

FOR SALE - VACANT LAND

MEADOW BROOK - LOT 7

CORPORATE DRIVE, HOOVER, AL 35242



DANIEL



PROPERTY HIGHLIGHTS

Meadow Brook Corporate Park is an 85-acre master-planned corporate campus located along the prime Hwy 280 corridor in Birmingham, Alabama. Lot 7 at Meadow Brook Office Park offers a unique opportunity to develop a custom office building – the site lends itself well to office, medical office, outpatient surgical center or biolab.

- **Call for Sale Pricing**
- 2.06 Acre Parcel
- Zoned - PO (Planned Office)
- Flood Zone X

- **Traffic Counts** - 57,463 (24 hrs- Hwy 280 Corporate Drive)
- **Population:** 1,178,282, annual increase of .5%
- **Income:** Average Household Income of \$77,918
- **Topography** - Overall the site has a moderate slope and is slightly below street grade. The topography of the site is not seen as an impediment to the development of the property.

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The area surrounding Meadow Brook - Lot 7 is dominated by planned, large-scale developments located along the Highway 280 corridor. Principal among these are Liberty Park, Meadow Brook, Inverness, Brook Highland, and Greystone. These are all mixed-use residential developments with some commercial uses as well. Commercial development includes mid-rise office buildings, low rise office parks, power retail centers, community and neighborhood centers, and strip centers and free-standing buildings. Residential properties run the range from large estate-type homes to garden homes, townhomes, and apartments.

In addition to the major planned developments, there are a number of small residential subdivisions developed outside of these “master-planned” communities. There are also several commercial developments including The Colonnade, Grandview, and Perimeter Park South.

Retail development in this portion of the neighborhood is primarily located along the US Highway 280 corridor and consists of large power centers as well as a number of neighborhood and community centers, strip centers and free-standing uses such as banks and restaurants. The major shopping centers include The Summit, Patchwork Farms, The Colonnade, River Ridge, Inverness Corners, Inverness Plaza, Inverness Heights, Inverness Village, Brook Highland Plaza, Tattersall Park and The Village at Lee Branch Phases I and II.



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