

OFFICE / WAREHOUSE FOR SALE

983 Yeager Parkway ♦ Pelham, AL ♦ 35124 ♦ Shelby County



SIZE: 5,750 +,- Sq Ft Building on .58 +,- Acres • Sale Price: \$579,000

MARK DINAN
Commercial & Investment Real Estate

205-980-3434

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

PROPERTY DETAILS

983 Yeager Parkway ♦ Pelham, AL ♦ 35124 ♦ Shelby County

- ♦ B-2 General Business Zoning, City of Pelham
- ♦ Superior location, close to I-65 and Highway 31
- ♦ Highly sought-after Pelham Area
- ♦ Lot Dimensions are +/- 110 sq. ft. x 242 sq. ft.
- ♦ 26,136 Sq. Ft. Lot
- ♦ 5,750 +/- sf Office, Warehouse Building
- ♦ Built 1990, Remodeled 2022
- ♦ Two (2) drive-in doors.
- ♦ One (1) dock high door.
- ♦ 14 +/- Parking Spaces
- ♦ Property Taxes: \$5,490.28



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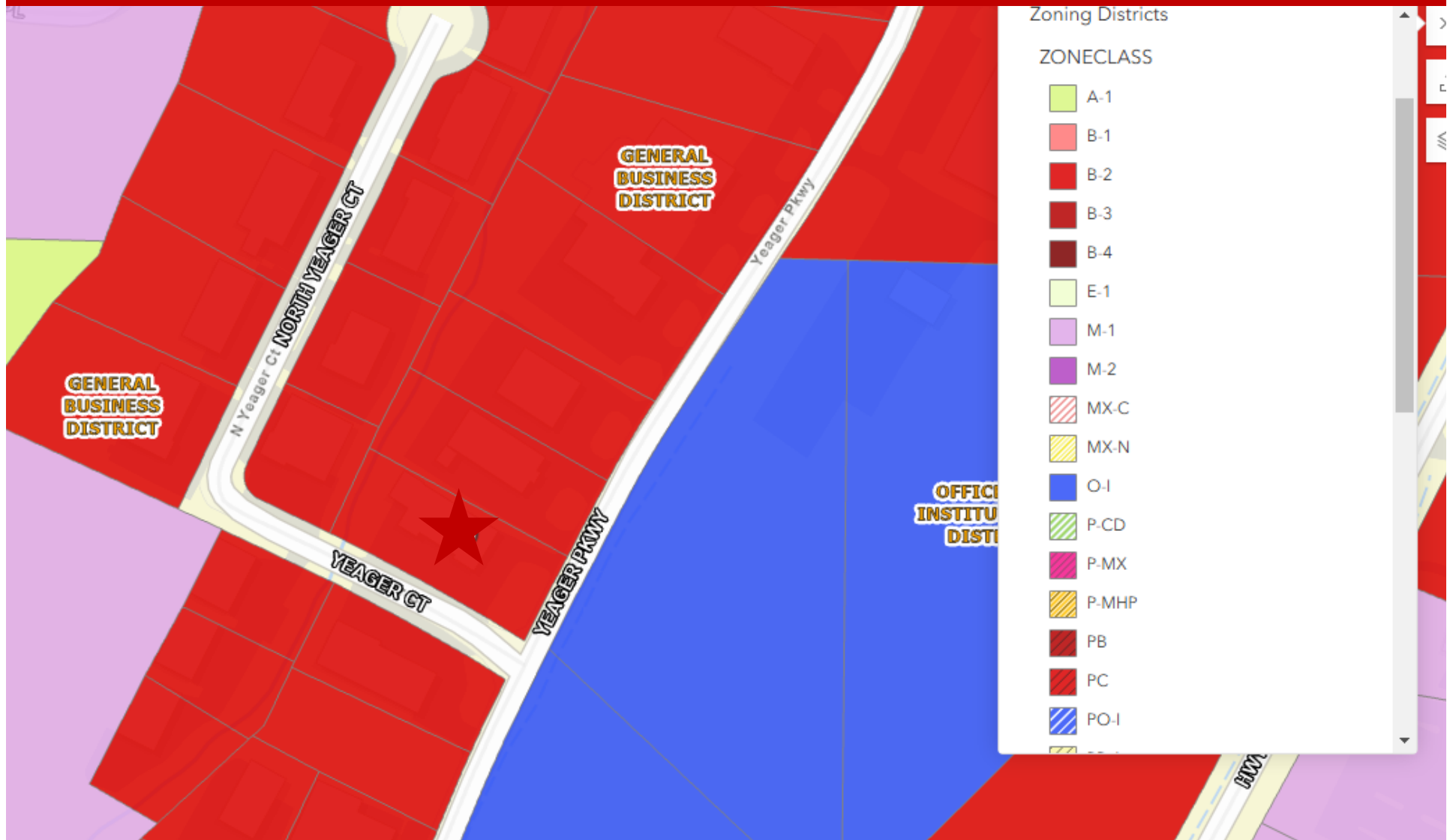
PLAT MAP

983 Yeager Parkway ♦ Pelham, AL ♦ 35124 ♦ Shelby County



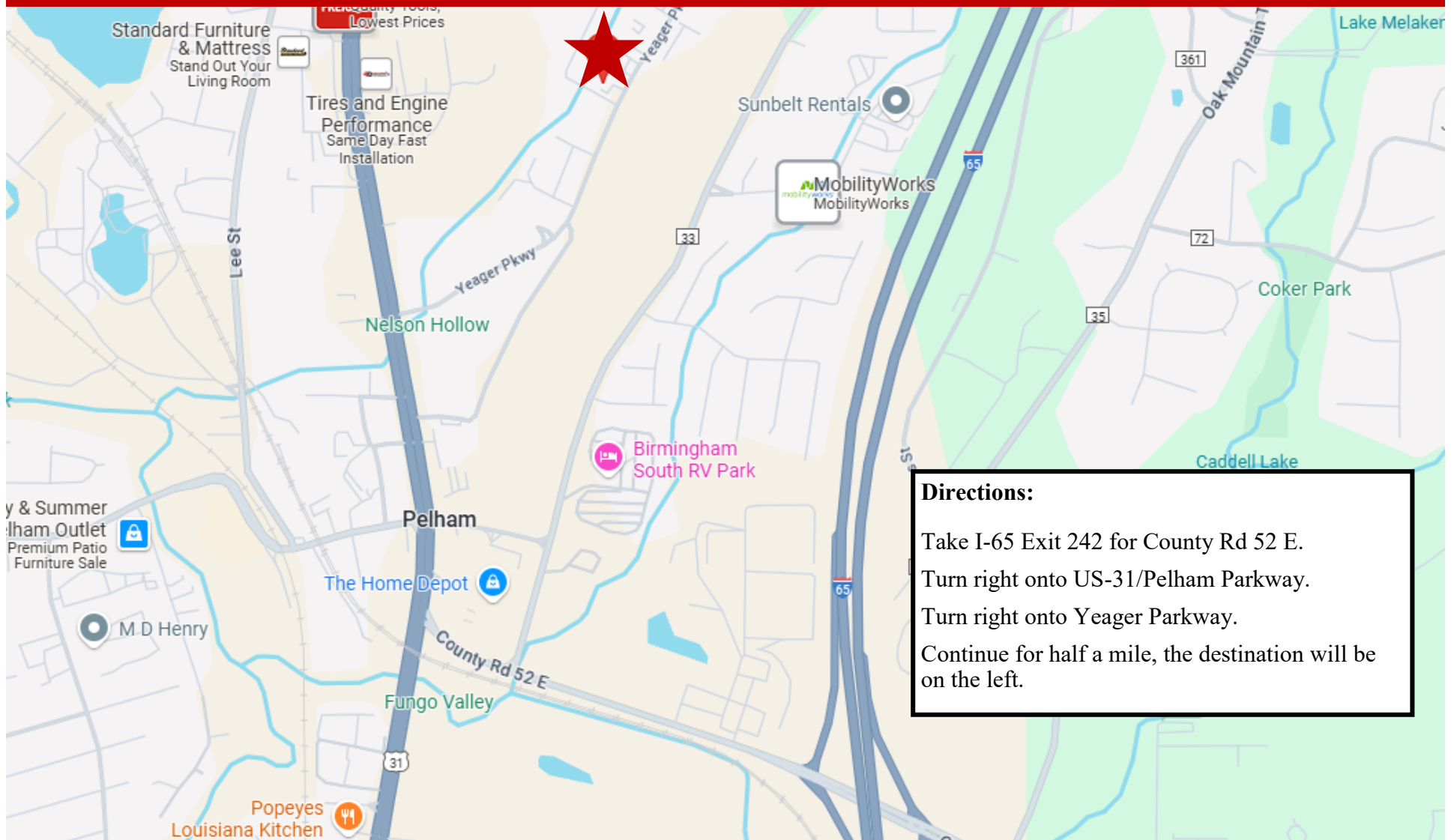
ZONING MAP

983 Yeager Parkway ♦ Pelham, AL ♦ 35124 ♦ Shelby County



LOCATION MAP

983 Yeager Parkway ♦ Pelham, AL ♦ 35124 ♦ Shelby County



Directions:

Take I-65 Exit 242 for County Rd 52 E.
Turn right onto US-31/Pelham Parkway.
Turn right onto Yeager Parkway.
Continue for half a mile, the destination will be on the left.

DEMOGRAPHICS

983 Yeager Parkway ♦ Pelham, AL ♦ 35124 ♦ Shelby County

DEMOGRAPHIC SUMMARY

983 Yeager Pkwy, Pelham, Alabama, 35124

Ring of 5 miles

KEY FACTS

79,025

Population



29,923

Households

39.3

Median Age

\$80,801

Median Disposable Income

EDUCATION

3.9%

No High School Diploma



19.2%

High School Graduate



24.9%

Some College/ Associate's Degree



52.0%

Bachelor's/Grad/ Prof Degree

INCOME



\$101,884

Median Household Income



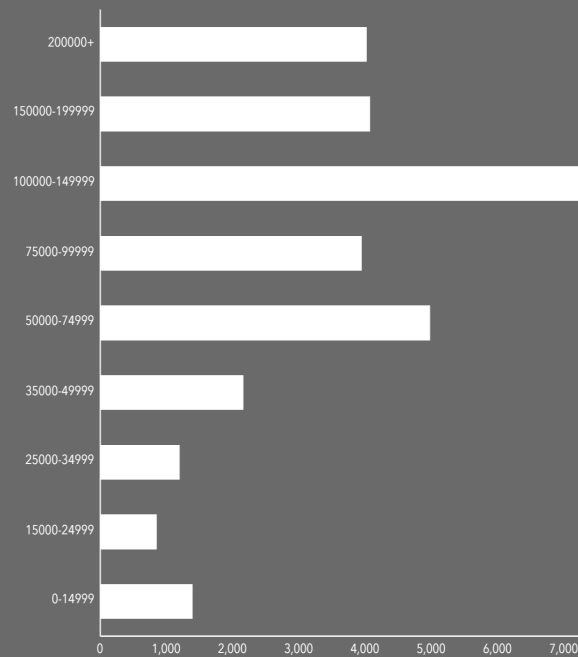
\$47,814

Per Capita Income

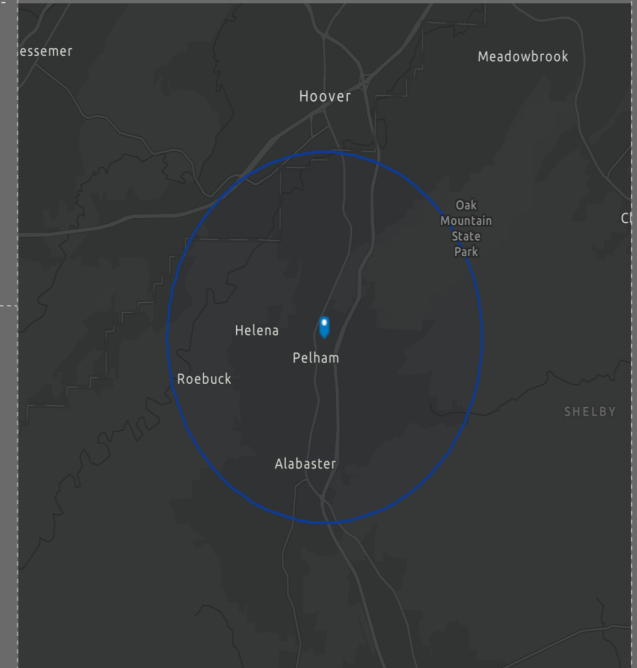


\$400,122

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



73.3%

White Collar



14.8%

Blue Collar



12.7%

Services

2.3%

Unemployment Rate

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