

**4.3-ACRE PARCEL FOR SALE
TROTTER'S CROSSING**

171 Dana Road, Warrior, AL 35180



**~18 Miles from
Birmingham, AL**



OFFERING MEMORANDUM

PERANICH
NET LEASE GROUP HUFFMAN

TROTTER'S CROSSING | 4.3 ACRES FOR SALE | WARRIOR, AL

171 Dana Road, Warrior, AL 35180

Adjacent To Highly-Trafficked Interstate 65 | Immediate Visibility From Exit 281 | B-3 General Business Zoning | Positioned Along Birmingham's Northern Expansion Corridor

TROTTER'S CROSSING

171 Dana Road, Warrior, AL 35180

LISTED BY

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ROSS BLAISING

Broker of Record

ARC Realty, LLC

AL License #: 000103578-0

TROTTER'S CROSSING

4.3-ACRE PARCEL | WARRIOR, AL

INVESTMENT OVERVIEW

📍 TROTTER'S CROSSING | 4.3-ACRE PARCEL | WARRIOR, AL

OVERVIEW

Peranich Huffman Net Lease Group is pleased to present ± 4.3 acres of vacant land at 171 Dana Road (US-31) in Warrior, Alabama. Positioned along the I-65 Exit 281 interchange, the property benefits from prominent interstate traffic visibility with established ingress/egress points and internal circulation routes.

ZONING & ACCESS

Zoned B-3 (General Business) by the City of Warrior, the property offers direct access from US-31 (Dana Road) with I-65 ramps immediately adjacent. Development modifications including subdivision, access management, signage, utility infrastructure, and site improvements are contingent upon securing requisite jurisdictional approvals.

PURCHASE PRICE
\$1,140,000

PRICE PER ACRE
\$265K/acre

The ± 4.30 -acre parcel is available for purchase: (i) in its entirety, or (ii) as subdivided parcels consisting of 0.50+ acres.

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PROPERTY OVERVIEW

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TROTTER'S CROSSING

171 Dana Road, Warrior, AL 35180

\$250K / Acre
Price Per Acre

4.3 Acres
Site Area

B-3 (General Business)
Zoning

03-00-23-4-000-037.000
Parcel / APN

Dana Road (Exit 281 Off-Ramp) | US-31
Frontage

I-65 Ramps in Immediate Proximity
Access

NORTHEAST VIEW

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TROTTER'S CROSSING

4.3-ACRE PARCEL | WARRIOR, AL

ALABAMA STATE MAP

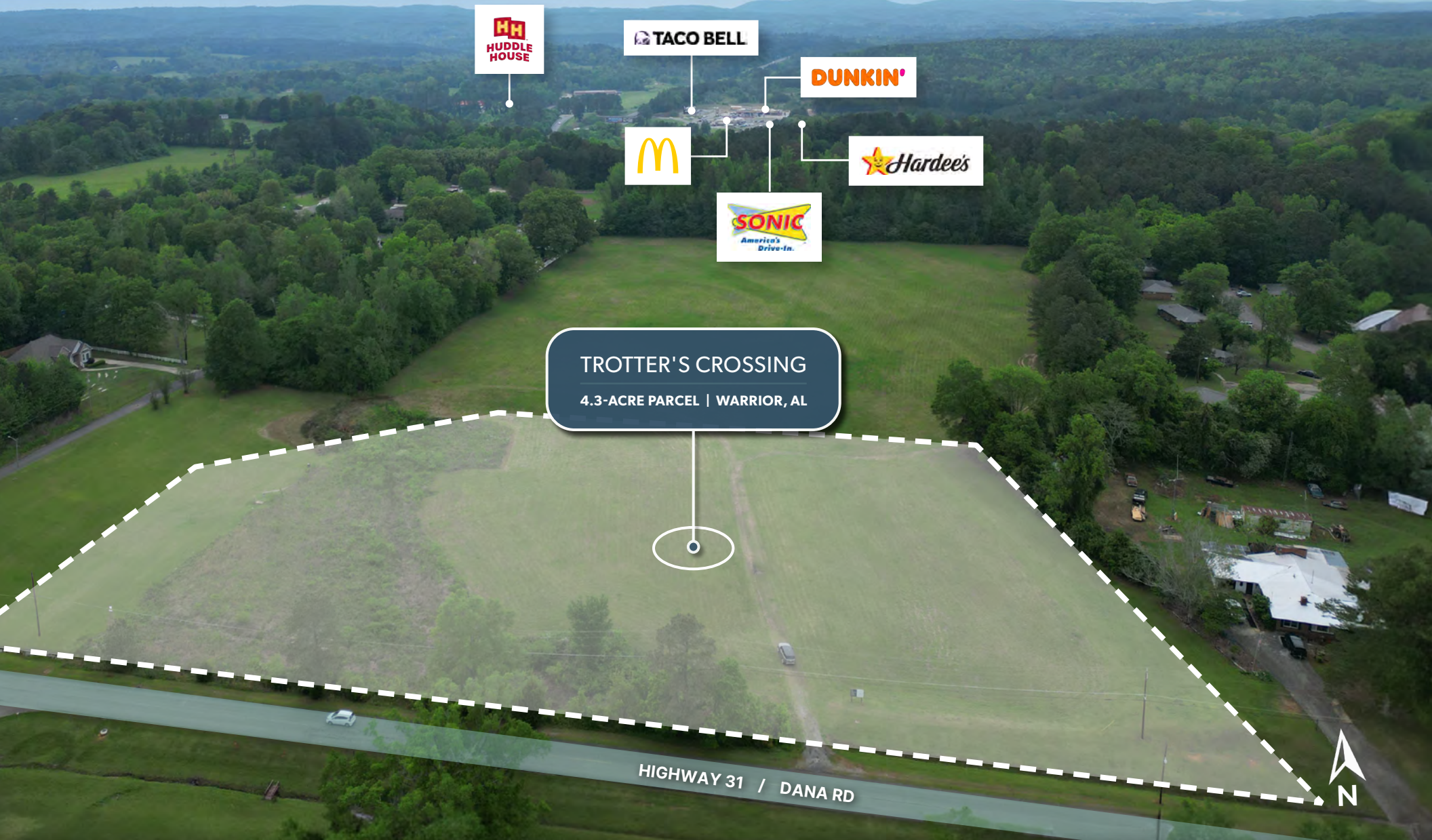


The subject property is located approximately **18 miles** north of Downtown Birmingham via I-65

NORTH VIEW

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INVESTMENT HIGHLIGHTS

TROTTER'S CROSSING | 4.3-ACRE PARCEL | WARRIOR, AL



Interstate Adjacency & US-31 Frontage

Located at I-65 Exit 281 with immediate approach from the ramps; frontage along Dana Road (US-31) provides regional visibility and convenient ingress/egress for future outparcel users.



Flexible Sale Structure

Available as a single ±4.3-acre parcel or in divided increments (minimum 0.5 acres), creating options for quick pad sales, build-to-suit opportunities, or a broader multi-tenant retail configuration.



B-3 General Business Zoning

City of Warrior commercial district accommodating retail, restaurant/drive-thru, service, and medical/office uses; buyer to verify specific permissions, parking ratios, signage, and drive-thru standards.



Regional Positioning

Approximately 18 miles north of Downtown Birmingham via I-65, within the metro's northern commuter shed.



Corridor Activity & Services

Exit 282's adjacent arterials carry over 9,000 vehicles daily (AADT), anchored by essential locations including local schools, gas stations, and convenience retail that drive recurring traffic patterns.



Growing Northern Birmingham Submarket

Residential expansion in Warrior, Kimberly, and Gardendale continues to strengthen demand for retail, service, and medical uses, enhancing long-term pad site marketability.



49,667

Number of Residents

2024 | 10-Mile Radius

\$86,069

Average Household Income

2024 | 10-Mile Radius

DEMOGRAPHICS

| | 3 Miles | 5 Miles | 10 Miles |
|--------------------------|----------|----------|----------|
| Population (2024) | | | |
| Population | 6,487 | 16,664 | 49,667 |
| Employed | 6,429 | 16,458 | 49,182 |
| Income (2024) | | | |
| Average Household Income | \$72,398 | \$85,805 | \$86,069 |
| Median Household Income | \$61,712 | \$73,158 | \$70,213 |
| Employment (2024) | | | |
| Employees | 1,493 | 2,518 | 6,152 |
| Businesses | 202 | 361 | 944 |

Source: CoStar

GALLERY

📍 TROTTER'S CROSSING | 4.3-ACRE PARCEL | WARRIOR, AL



SITE PLAN

📍 TROTTER'S CROSSING | 4.3-ACRE PARCEL | WARRIOR, AL



RETAIL MAP

📍 TROTTER'S CROSSING | 4.3-ACRE PARCEL | WARRIOR, AL

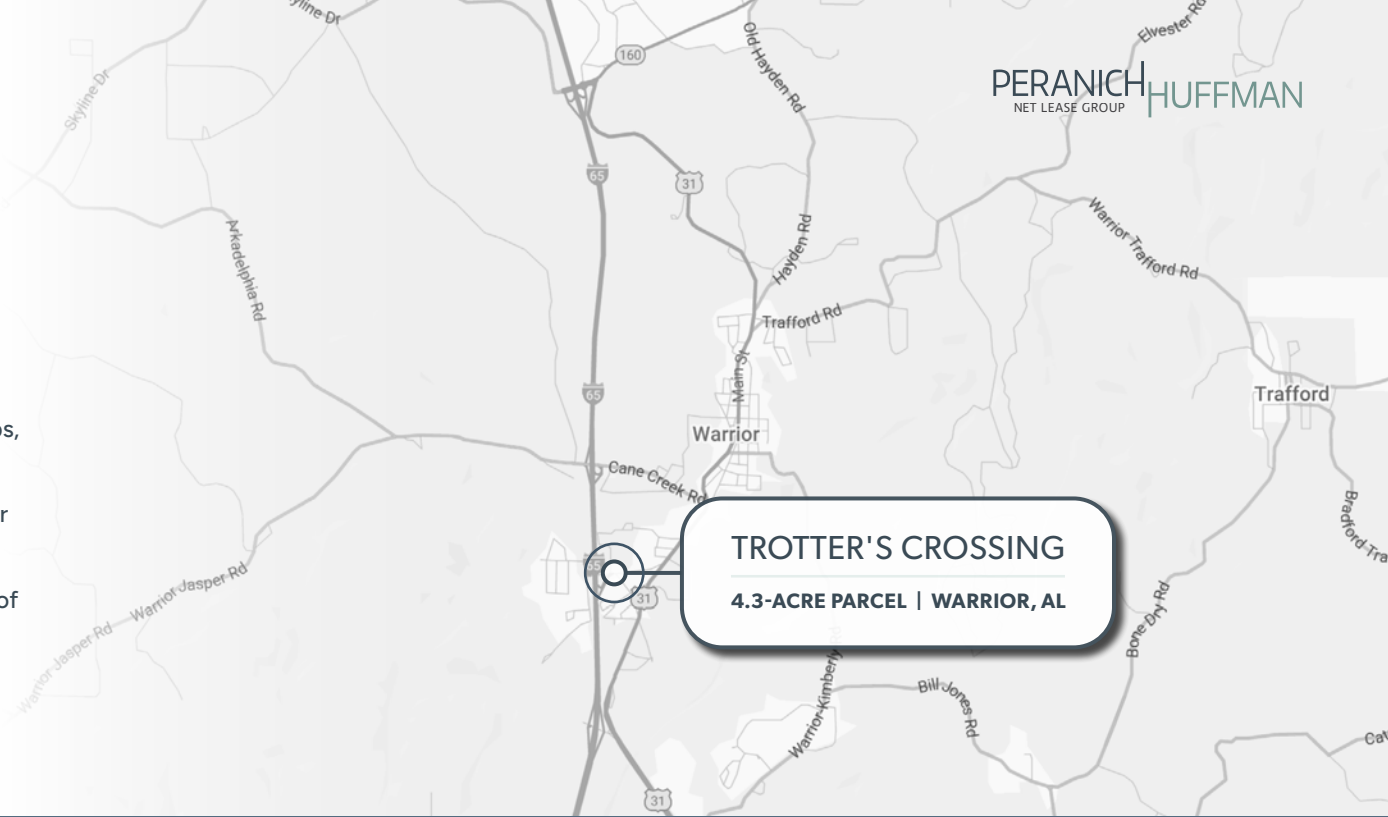
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LOCATION OVERVIEW

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The property is in the City of Warrior (Jefferson County) fronting Dana Road at 171 Dana Road. It has immediate approach to I-65 via Exit 281, with the off-ramp at/near the frontage and the on-ramp roughly 0.1 miles from the subject property. The interchange supports daily-needs trips, including multiple fuel/convenience operators within about 1.0–1.3 miles and nearby schools that serve the area (Warrior Elementary 0.40 mi; North Jefferson MS 1.75 mi; Mortimer Jordan HS 3.31 mi). Regionally, the site sits ~18 miles north of Downtown Birmingham along the I-65 corridor.



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Primary Arterial Frontage

Direct exposure along Dana Road / US-31, increasing visibility & ease of access

Corridor Activity

Nearby arterial roads traffic counts exceed 9,000 vehicles per day (AADT)

Regional Connectivity

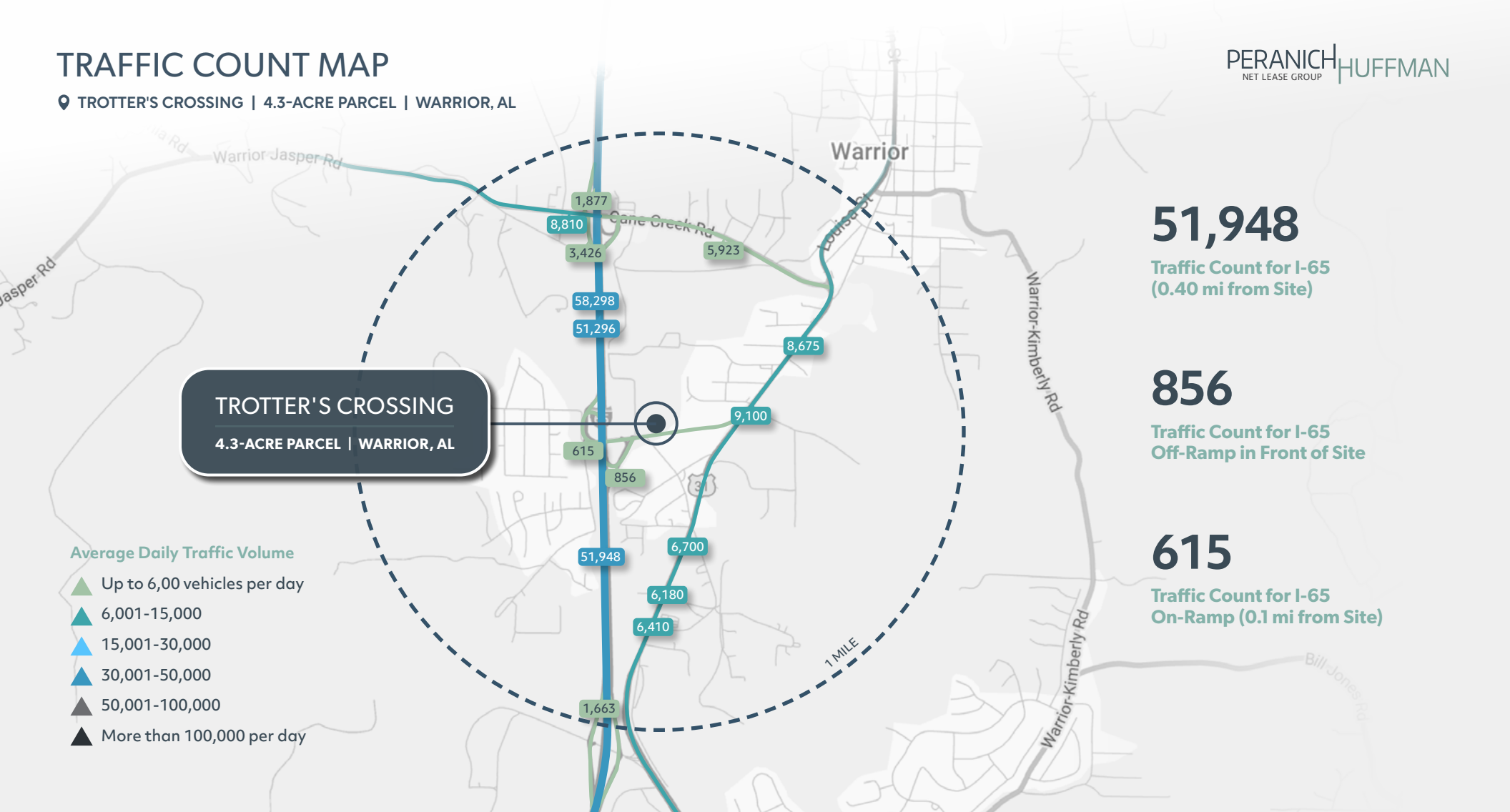
I-65 Exit 282 nearby: off-ramp at/near frontage; on-ramp ~0.1 mi. Regional graphic indicates ~18 miles to downtown Birmingham

Daily-Needs Ecosystem

Fuel/convenience cluster near Exit 282 (Chevron, Exxon, Shell, Marathon) ~1.0 – 1.3 miles from the subject property

TRAFFIC COUNT MAP

📍 TROTTER'S CROSSING | 4.3-ACRE PARCEL | WARRIOR, AL



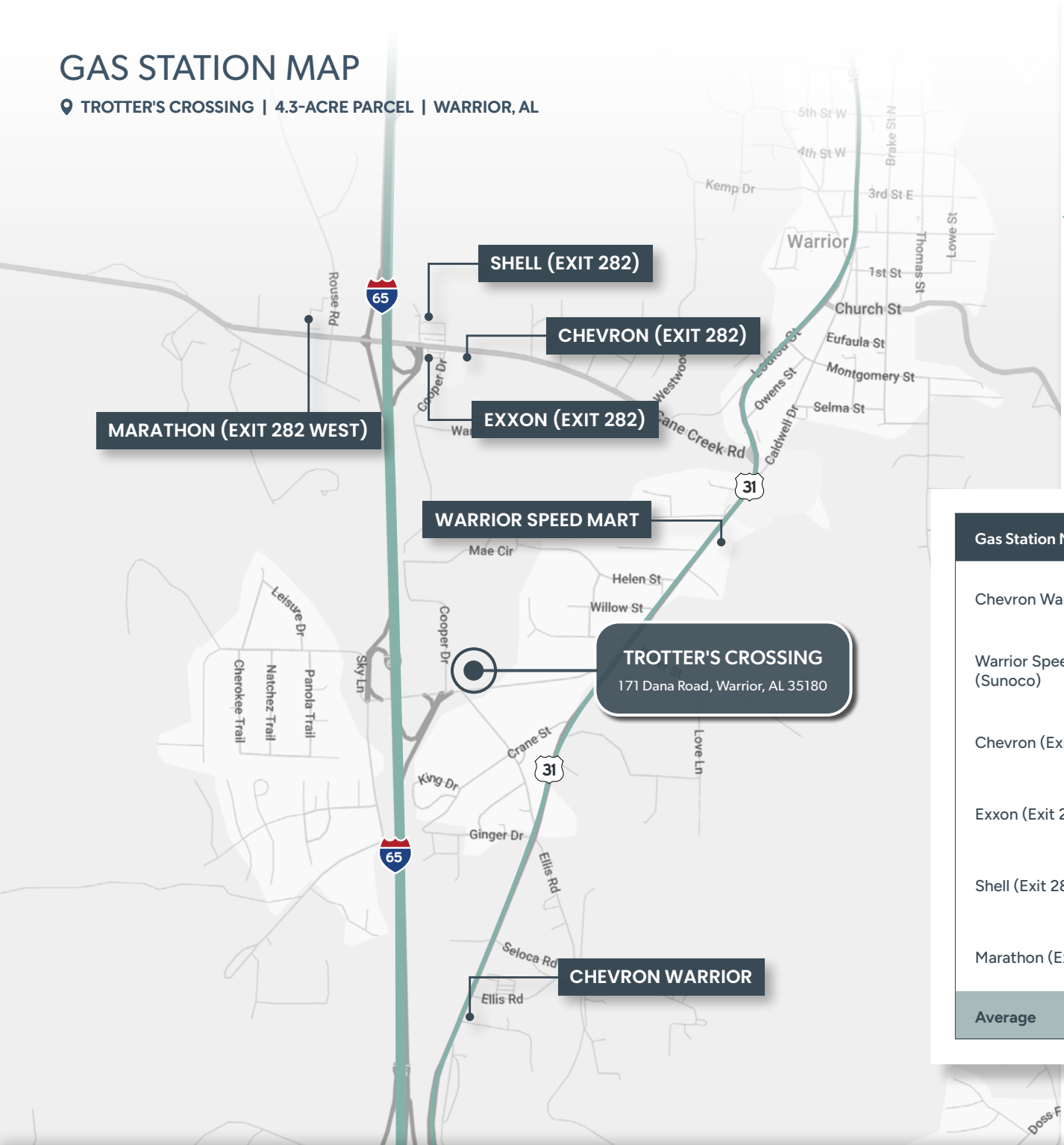
Key Takeaways

- Strong nearby traffic counts including proximity to I-65 corridor (off-ramp in front of site & on-ramp 0.1 miles)
- Nearby arterial streets also observed to drive 9K+ in daily traffic counts

| Distance | Street | Closest Cross-Street | Year of Count | Count |
|----------|-------------------|-----------------------------|---------------|--------|
| 0.35 mi | US Hwy 31 | Pecan St (0.03mi SW) | 2000 | 9,100 |
| 0.40 mi | I-65 | Old Hwy 31 (0.49mi N) | 2020 | 51,948 |
| 0.45 mi | I-65 | Warrior Jasper Rd (1.4mi S) | 2020 | 51,296 |
| 0.51 mi | I-65 | Cane Creek Rd (0.04mi N) | 2018 | 58,598 |
| 0.78 mi | Warrior Jasper Rd | Cane Creek Rd (0.04mi E) | 2000 | 9,400 |

GAS STATION MAP

TROTTER'S CROSSING | 4.3-ACRE PARCEL | WARRIOR, AL



SUMMARY

6

Nearby Gas Stations

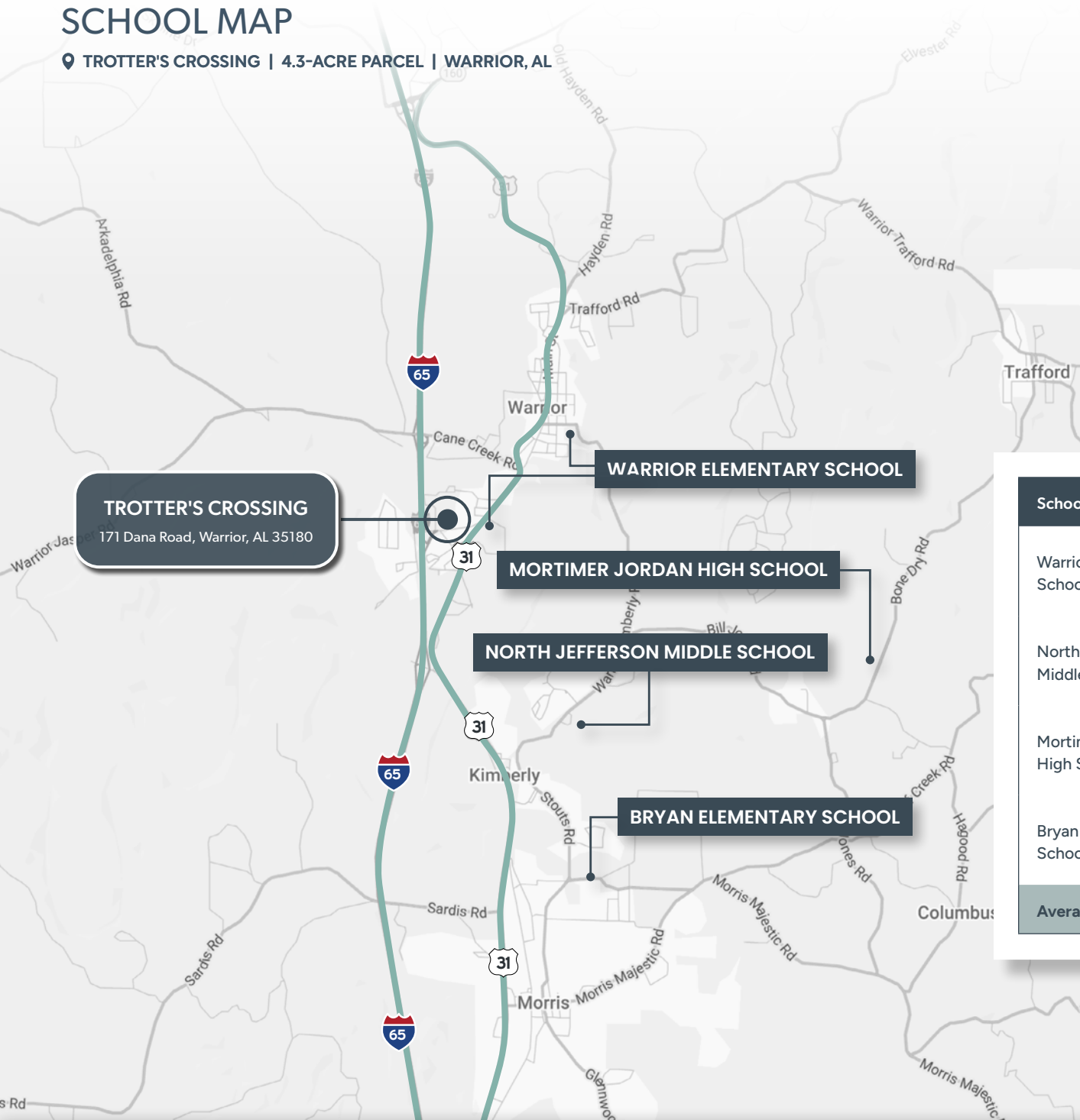
1.1 MI

Average Distance

| Gas Station Name | Address | Distance |
|-----------------------------|--|----------|
| Chevron Warrior | 9637 US-31, Warrior, AL 35180 | 1.00 mi |
| Warrior Speed Mart (Sunoco) | 510 US-31, Warrior AL 35180 | 0.70 mi |
| Chevron (Exit 282) | 290 Cane Creek Road, Warrior, AL 35180 | 1.25 mi |
| Exxon (Exit 282) | 300 Cane Creek Road, Warrior, AL 35180 | 1.20 mi |
| Shell (Exit 282) | 313 Cane Creek Road, Warrior, AL 35180 | 1.20 mi |
| Marathon (Exit 282 West) | 405 Cane Creek Road, Warrior, AL 35180 | 1.30 mi |
| Average | | 1.11 mi |

SCHOOL MAP

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SUMMARY

2,711

Total
Enrollment

1.8 MI

Average
Distance

| School Name | Enrollment (2022) | Distance |
|-------------------------------|-------------------|----------|
| Warrior Elementary School | 413 | 0.40 mi |
| North Jefferson Middle School | 636 | 1.75 mi |
| Mortimer Jordan High School | 834 | 3.31 mi |
| Bryan Elementary School | 828 | 1.79 mi |
| Average | 2,711 | 1.81 mi |

RETAIL GAP ANALYSIS & DEMAND OUTLOOK

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Retail Demand (Scaled) Demand By Merchandise Line

| | 1-Mile | 3-Mile | 5-Mile |
|---|-------------|--------------|--------------|
| Groceries and other food items for human consumption off the premises | \$2,734,464 | \$16,648,617 | \$49,365,125 |
| Alcoholic beverages served for immediate consumption | \$169,688 | \$1,006,244 | \$2,960,423 |
| Drugs, health aids, beauty aids, incl cosmetics | \$2,348,026 | \$14,340,179 | \$43,034,094 |
| Kitchenware and home furnishings | \$236,962 | \$1,527,819 | \$4,710,159 |
| Hardware, tools, and plumbing and electrical supplies | \$286,070 | \$1,956,944 | \$6,332,083 |
| Lawn, garden, and farm equipment and supplies | \$390,435 | \$2,533,811 | \$7,922,022 |
| Pets, pet foods, and pet supplies | \$215,308 | \$1,327,154 | \$3,964,732 |
| All other merchandise | \$360,839 | \$2,259,622 | \$6,823,235 |

- Within a 5-mile radius of the site, nearly \$50MM in grocery sales are being lost to outside markets, evidencing the demand for additional grocery and various retail options in the Warrior submarket.
- Strong anticipated spending growth across all retail sub-categories projected over the next five years.
- Tenant base poised to benefit from unmet retail demand in an uptrending, supply-constrained high-growth submarket of Birmingham.

Retail Demand Outlook

| | 2022 Consumer Spending | 2027 Consumer Spending | Projected Consumer Spending |
|--------------------------------|------------------------|------------------------|-----------------------------|
| Food | \$4,532,747 | \$5,954,509 | \$1,421,762 |
| Food at Home | \$2,778,853 | \$3,650,480 | \$871,627 |
| Bakery and Cereal Products | \$359,245 | \$471,927 | \$112,682 |
| Meats, Poultry, Fish, and Eggs | \$607,188 | \$797,642 | \$190,454 |
| Dairy Products | \$277,394 | \$364,403 | \$87,009 |
| Fruits and Vegetables | \$510,318 | \$670,387 | \$160,069 |
| Snacks and Other Food at Home | \$1,024,706 | \$1,346,120 | \$321,414 |
| Food Away from Home | \$1,753,894 | \$2,304,029 | \$550,135 |
| Alcoholic Beverages | \$265,773 | \$349,137 | \$86,634 |

\$1.4M

Projected Consumer Spending on Food

\$550K

Projected Consumer Spending on Food Away from Home



ECONOMIC ANNOUNCEMENTS & RESIDENTIAL DEVELOPMENT

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Major Development Announced

1,100-ACRE INDUSTRIAL PARK | JEFFMET NORTH

- Within 5 minutes of subject property
- Development site located off I-65 (Exit 275)
- 4,700 projected jobs
- Modeled after 739-acre JeffMet McCalla (6.5 job/acre)
- Developed by JCEIDA (Jefferson County)
- Targeted Industries: Automotive, Manufacturing
- [Read the article by AL.com](#)

TROTTER'S CROSSING

4.3-ACRE PARCEL | WARRIOR, AL

1) New Warrior Elementary School

Constructed in 2021 to accommodate for population growth.

[Read the Article by ABC330 News](#)

2) Hallmark Farms Redevelopment

Following the \$13.5M March 2025 sale of the Hallmark Farm estate to Agriculture Exhibition Center Corporation, the \$158M redevelopment of Hallmark Farms is slated to include an agricultural event center, hotels, residential, and retail space. (est. 900,000 visitors/annually & 300 FT jobs)

[Read the Article by the Birmingham Business Journal](#)

[Read the Article by AL.com](#)

+ Accelerating Housing Demand

Warrior's robust residential development pipeline includes over 1,300 new homes currently under construction across five major subdivisions: Bellehurst, Smith Glenn by Valor Communities, Bridlewood Farms by Smith Douglas Homes, and both Doss Ferry and Rimel Farms by DR Horton.

1

Alabama Farm Center at Hallmark Farm



2

Warrior Elementary School



Offers should be submitted electronically to:

HARRISON WARR

at harrison@phnlg.com and include the following information:

- Purchase Price
- Closing Period
- Sources of Debt & Equity
- Earnest Money
- Other Terms

ABOUT US

Peranich Huffman Net Lease Group is a privately held real estate brokerage firm specializing in single tenant net leased medical office investment sales throughout the nation.

Our firm facilitates the purchase & sale of commercial real estate tenanted by Dialysis Operators, Dental Offices, Plasma Centers, Surgery Centers, Vet Clinics and Hospices.

Broker of Record | Ross Blaising | ARC Realty, LLC | AL License #: 000103578-0

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The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Peranich Huffman Net Lease Group as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

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