

FOR SALE,
GROUND LEASE,
OR BTS

CBRE

171 DANA RD
WARRIOR, AL
BIRMINGHAM MSA



±0.10 - 13.64 ACRES
LAND

PROPERTY OVERVIEW

±0.10 - 13.64 ACRES
LAND

THE OPPORTUNITY

- + 13.64 Total Acres
 - › Sale, Ground Lease, or BTS
 - › Can be Subdivided
- + Ideal Uses:
 - › QSR
 - › C-Store
 - › Urgent Care
 - › Automotive
 - › Bank
 - › Retail Strip Center
 - › Car Wash
 - › Home Improvement
 - › Coffee
 - › Hotel
 - › Soft Goods
 - › Pet Supply
 - › Fitness
- + Zoning: B-3 (Community Business District)
- + Ease of access to I-65 at Exit 281 (54,000+ VPD)
- + Jefferson Metropolitan North Industrial Park to be built just 5 miles from the site, totaling close to 4,700 jobs.

CONTACT BROKER FOR PRICING



WARRIOR, ALABAMA

Incorporated in 1889, located in both North Jefferson and Blount County, Warrior has become one of the fastest growing suburbs in the Birmingham MSA. With the ongoing construction of several new residential communities, new restaurants, retail, along with industrial developments in the pipeline, it is evident that well-planned, progressive development is underway in the City of Warrior and surrounding communities.

- **Hallmark Farms**

\$158M investment mixed-use redevelopment slated to include an agricultural event center, hotel, residential and retail space with an estimated 900,000 visitors annually and 300 full-time jobs

- **1500 New Homes under Construction**

With more than 38,000 individuals residing within a 15 minute drive time of the site, the city of Warrior is one of the fastest growing Suburban communities in the North Jefferson area

- **4,700 Potential Jobs**

Newly announced Jefferson Metropolitan Industrial Complex off exit 275 on I-65 scheduled to be developed across 1,170 acres

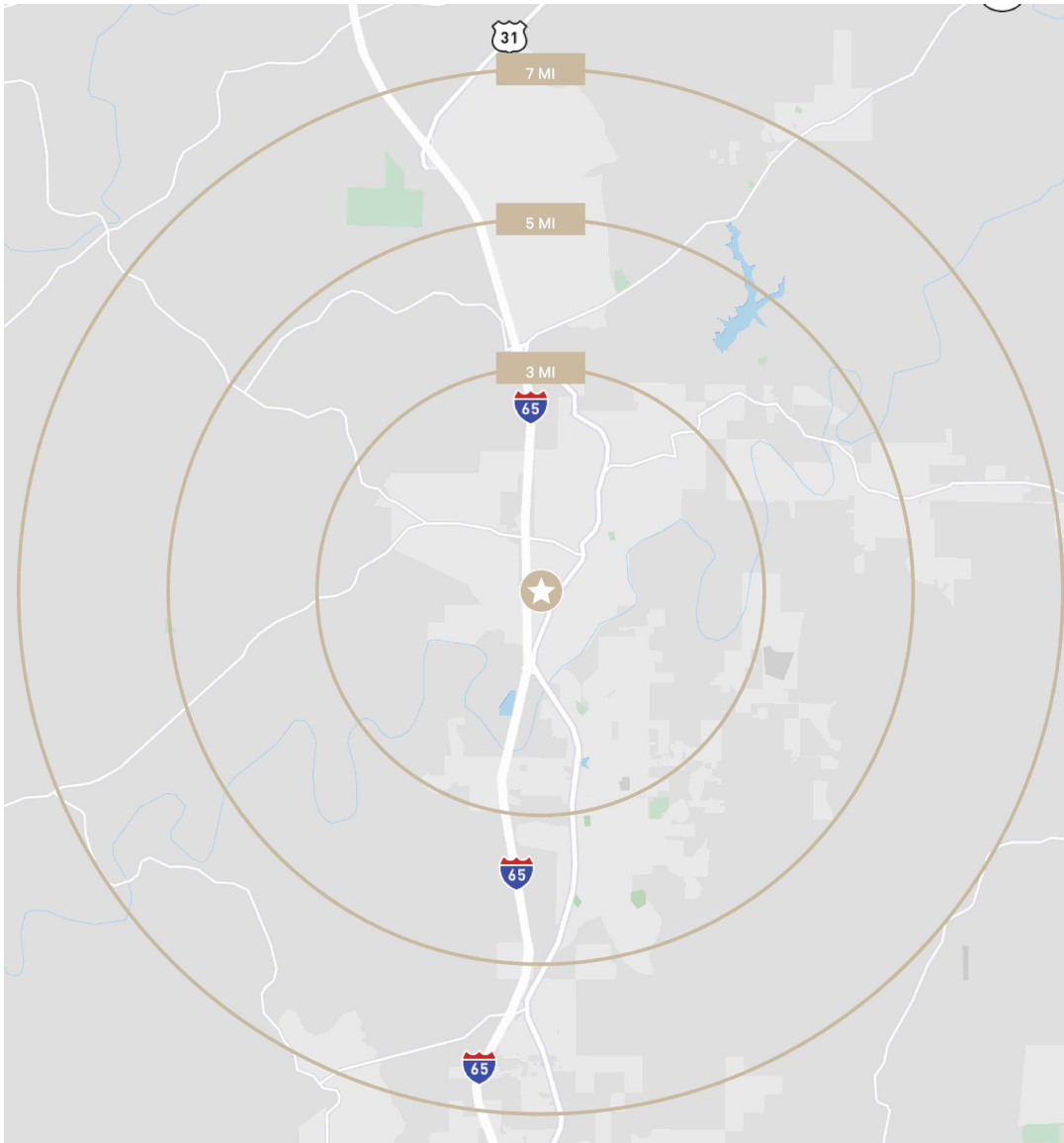
- **20 Minutes from Downtown Birmingham**

Ease of access to Downtown Birmingham via Interstate 65



AREA DEMOGRAPHICS

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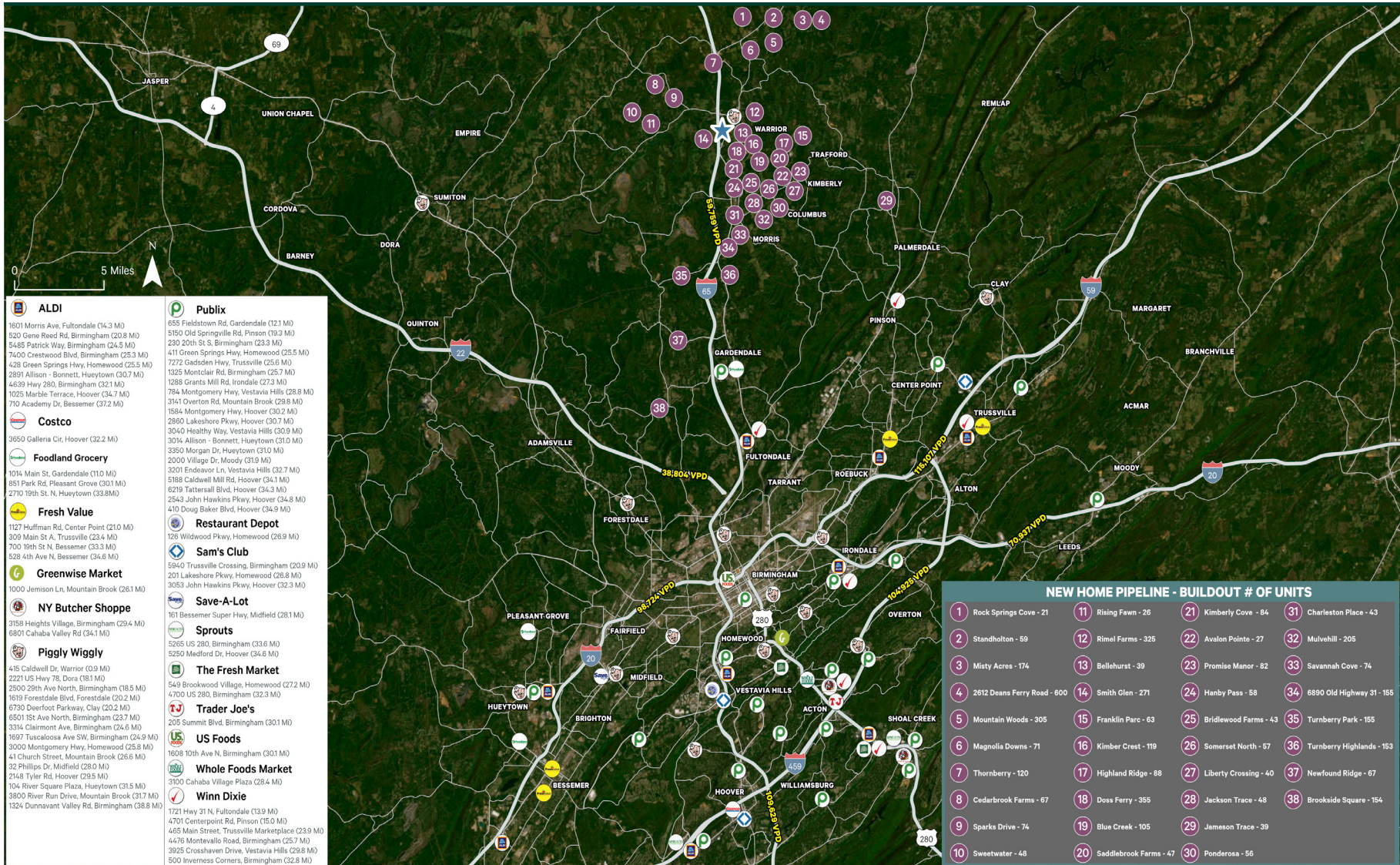


DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
2023 Population	6,826	17,742	27,310
2028 Population	7,030	18,037	27,636
2023 Households	2,664	6,778	10,316
2028 Households	2,750	6,928	10,505
Average Household Size	2.56	2.62	2.64
2023 Average Household Income	\$76,777	\$88,602	\$89,843
2028 Average Household Income	\$91,890	\$88,602	\$89,843
Median Age	40.8	41.0	41.4



RESIDENTIAL GROWTH

±0.10 - 13.64 ACRES
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RETAIL AERIAL

15 MINUTE DRIVE TIME DEMOGRAPHICS



DAYTIME
POPULATION
27,441



POPULATION
37,223



HOUSEHOLDS
14,550



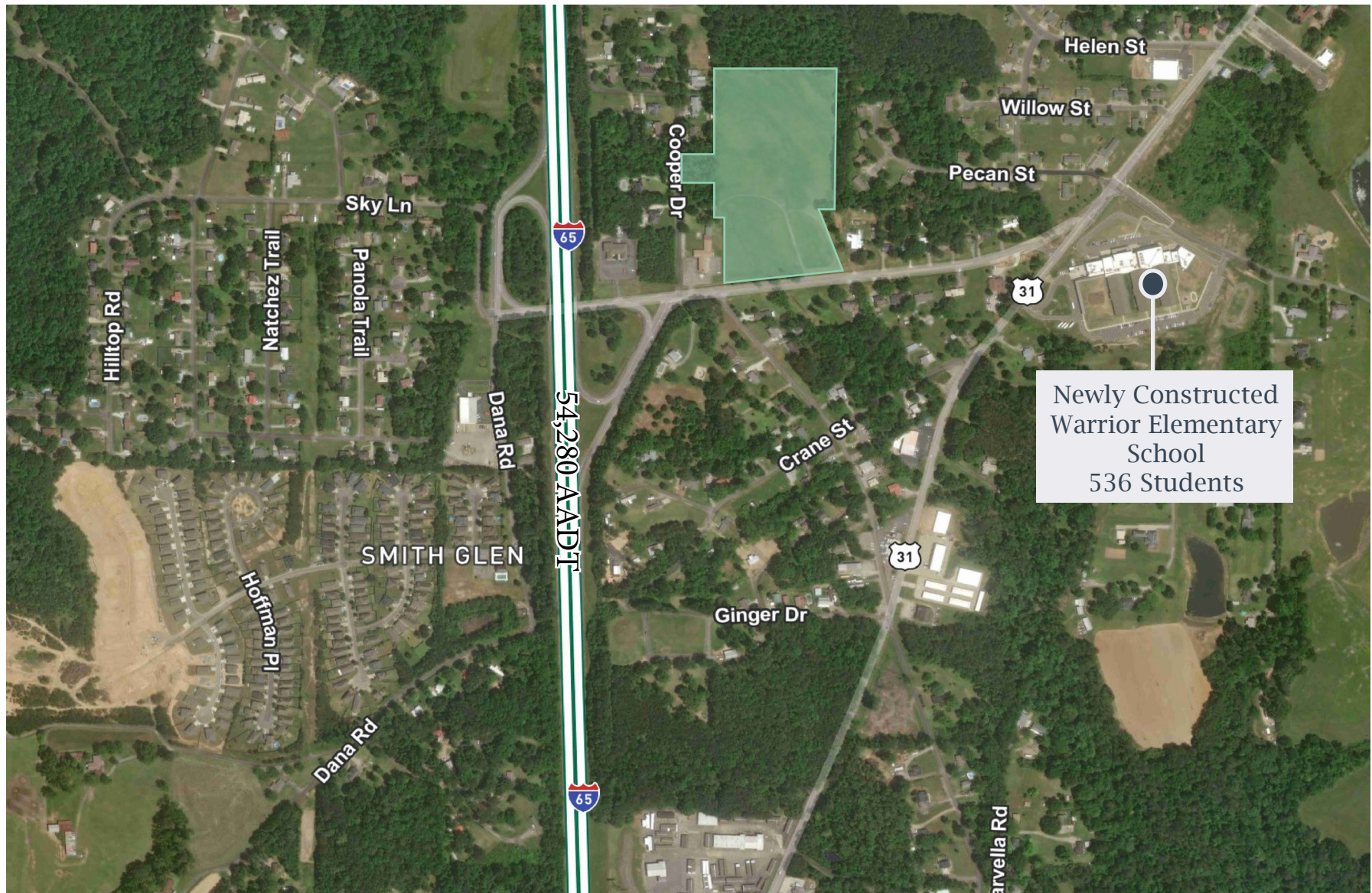
AVERAGE
HOUSEHOLD INCOME
\$92,894



MEDIAN AGE
42.2

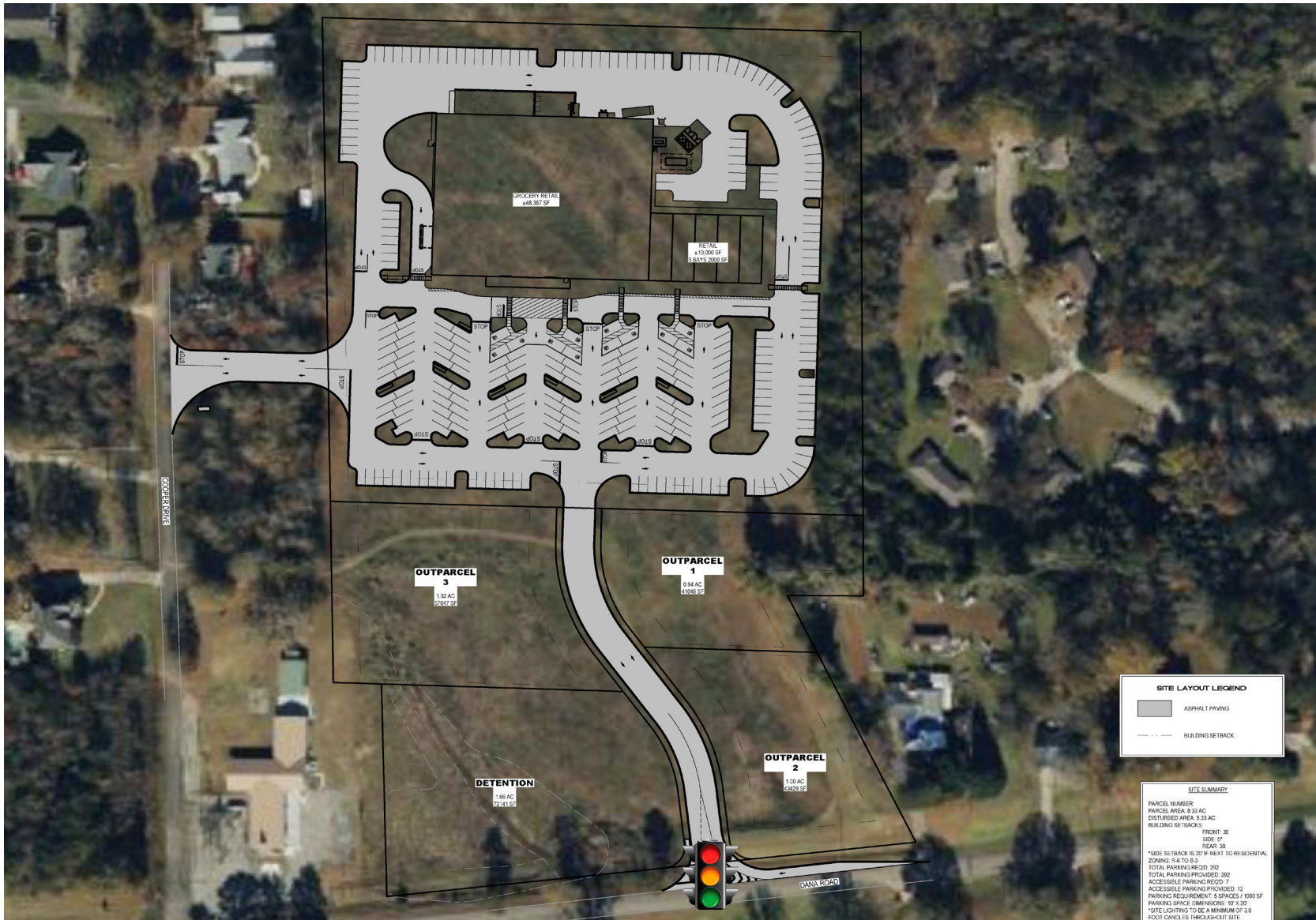
SURVEY

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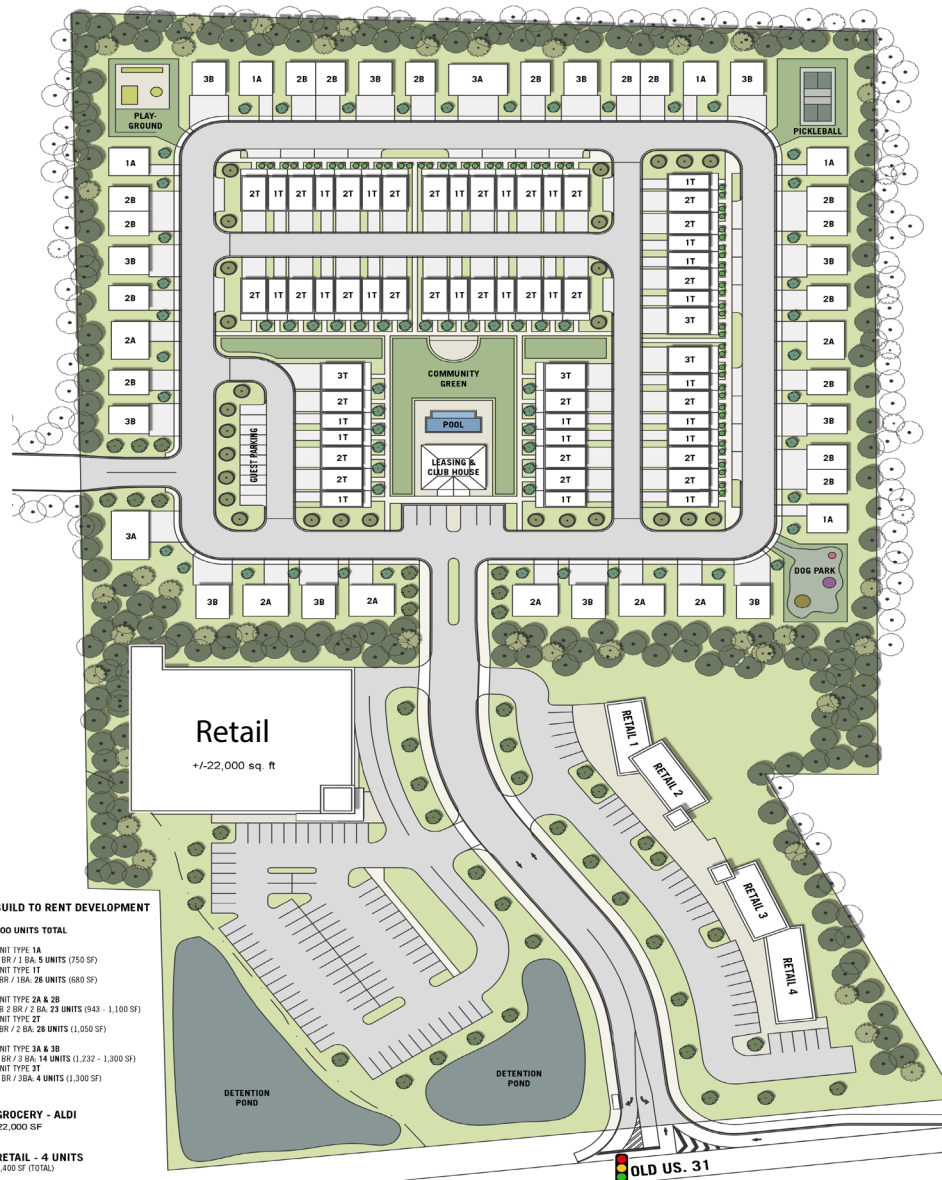
CONCEPTUAL SITE PLAN

±0.10 - 13.64 ACRES
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CONCEPTUAL SITE PLAN

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BUILD TO RENT DEVELOPMENT

100 UNITS TOTAL

- UNIT TYPE 1A
1 BR / 1 BA; 5 UNITS (750 SF)
- UNIT TYPE 1T
1BR / 1BA; 26 UNITS (680 SF)
- UNIT TYPE 2A & 2B
2B 2 BR / 2 BA; 23 UNITS (943 - 1,100 SF)
- UNIT TYPE 2T
2BR / 2 BA; 26 UNITS (1,050 SF)
- UNIT TYPE 3A & 3B
3 BR / 3 BA; 14 UNITS (1,232 - 1,300 SF)
- UNIT TYPE 3T
3 BR / 3BA; 4 UNITS (1,300 SF)

GROCERY - ALDI
22,000 SF

RETAIL - 4 UNITS
8,400 SF (TOTAL)

Retail
+/-22,000 sq. ft

DETECTION POND

DETECTION POND

OLD US. 31



SITE PHOTOS

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