

FOR SALE



2.1 Acres of Industrial to Develop in Pelham AL

3281 and 3291 Highway 52
Pelham, AL 35124

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Section 1

Property Information



Property Summary

FOR SALE



PROPERTY DESCRIPTION

Discover an exceptional opportunity in the heart of Pelham, AL, with the property's prime M1 zoning, perfectly suited for industrial, warehouse, or distribution use. Boasting a strategic location in the thriving Pelham area, this property offers easy access to major transportation routes, including Highway 52, I-65, and I-459, facilitating seamless logistical operations. The M1 zoning allows for a wide range of industrial activities, providing the ideal foundation for business growth and operational efficiency. With its strategic location and favorable zoning, this property presents an enticing prospect for industrial, warehouse, and distribution investors seeking a high-potential investment opportunity.

PROPERTY HIGHLIGHTS

- Zoned M1
- Strategic location in Pelham area

OFFERING SUMMARY

Sale Price:	\$379,000
Lot Size:	2.1 Acres
Building Size:	0 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	87	399	1,617
Total Population	188	894	3,986
Average HH Income	\$83,869	\$87,004	\$95,308

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Property Description

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LOCATION DESCRIPTION

Conveniently located in Pelham, Alabama, the property offers proximity to key industrial and manufacturing hubs. Pelham's strategic location along Highway 52 provides easy access to major transportation routes, including I-65, I-459, and the Birmingham-Shuttlesworth International Airport. Nearby, prospective investors will find the Pelham Industrial Park, facilitating seamless logistical operations. The area also features a skilled labor force drawn from the surrounding communities, as well as valuable support services from local businesses. With a favorable business climate, competitive incentives, and access to key resources, Pelham presents an attractive opportunity for industrial and manufacturing investors seeking a promising location for growth and success.

SITE DESCRIPTION

Trees and open, flat to slight slope

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Complete Highlights

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PROPERTY HIGHLIGHTS

- Zoned M1
- Strategic location in Pelham area
- Ideal for industrial, warehouse, or distribution use
- Easy access to major transportation routes
- Highly versatile zoning for diverse industrial activities



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Additional Photos

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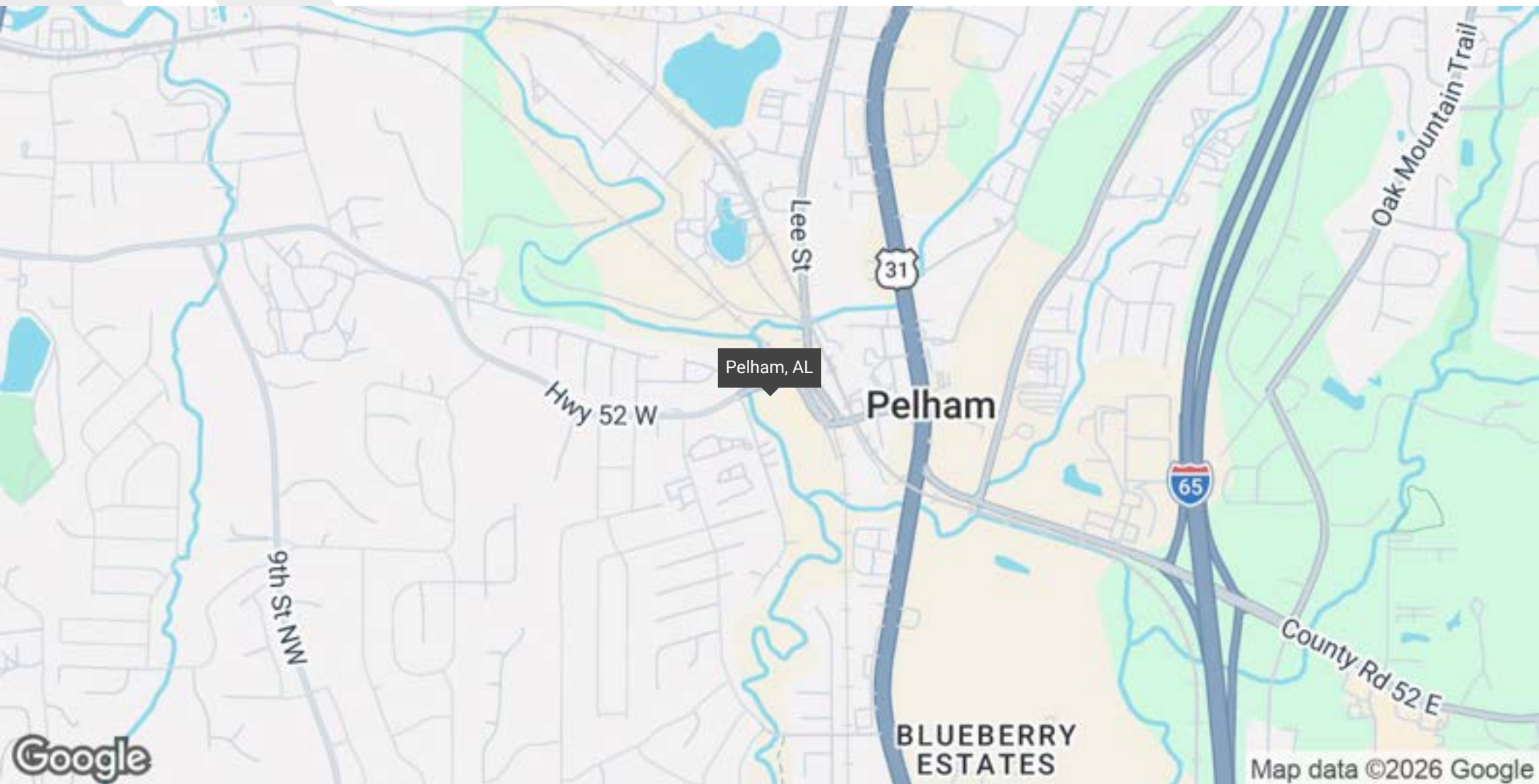
Section 2

Location Information



Regional Map

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Location Map

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Aerial Map

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Section 3

Demographics

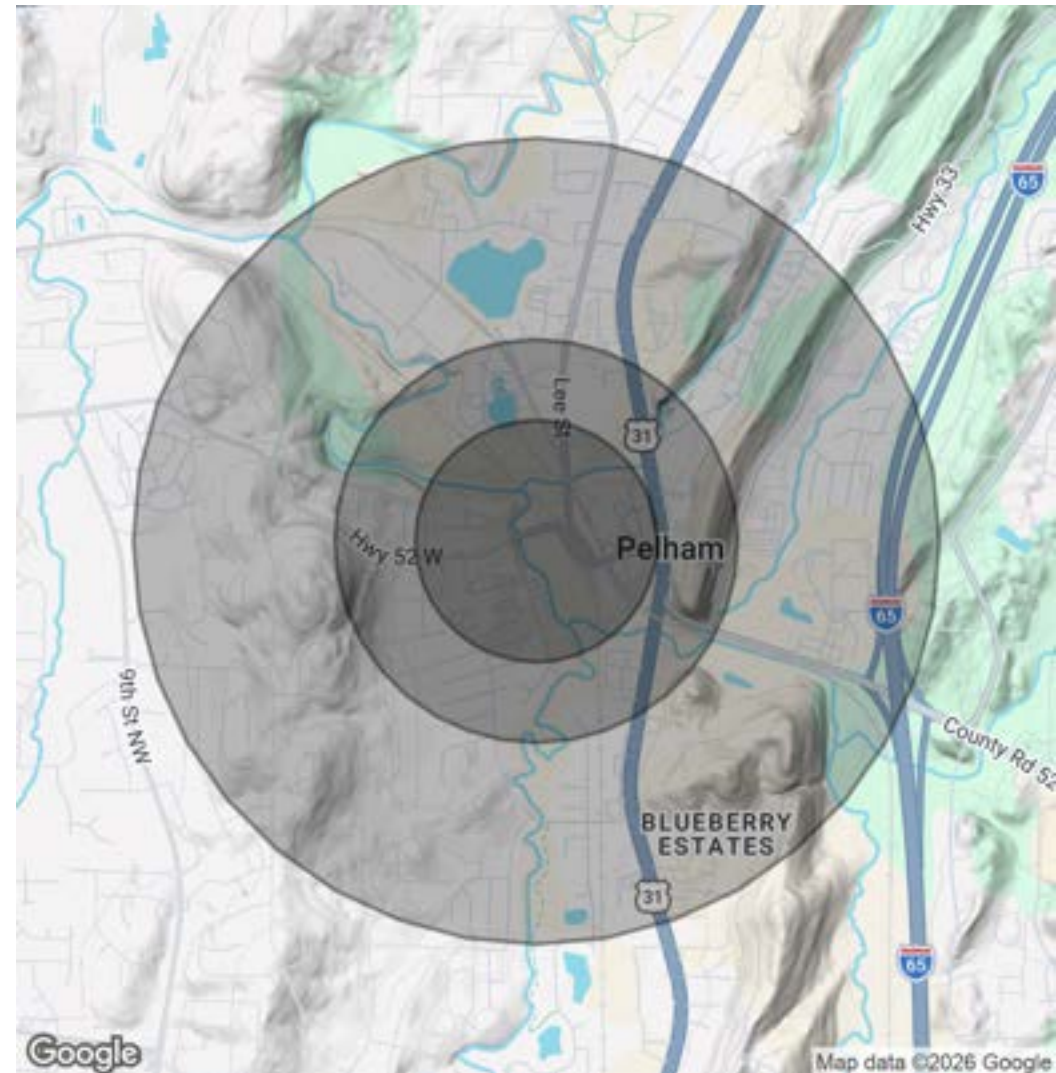


Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	188	894	3,986
Average Age	39	38	38
Average Age (Male)	37	36	37
Average Age (Female)	41	40	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	87	399	1,617
# of Persons per HH	2.2	2.2	2.5
Average HH Income	\$83,869	\$87,004	\$95,308
Average House Value	\$240,311	\$241,727	\$260,485

Demographics data derived from AlphaMap



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Section 4

Advisor Bios



Advisor Bio 1

FOR SALE



KEITH ANDREWS, CCIM

Vice-President of Sales and Senior Advisor

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Direct: **205.451.8889** | Cell: **205.451.8889**

AL #95294

PROFESSIONAL BACKGROUND

"It is not about who you know. It is all about WHO KNOWS YOU!"

Keith Andrews CCIM is a seasoned Advisor, Senior Vice President and mentor at eXp Commercial, where he is the first-ever licensee and a leading figure in attracting professional commercial practitioners across the US and worldwide. Keith also mentors individuals entering the commercial real estate industry, providing guidance and support as they embark on their professional careers. With a focus on connecting national and global real estate investors to local tertiary markets in Alabama and the Southeast USA, Keith's company serves as a vital conduit for institutional and individual investors. Keith is a proud recipient of the prestigious Certified Commercial Investment Member (CCIM) designation and has an extensive background in financial and market analysis. His leadership roles and involvement with organizations such as the CCIM Institute and the Asian Real Estate Association of America (AREAA) reflect his commitment to shaping the future of the industry. With over 20 years of experience in the telecommunications sales arena, Keith brings a wealth of expertise in mentoring, networking, and relationship building on a global scale. A graduate of the University of Arkansas with a major in Finance and Banking, Keith resides in Pelham, Alabama, and has a passion for exploring new destinations around the world.

EDUCATION

BSBA in Finance and Banking, University of Arkansas 1983

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Advisor Bio 2

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LUIS CHAVERRI MEJIAS

Advisor

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Direct: 659.799.3586

AL #160087

PROFESSIONAL BACKGROUND

Luis Chaverri Mejias – Real Estate Advisor

With a strong foundation in corporate leadership and strategic decision-making, Luis brings a results-driven approach to real estate advisory. With two years of experience in the realty industry, Luis has quickly established a reputation for excellence, leveraging a background in high-level management roles spanning multiple states.

Before entering real estate, Luis held key corporate leadership positions, overseeing large teams and making critical business decisions, ensuring multimillion-dollar operations' sustainability and growth. Managing complex negotiations and optimizing operational efficiencies honed an ability to assess opportunities and mitigate risks—an invaluable skill set in commercial and residential real estate transactions.

Now, as a dedicated Commercial Real Estate Advisor, Luis combines deep business acumen with a client-first approach, helping investors, business owners, and property buyers make informed, strategic decisions. Whether guiding clients through acquisitions, market analysis, or negotiations, Luis is committed to delivering results with integrity, professionalism, and a keen understanding of economic and market trends.

Luis' expertise in leadership, risk assessment, and long-term planning ensures that every client receives a tailored strategy designed for success. When working with Luis, you're not just getting a real estate professional—you're gaining a trusted advisor with a track record of driving sustainable growth and navigating complex transactions with confidence.

EDUCATION

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Thank you!

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