

# HOTEL / RESTAURANT SITES FOR SALE

Highway 35 ♦ Pelham, AL ♦ 35124 ♦ Shelby County



1-3 Lots • 1.0—4.74 +/- Acres • Asking Pricing: \$11.59/sf

Mark Dinan, MBA, CCIM  
(c) 205-980-3434  
(c) 205-243-3434  
markdinan@bellsouth.net

**MARK DINAN**  
Commercial & Investment Real Estate



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# PROPERTY DETAILS

Highway 35 ◇ Pelham, AL ◇ 35124 ◇ Shelby County

- ◆ Premiere visibility/access from Interstate 65. Immediate availability.
- ◆ Pad Ready Sites with off-site storm water management.
- ◆ All utilities available and turn lanes to be installed by Seller.
- ◆ Nearby major activity generators include Publix, Tractor Supply, Home Depot, Encompass Health, Pelham Racquet Club, new Pelham Elementary School, Oak Mountain State Park, Entertainment and Performing Arts Venues, and other exciting projects on the horizon.
- ◆ Nearby Oak Mountain Amphitheater is largest outdoor music venue in Alabama, drawing thousands of guests to dozens of annual events
- ◆ Nearby Pelham Civic Center is home to The Birmingham Bulls, drawing thousands of fans to SPHL and NISL games.
- ◆ Nearby Pelham Racquet Club hosts over 20 annual events, including six USTA tournaments, drawing hundreds of players from across the United States
- ◆ Located just off 4 way signaled intersection.
- ◆ Booming Pelham Highway 52 area has outstanding growth.
- ◆ 1-4.74 Acres can be sold separately or together.
- ◆ Conceptual lot sizes are 1.0, 1.2, 2.54 and 4.74 +/- acres.
- ◆ 550' frontage on CR 35 aka Oak Mountain Trail.
- ◆ Pelham recently named Best Places to Live by Money Magazine and Niche.com.
- ◆ City Owned Property most sought after and desired uses are retail, restaurant, hotel or other economically impactful project for this rare location 500' from I-65 Exit 242.



# LOCATION AERIAL MAP

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# CONCEPTUAL PLAN 1

Highway 35 ♦ Pelham, AL ♦ 35124 ♦ Shelby County

City Concept 2



<p>PROJECT: MASTER CONCEPT PLAN          HIGHWAY 52 COMMERCIAL DEVELOPMENT          CITY OF PELHAM</p>	<p>DATE: 11/15/21          SCALE: 1"=40'</p>
<p><b>GONZALEZ STRENGTH &amp; ASSOCIATES, INC.</b>          CIVIL ENGINEER, PLANNING, LANDSCAPE ARCHITECTURE          LANDSCAPE ARCHITECTURE          1400 SHELBY COUNTY ROAD 202, SUITE 100          PELHAM, AL 35124          www.gonzalezstrength.com          © Copyright 2021</p>	<p>PRELIMINARY          NOT FOR          CONSTRUCTION,          RECORDING          PURPOSES OR          IMPLEMENTATION</p>

# CONCEPTUAL PLAN 2

Highway 35 ♦ Pelham, AL ♦ 35124 ♦ Shelby County



NO.	REVISIONS	DESCRIPTION	DATE

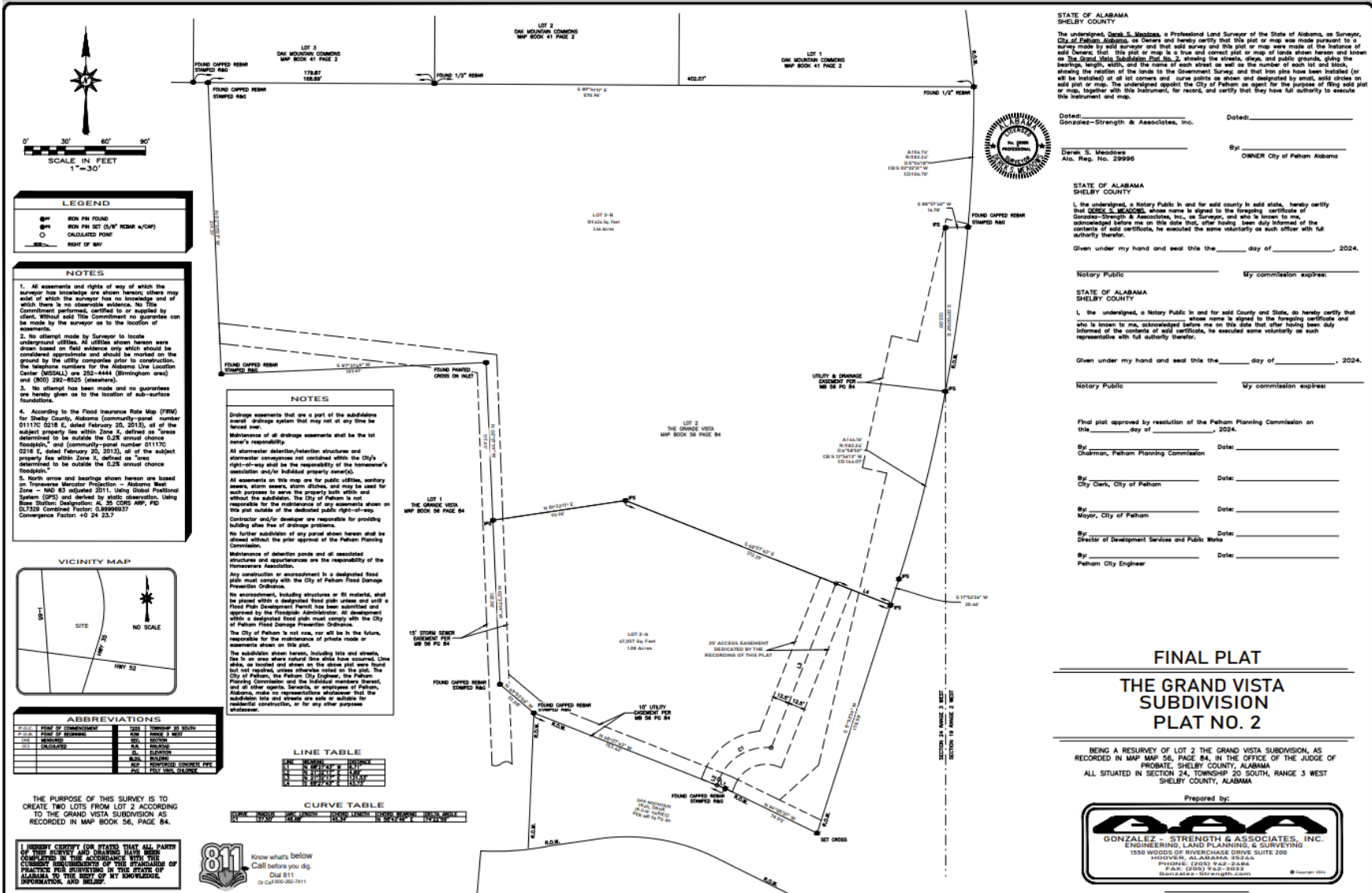
FILE: MASTER CONCEPT PLAN  
 HIGHWAY 52 COMMERCIAL DEVELOPMENT  
 CITY OF PELHAM  
 DRAWN BY: [blank] DATE: 11/15/15  
 CHECK BY: [blank] DATE: [blank]

**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
 CIVIL ENGINEERING, TRANSPORTATION ENGINEERING, LAND SURVEYING  
 1450 WOODS OF RIVERCHASE DRIVE  
 PRICHARD, ALABAMA 36070  
 PHONE: (334) 942-2288  
 WWW.GONZALEZ-STRENGTH.COM  
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 IMPLEMENTATION

# PLAT MAP

## Highway 35 ♦ Pelham, AL ♦ 35124 ♦ Shelby County



STATE OF ALABAMA  
SHELBY COUNTY

The undersigned, **Derek S. Meadows**, a Professional Land Surveyor of the State of Alabama, as Surveyor, City of Pelham, Alabama, do hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map were made of the balance of said owners; that this plat or map is a true and correct plat or map of lands shown hereon and known as **THE GRAND VISTA SUBDIVISION, PLAT NO. 2**, showing the streets, alleys, and public grounds, giving the bearings, length, width, and the name of each street as well as the number of each lot and block, showing the relation of the lands to the Government Survey; and that this plat has been laid out (or will be laid out) of all lot corners and curve points as shown and designated by said plat or map, together with this instrument, for record, and certify that they have full authority to execute this instrument and map.

Dated: \_\_\_\_\_  
Gonzalez-Strength & Associates, Inc.

Derek S. Meadows  
A.S. Reg. No. 29996

By: \_\_\_\_\_  
OWNER City of Pelham Alabama

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **Derek S. Meadows** whose name is signed to the foregoing certificate of **Gonzalez-Strength & Associates, Inc.**, as Surveyor, and who is known to me, a Notary Public, as the owner of said land, after having been duly informed of the contents of said certificate, he executed same voluntarily as such authority therefor.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public: \_\_\_\_\_ My commission expires: \_\_\_\_\_

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **Derek S. Meadows** whose name is signed to the foregoing certificate and who is known to me, a Notary Public, as the owner of said land, after having been duly informed of the contents of said certificate, he executed same voluntarily as such representative with full authority therefor.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public: \_\_\_\_\_ My commission expires: \_\_\_\_\_

Final plat approved by resolution of the Pelham Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Chairman, Pelham Planning Commission

By: \_\_\_\_\_ Date: \_\_\_\_\_  
City Clerk, City of Pelham

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Mayor, City of Pelham

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Director of Development Services and Public Works

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Pelham City Engineer

**FINAL PLAT**  
**THE GRAND VISTA SUBDIVISION**  
**PLAT NO. 2**

BEING A RESURVEY OF LOT 2 THE GRAND VISTA SUBDIVISION, AS RECORDED IN MAP MAP 56, PAGE 84, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA

ALL SITUATED IN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 3 WEST SHELBY COUNTY, ALABAMA

Prepared by:

**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
ENGINEERING, LAND PLANNING, & SURVEYING  
1550 WOODS DR RIVERSIDE DRIVE SUITE 200  
HOOVER, ALABAMA 35226  
PHONE: (205) 942-3134  
FAX: (205) 942-3133  
www.gsa-inc.com

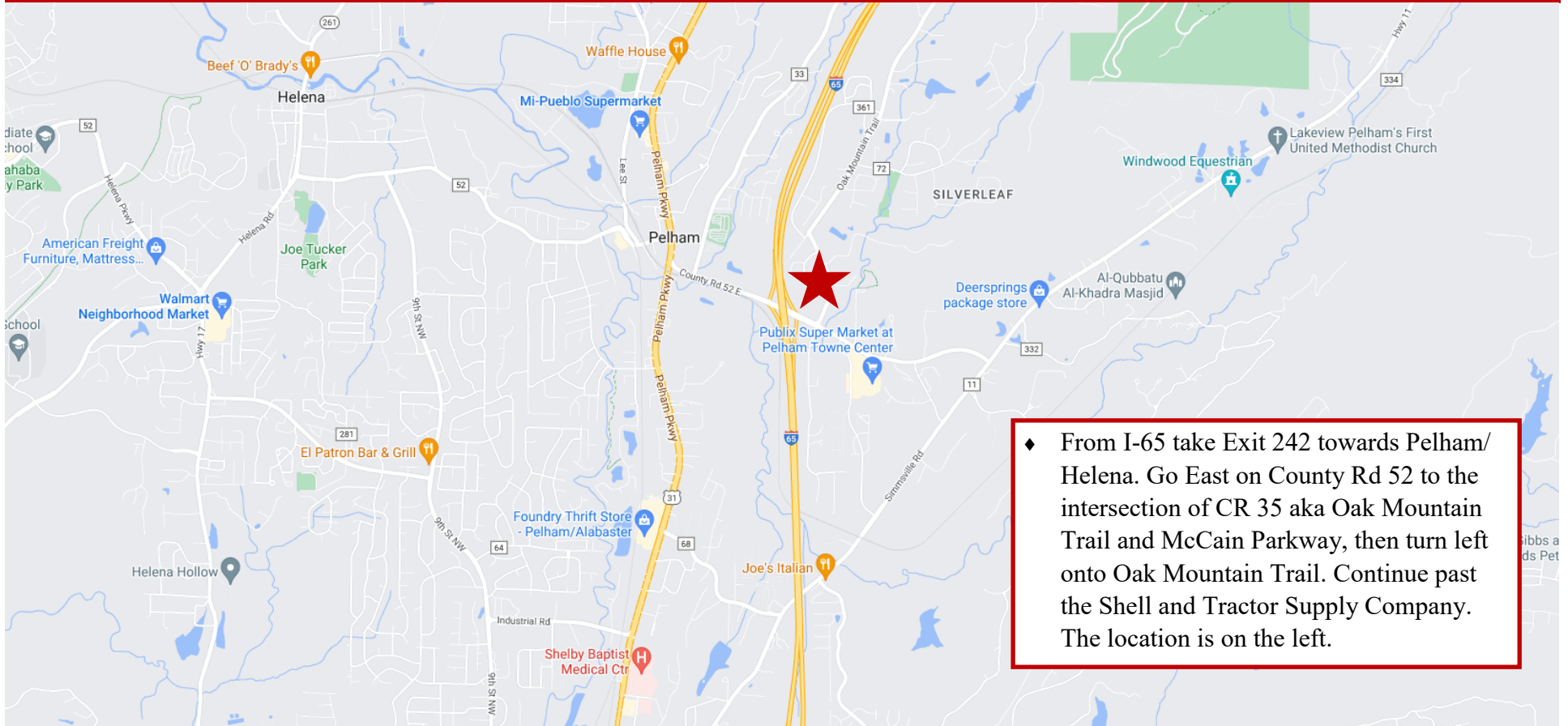
THE PURPOSE OF THIS SURVEY IS TO CREATE TWO LOTS FROM LOT 2 ACCORDING TO THE GRAND VISTA SUBDIVISION AS RECORDED IN MAP BOOK 56, PAGE 84.

I HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS PLAT MAP AND THE INFORMATION CONTAINED HEREIN WAS PREPARED AND COMPLETED IN THE ACCORDANCE WITH THE CURRENT PRACTICES AND STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.



# LOCATION MAP

Highway 35 ♦ Pelham, AL ♦ 35124 ♦ Shelby County



♦ From I-65 take Exit 242 towards Pelham/Helena. Go East on County Rd 52 to the intersection of CR 35 aka Oak Mountain Trail and McCain Parkway, then turn left onto Oak Mountain Trail. Continue past the Shell and Tractor Supply Company. The location is on the left.

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MEMBER:  LoopNet  CoStar

 Experts in Commercial Investment Real Estate

 International Council of Shopping Centers

 REALTOR

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# ATTRACTIONS MAP

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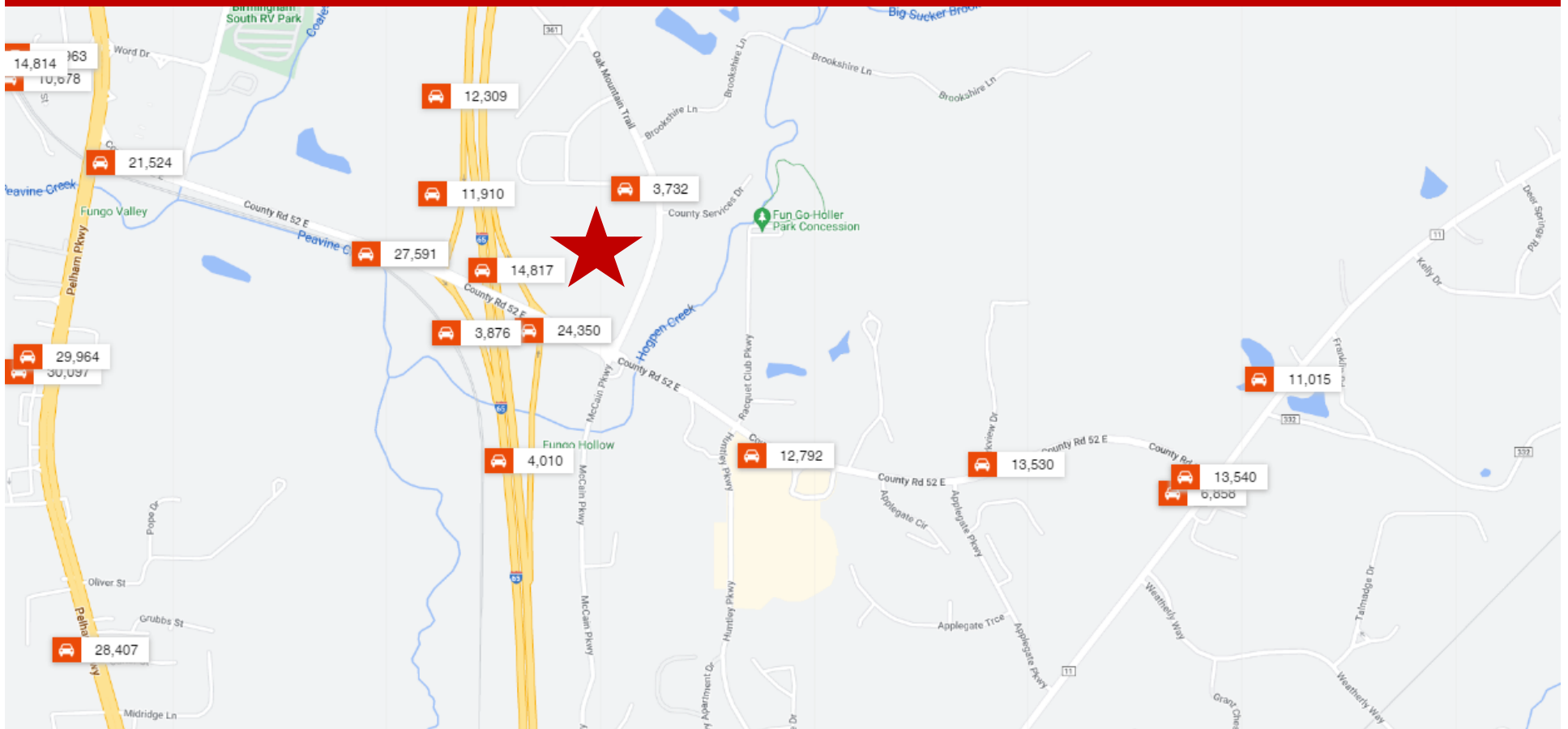
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# TRAFFIC COUNTS

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# DEMOGRAPHICS

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Population	2 mile	5 mile	10 mile
2010 Population	13,336	58,556	193,452
2022 Population	11,505	68,842	220,098
2027 Population Projection	11,436	71,959	228,108
Annual Growth 2010-2022	-1.1%	1.5%	1.1%
Annual Growth 2022-2027	-0.1%	0.9%	0.7%
Median Age	39.5	39.1	39.4
Bachelor's Degree or Higher	35%	36%	43%
U.S. Armed Forces	29	143	399

Population By Race	2 mile	5 mile	10 mile
White	9,091	56,814	169,844
Black	1,844	9,037	37,380
American Indian/Alaskan Native	45	374	903
Asian	309	1,464	8,265
Hawaiian & Pacific Islander	16	49	98
Two or More Races	199	1,104	3,607
Hispanic Origin	686	8,671	17,544

Housing	2 mile	5 mile	10 mile
Median Home Value	\$178,124	\$190,255	\$248,133
Median Year Built	1993	1995	1993

Households	2 mile	5 mile	10 mile
2010 Households	5,134	21,624	74,446
2022 Households	4,611	25,518	84,874
2027 Household Projection	4,620	26,693	87,997
Annual Growth 2010-2022	-0.9%	1.4%	1.1%
Annual Growth 2022-2027	0%	0.9%	0.7%
Owner Occupied Households	3,769	22,929	67,407
Renter Occupied Households	851	3,764	20,590
Avg Household Size	2.5	2.7	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$152.4M	\$928.6M	\$3.1B

Income	2 mile	5 mile	10 mile
Avg Household Income	\$86,843	\$99,748	\$105,324
Median Household Income	\$71,325	\$81,558	\$83,454
< \$25,000	833	2,786	10,075
\$25,000 - 50,000	674	4,441	14,701
\$50,000 - 75,000	955	4,600	13,982
\$75,000 - 100,000	685	3,553	10,877
\$100,000 - 125,000	550	3,322	9,931
\$125,000 - 150,000	261	2,673	8,192
\$150,000 - 200,000	426	2,179	8,459
\$200,000+	226	1,964	8,656

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