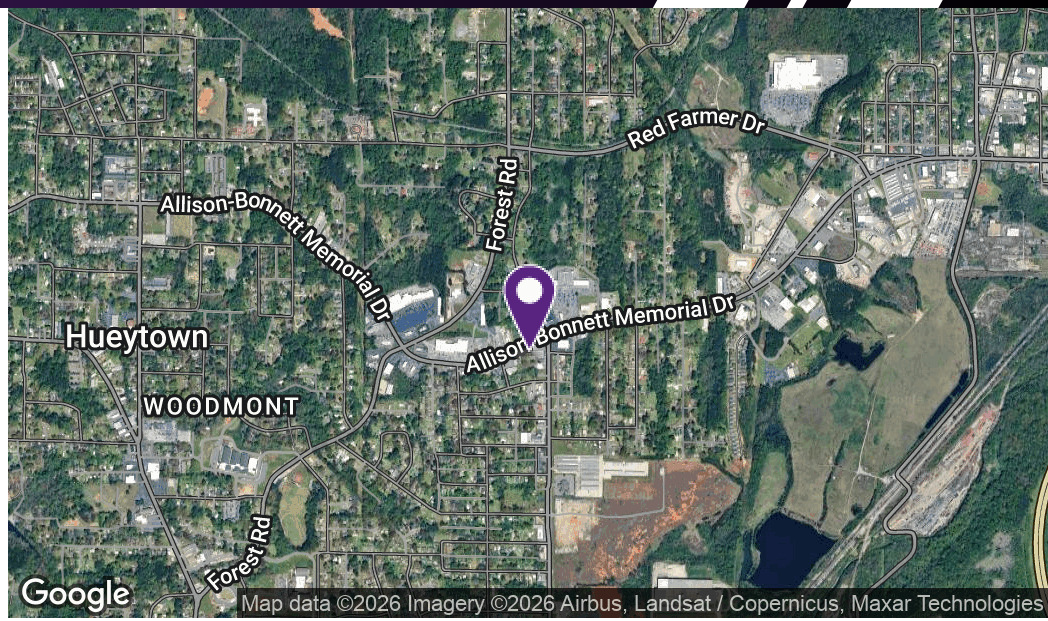
HUEYTOWN, AL - ENDCAP AND OUTPARCEL AVAILABLE
3035 ALLISON-BONNETT MEMORIAL DR, HUEYTOWN, AL 35023



PROPERTY HIGHLIGHTS

- Approximately 0.70 AC Available in Hueytown, AL
- ~5,885 Sf Endcap Retail Space Available - Can be subdivided
- Prime location along Allison Bonnet Memorial Dr. with ±21,991 vehicles per day
- Surrounded by national retailers and quick-service restaurants
- High-visibility site zoned B-3 (General Business)
- Zoning allows for a wide range of commercial uses

OFFERING SUMMARY	
Sale Price:	Call for Pricing
Lease Rate:	Call for Pricing
Available SF:	5,885 SF Endcap (can be subdivided)
Lot Size:	4 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,697	26,812	101,556
Total Population	4,336	67,186	248,997
Average HH Income	$71,818	$64,081	$81,937

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SOUTHPACE

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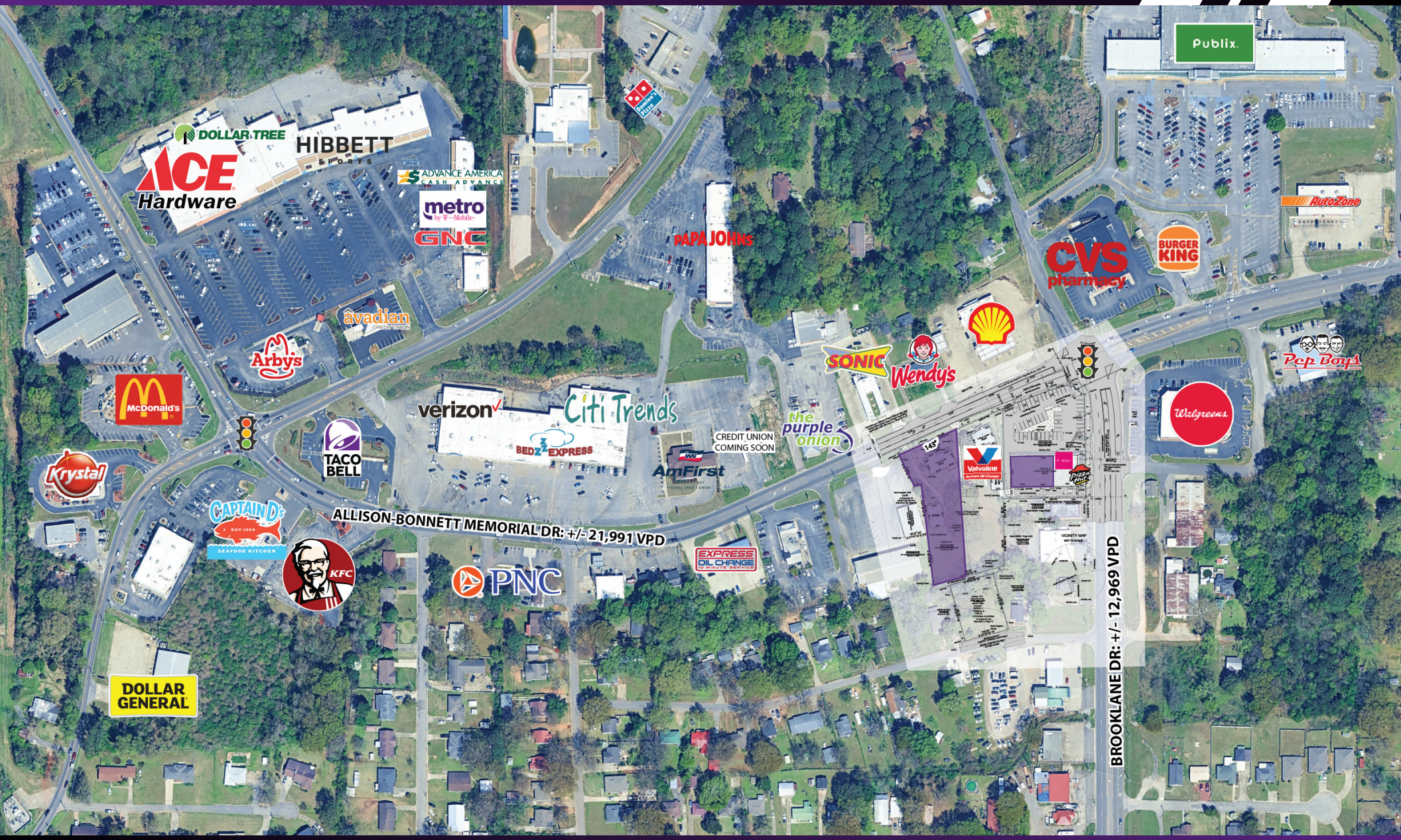
3035 ALLISON-BONNETT MEMORIAL DR, HUEYTOWN, AL 35023



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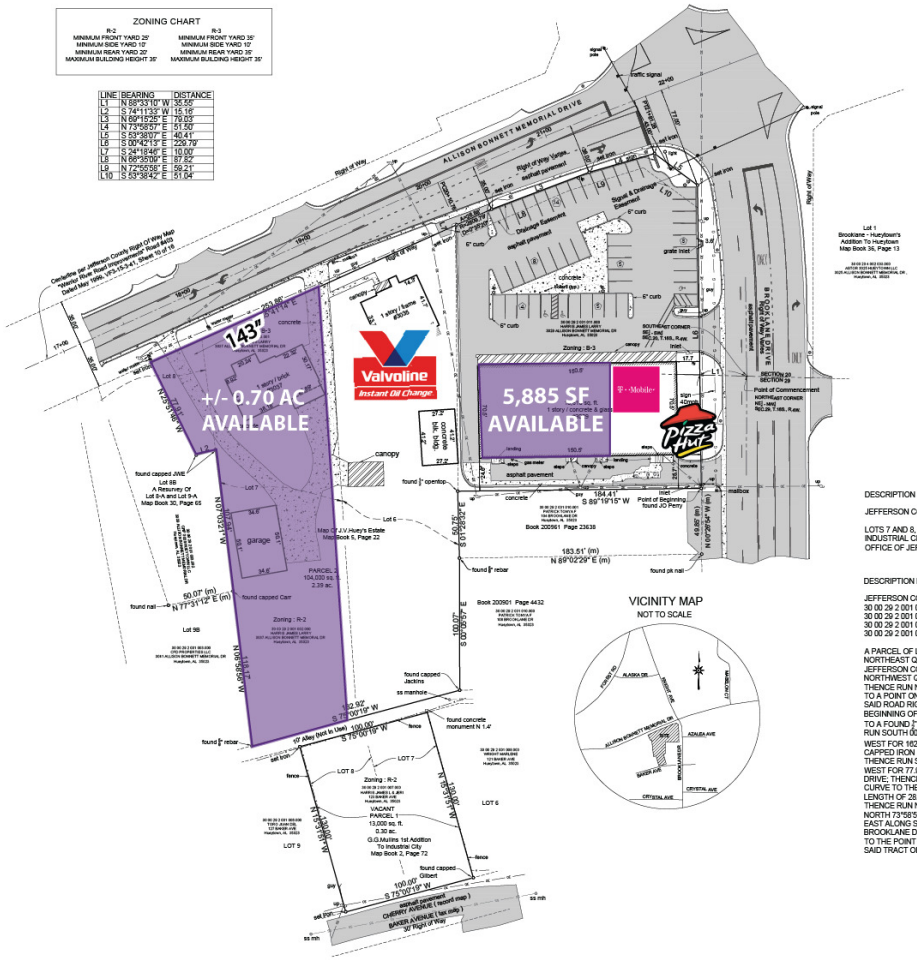
LEGEND

UTILITY POLE	OVERHEAD ELECTRIC
LIGHT POLE	UNDERGROUND ELECTRIC
GUY WIRE	TELEPHONE LINE
ELECTRIC BOX	FIBER OPTIC LINE
ELECTRIC METER	UNDERGROUND COMMUNICATION
ELECTRICAL MANHOLE	WATER LINE
TRAFFIC LIGHT POLE	GAS LINE
TRAFFIC SIGNAL BOX	SANITARY LINE
CROSS WALK SIGNAL	CHAIN LINK FENCE
FIRE HYDRANT	WALL
WATER VALVE	ASPHALT
WATER METER	CONCRETE
TELEPHONE MANHOLE	BRICK
TELEPHONE PEDESTAL	COVERED WALK/CANOPY
TELEPHONE MARKER	
FIBER OPTIC BOX	SANITARY MANHOLE
FIBER OPTIC MARKER	CLEANOUT
GAS VALVE	SIGN
GAS REGULATOR	BOLLARD
GAS METER	MAILBOX
GAS MARKER	CORNER MONUMENT
STORM MANHOLE	AC
GRATE INLET	
YARD INLET	
HANDICAP MARKING	

ZONING CHART

R-2	R-3
MINIMUM FRONT YARD 25'	MINIMUM FRONT YARD 35'
MINIMUM SIDE YARD 10'	MINIMUM SIDE YARD 10'
MINIMUM REAR YARD 20'	MINIMUM REAR YARD 35'
MAXIMUM BUILDING HEIGHT 35'	MAXIMUM BUILDING HEIGHT 35'

LINE	BEARING	DISTANCE
L1	N 88°33'10" W	35.55'
L2	S 74°11'33" W	15.16'
L3	N 69°15'25" E	79.03'
L4	N 73°55'57" E	51.50'
L5	S 53°38'07" E	40.41'
L6	S 00°42'13" E	229.79'
L7	S 24°18'49" E	10.00'
L8	N 66°35'09" E	87.82'
L9	N 72°55'58" E	59.21'
L10	S 53°38'42" E	51.04'



ALTA/NSPS LAND TITLE SURVEY

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

SURVEY CONTROL

THE BASIS OF BEARINGS AND OR COORDINATES SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011) POSITION WAS OBTAINED FROM R.T.K OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.

SURVEYORS CERTIFICATION

TO: -, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS #s OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON (date).
SURVEYOR:

_____ DATE: _____
JEFF D. ARRINGTON
ALABAMA NO. 18664

TABLE A NOTES

TABLE A1: ALL MAJOR PROPERTY BOUNDARY CORNERS HAVE BEEN FOUND OR SET AS SHOWN ON SURVEY.

TABLE A2: THE ADDRESS OF THE PROPERTIES ARE:
3029 ALLISON BONNETT MEMORIAL DRIVE, HUEYTOWN,AL 35023
3035 ALLISON BONNETT MEMORIAL DRIVE, HUEYTOWN, AL. 35023
3037 ALLISON BONNETT MOMORIAL DRIVE, HUEYTOWN, AL. 35023
123 BAKER AVENUE, HUEYTOWN, AL.35023

TABLE A3: THE ENTIRE PROPERTY IS LOCATED IN ZONE X UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FEDERAL INSURANCE RATE MAP 01073C0528G, EFFECTIVE 9-29-2006.

TABLE A4: THE GROSS LAND AREA OF THE SUBJECT PROPERTY FOR PARCEL 1 IS 13,000 SQ. FT. OR 0.30 ACRES AND FOR PARCEL 2 IS 104,000 SQ. FT. OR 2.39 ACRES, TOTAL FOR BOTH PARCELS IS 117,000 SQ. FT. OR 2.69 ACRES. , BASED ON MONUMENTS FOUND OR SET.

TABLE A6: THE SURVEYOR WAS NOT PROVIDED WITH ANY ZONING INFORMATION FROM THE CLIENT. THE PROPERTIES IS ZONED R-2 AND B-3, ACCORDING TO CITY OF HUEYTOWN. ZONING WAS RETRIEVED FROM SAID MAP ON 6-16-2025.

TABLE A7(A): THE EXTERIOR DIMENSIONS OF THE BUILDING ARE SHOWN ON THE SURVEY.

TABLE A7(B)(1):THE GROSS AREA OF THE BUILDINGS AT GROUND LEVEL, BASED ON THE MOST EXTERIOR WALL OR FACADE IS SHOWN ON THE SURVEY.

TABLE A8: ALL SUBSTANTIAL FEATURES AS DESCRIBED BY THE ALTA/NSPS STANDARDS ARE SHOWN ON THE SURVEY.

TABLE A9:ALL PARKING SPACES HAVE BEEN SHOWN ON THE SURVEY. THE SURVEYOR DOES NOT CERTIFY THAT THE PARKING SPACES MEET ZONING CODE OR THAT THE PARKING SPACES ARE AMERICAN DISABILITY ACT COMPLIANT..

TABLE A10(A): THE CLIENT DID NOT SPECIFY ANY PARTY WALLS TO BE OBSERVED.

TABLE A11: THE LOCATION OF THE UTILITIES SHOWN ON THIS SURVEY ARE BASED ON OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES AND EQUIPMENT. THE SURVEYOR WAS NOT PROVIDED A UNDERGROUND UTILITY MAP.

TABLE A13: THE NAMES OF THE ADJOINING PROPERTY OWNERS SHOWN ON THE SURVEY WERE OBTAINED FROM THE JEFFERSON COUNTY GIS WEBSITE .

TABLE A 14: THE DISTANCE TO THE NEAREST INTERSECTION STREET IS SHOWN ON THE SURVEY

TABLE A16: THE SURVEYOR OBSERVED NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, ON THE DATE SHOWN HEREON.

TABLE A17: THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND OBSERVED NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

TABLE A18: THE SURVEYOR WAS NOT PROVIDED WITH ANY DOCUMENTATION OF OFFSITE EASEMENTS OR SERVITUDES THAT AFFECT THE SUBJECT PROPERTY.

VICINITY MAP
NOT TO SCALE

DESCRIPTION PARCEL 1

JEFFERSON COUNTY TAX PARCEL 30 00 29 2 001 007.000

LOTS 7 AND 8, ACCORDING TO THE SURVEY OF G.G. MULLINS 1ST ADDITION TO INDUSTRIAL CITY, AS RECORDED IN MAP BOOK 2, PAGE 72, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, (BESSEMER DIVISION), ALABAMA.

DESCRIPTION PARCEL 2

JEFFERSON COUNTY TAX PARCELS:
30 00 29 2 001 011.000
30 00 29 2 001 001.000
30 00 29 2 001 002.000
30 00 29 2 001 003.001

A PARCEL OF LAND SUTUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, ALL IN TOWNSHIP 18 SOUTH, RANGE 4 WEST, JEFFERSON COUNTY, ALABAMA; COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 4 WEST, JEFFERSON COUNTY, ALABAMA; THENCE RUN NORTH 88° 33'10" WEST ALONG THE NORTH LINE OF SAID QUARTER - QUARTER SECTION FOR 35.55 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF BROOKLANE DRIVE; THENCE RUN SOUTH 00° 42' 13" EAST ALONG SAID ROAD RIGHT OF WAY FOR 85.92 FEET TO A FOUND CAPPED IRON (JO PERRY), SAID POINT BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN SOUTH 89° 19'15" WEST FOR 184.41 FEET TO A TO A FOUND ½" OPENTOP PIPE ; THENCE RUN SOUTH 01°28'32" EAST FOR 50.75 FEET TO A FOUND ½" REBAR; THENCE RUN SOUTH 00°00'57" EAST FOR 100.07 FEET TO A FOUND CAPPED IRON (JACKINS) ; THENCE RUN SOUTH 75°00'19" WEST FOR 192.92 FEET TO A FOUND ½" REBAR; THENCE RUN NORTH 06°56'56" WEST FOR 118.17 FEET TO A FOUND CAPPED IRON (CARR) ; THENCE RUN NORTH 07°03'21" WEST FOR 107.94 FEET TO A FOUND CAPPED IRON (JWE) ; THENCE RUN SOUTH 74°11'33" WEST FOR 15.16 FEET TO A FOUND CAPPED IRON (JWE) ; THENCE RUN NORTH 25°51'46" WEST FOR 77.91 FEET TO SET IRON ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF ALLISON BONNETT MEMORIAL DRIVE; THENCE RUN NORTH 65°41'14" EAST ALONG SAID ROAD RIGHT OF WAY FOR 253.86 FEET TO A SET IRON AND A CURVE TO THE RIGHT, HAVING A RADIUS OF2809.79 FEET, A CHORD BEARING OF NORTH 65°58'54" EAST, AND A CHORD LENGTH OF 28.88 FEET; THENCE RUN ALONG SAID ARC AND SAID ROAD RIGHT OF WAY FOR 28.88 FEET TO A SET IRON; THENCE RUN NORTH 69°15'25" EAST ALONG SAID ROAD RIGHT OF WAY FOR 79.03 FEET TO A SET IRON; THENCE RUN NORTH 73°55'57" EAST ALONG SAID ROAD RIGHT OF WAY FOR 51.50 FEET TO A SET IRON; THENCE RUN SOUTH 53°38'07" EAST ALONG SAID ROAD RIGHT OF WAY FOR 40.41 FEET TO A SET IRON ON THE WESTERLY RIGHT OF WAY LINE OF BROOKLANE DRIVE; THENCE RUN SOUTH 00°42'13" EAST ALONG SAID ROAD RIGHT OF WAY FOR 229.79 FEET TO TO THE POINT OF BEGINNING.
SAID TRACT OF LAND CONTAINING 104,000.41 SQ. FT. OR 2.39 ACRES MORE OR LESS.

UTILITY STATEMENT

THE EXISTING UNDERGROUND UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE.

AN UNDERGROUND UTILITY SURVEY WAS NOT PERFORMED. THIS ENGINEER/SURVEYOR MAKES NO GUARANTEE THE UNDERGROUND UTILITIES SHOWN COMPROMISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER/SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL LOCATE ALL UTILITIES IN THE AREA PRIOR TO CONSTRUCTION. THIS LOCATION SHALL INCLUDE NOTIFYING ALL UTILITY COMPANIES AND ALABAMA ONE CALL AT 1-800-292-8525. THIS MAY ALSO REQUIRE EXPLORATORY HAND EXCAVATION TO DETERMINE THE EXACT LOCATION OF THE UTILITIES.

THIS SURVEY HAS BEEN PREPARED SOLELY FOR THE BENEFIT OF THE PARTIES SET FORTH IN THIS SURVEYOR'S CERTIFICATION AND MAY NOT BE USED, NOR MAY COPIES BE DELIVERED TO, ANY OTHER PARTY OR USED FOR ANY OTHER PURPOSE, WITHOUT LIMITATION. ARRINGTON ENGINEERING AND LAND SURVEYING INC EXPRESSLY DISCLAIMS ANY DUTY OR OBLIGATION TOWARDS ANY PARTY THAT IS NOT IDENTIFIED IN THE SURVEYORS CERTIFICATE.

SURVEYORS EMAIL ADDRESS: jeff@arringtonengineering.com

ARRINGTON ENGINEERING
Civil Engineers - Surveyors - Land Planners
Office: (205) 985-9315
Fax: (205) 985-9385
2032 Valleydale Road
Birmingham AL 35244

DRAWING TITLE	ALTA/NSPS LAND TITLE SURVEY
LOCATION & DESCRIPTION	SITUATED IN THE N½ OF THE NW¼ OF SECTION 29 AND THE SE¼ OF THE SW¼ OF SECTION 20, ALL IN TOWNSHIP 18 SOUTH, RANGE 4 WEST, JEFFERSON COUNTY, ALABAMA
DRAWN BY	JDA
CHECKED BY:	JDA
DATE:	6-19-2025
SCALE:	1" = 40'
PARTY CHIEF	JJ
PROJECT NO.:	85759A
SHEET	1 OF 1

STATE OF ALABAMA REGISTERED #18664 PROFESSIONAL LAND SURVEYOR JEFF D. ARRINGTON

G:\2025 PROJECTS\85759 – 5 Parcels on Allison Memorial Dr (Southpace)\DWG\85759A.dwg

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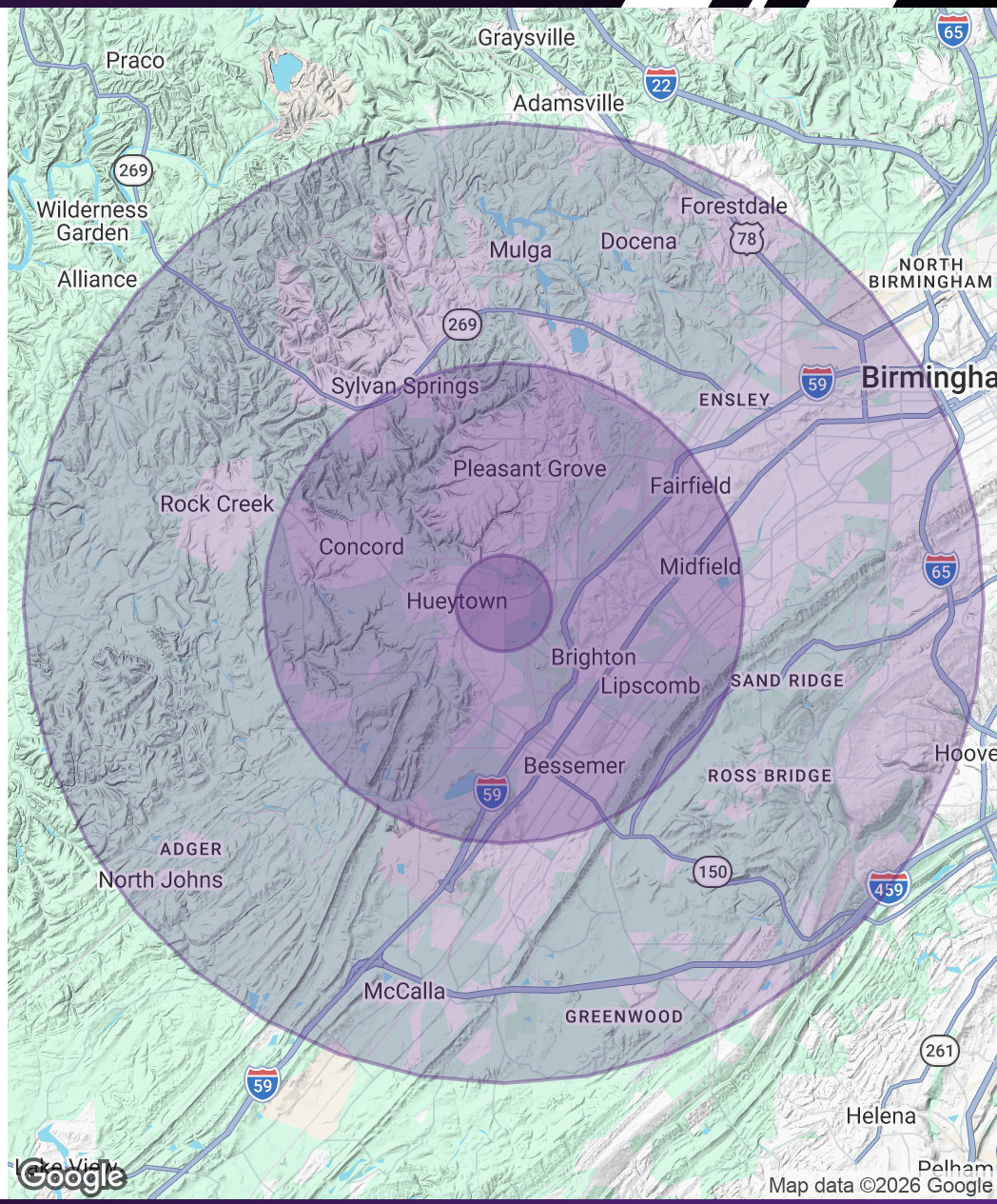
3035 ALLISON-BONNETT MEMORIAL DR, HUEYTOWN, AL 35023

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,336	67,186	248,997
Average Age	44	41	41
Average Age (Male)	41	40	39
Average Age (Female)	46	43	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,697	26,812	101,556
# of Persons per HH	2.6	2.5	2.5
Average HH Income	$71,818	$64,081	$81,937
Average House Value	$148,989	$171,198	$248,844

Demographics data derived from AlphaMap



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