

LAND FOR SALE

8801 Highway 31 ♦ Calera, AL ♦ 35040 ♦ Shelby County



1.25 ACRES ♦ Price: \$125,000

Mark Dinan, MBA, CCIM

(c) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate



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

LOCATION DETAILS

8801 Highway 31 ♦ Calera, AL ♦ 35040 ♦ Shelby County

- ♦ Excellent location in Calera, Alabama.
- ♦ Calera, one of fastest growing cities in Alabama.
- ♦ Located less than 1/2 mile from Downtown Calera.
- ♦ Ideal for Commercial Building.
- ♦ Level 1.25 Acre Lot.
- ♦ 365' Road Frontage on Highway 31.
- ♦ Excellent exposure.
- ♦ Level topography.
- ♦ Adjoins 23rd Avenue.
- ♦ Zoned B-2 General Business, City of Calera.
- ♦ Downtown Calera area under revitalization.
- ♦ Current Property taxes \$440.64 / year



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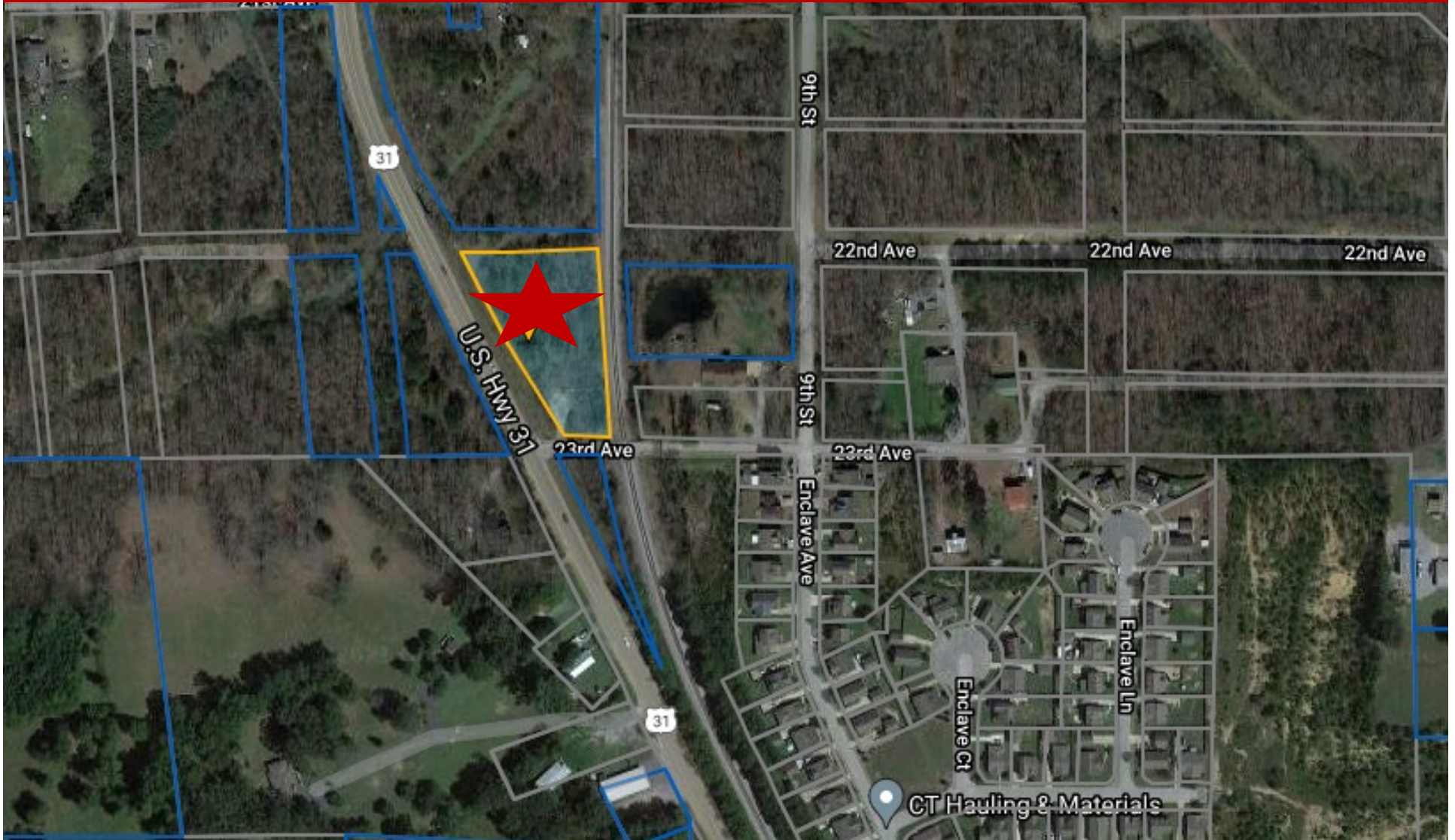
PLAT MAP

8801 Highway 31 ♦ Calera, AL ♦ 35040 ♦ Shelby County



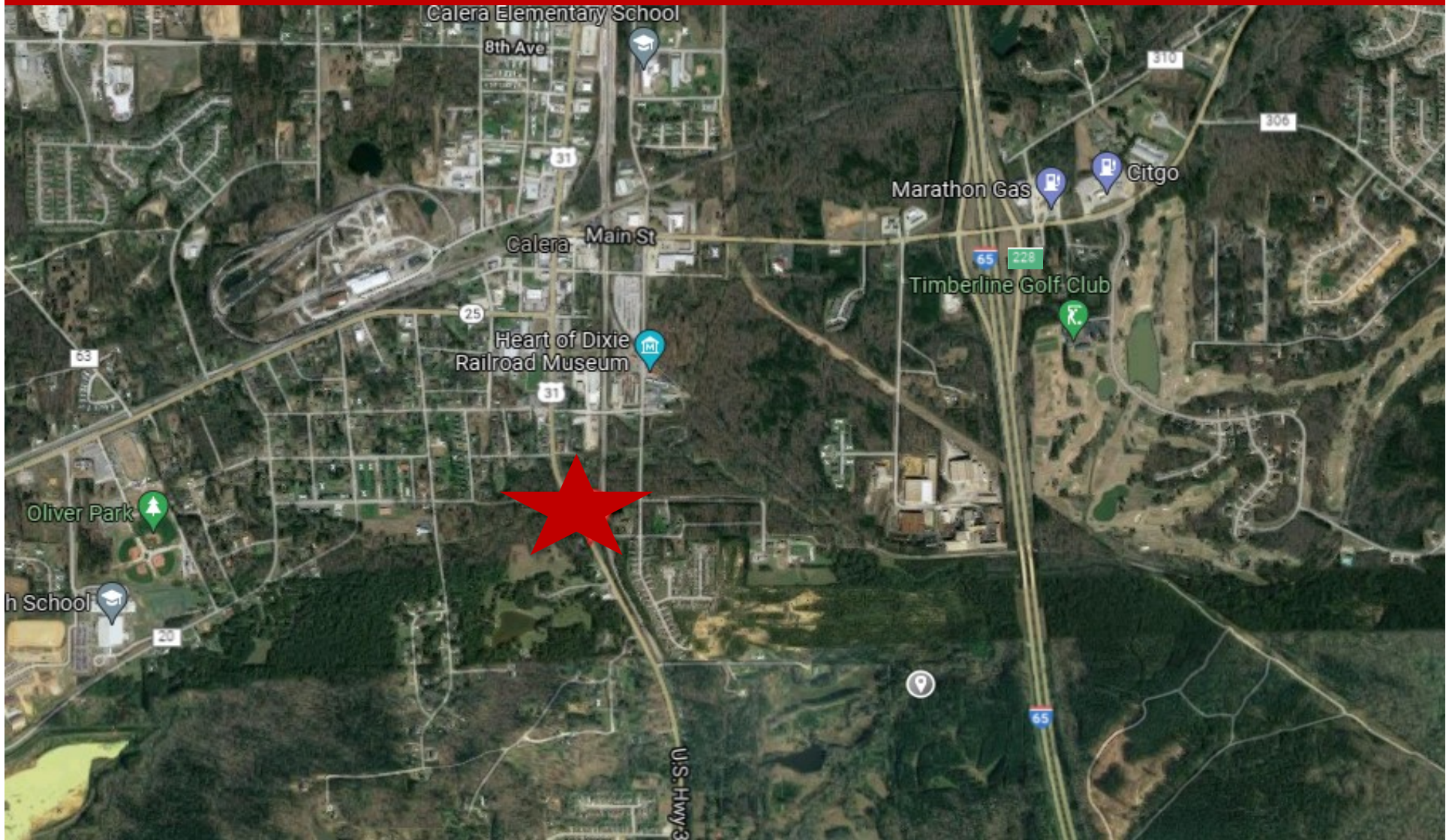
AERIAL PLAT

8801 Highway 31 ♦ Calera, AL ♦ 35040 ♦ Shelby County



AERIAL PHOTO

8801 Highway 31 ♦ Calera, AL ♦ 35040 ♦ Shelby County



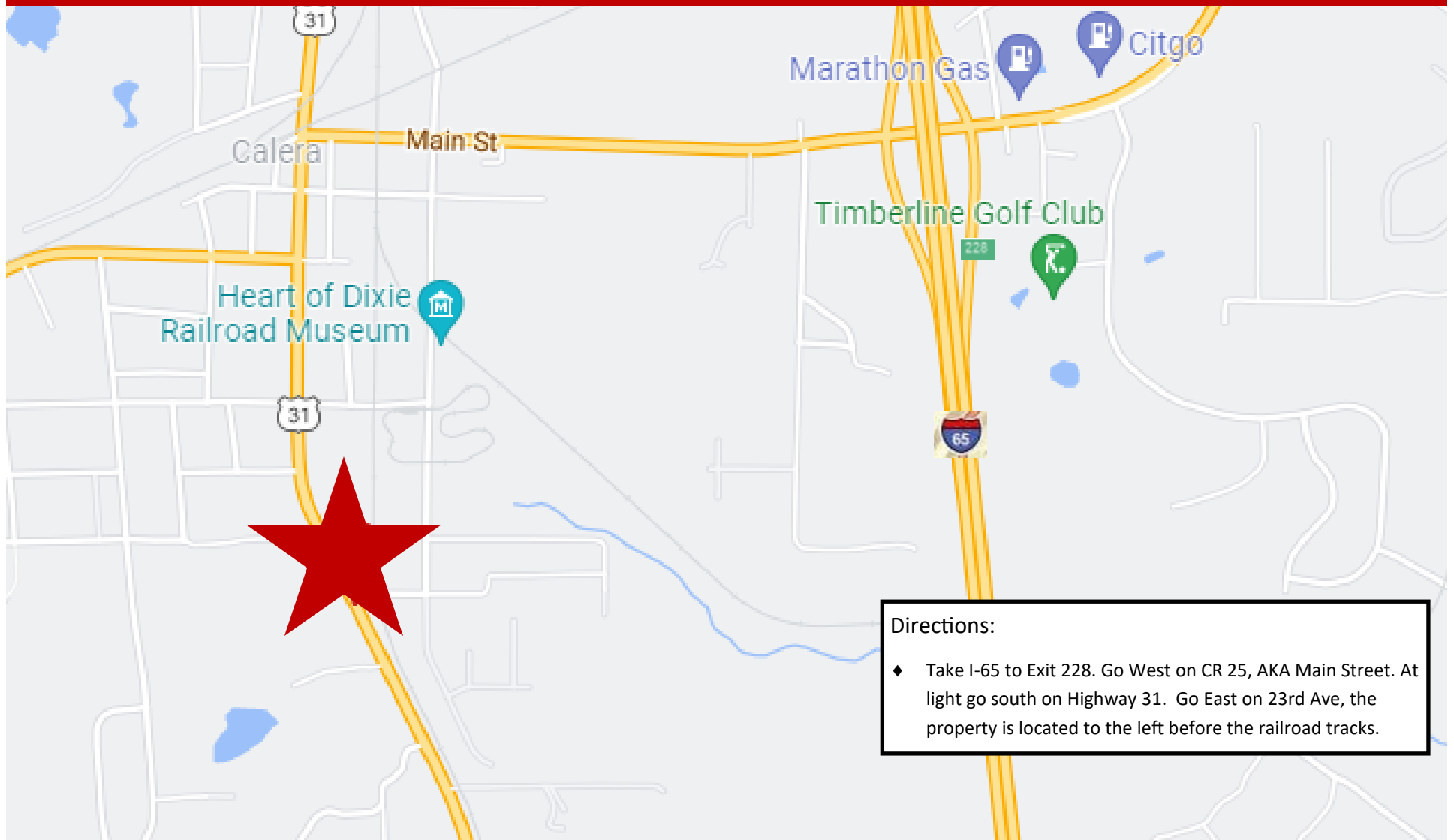
PROPERTY PHOTOS

8801 Highway 31 ♦ Calera, AL ♦ 35040 ♦ Shelby County



LOCATION MAP

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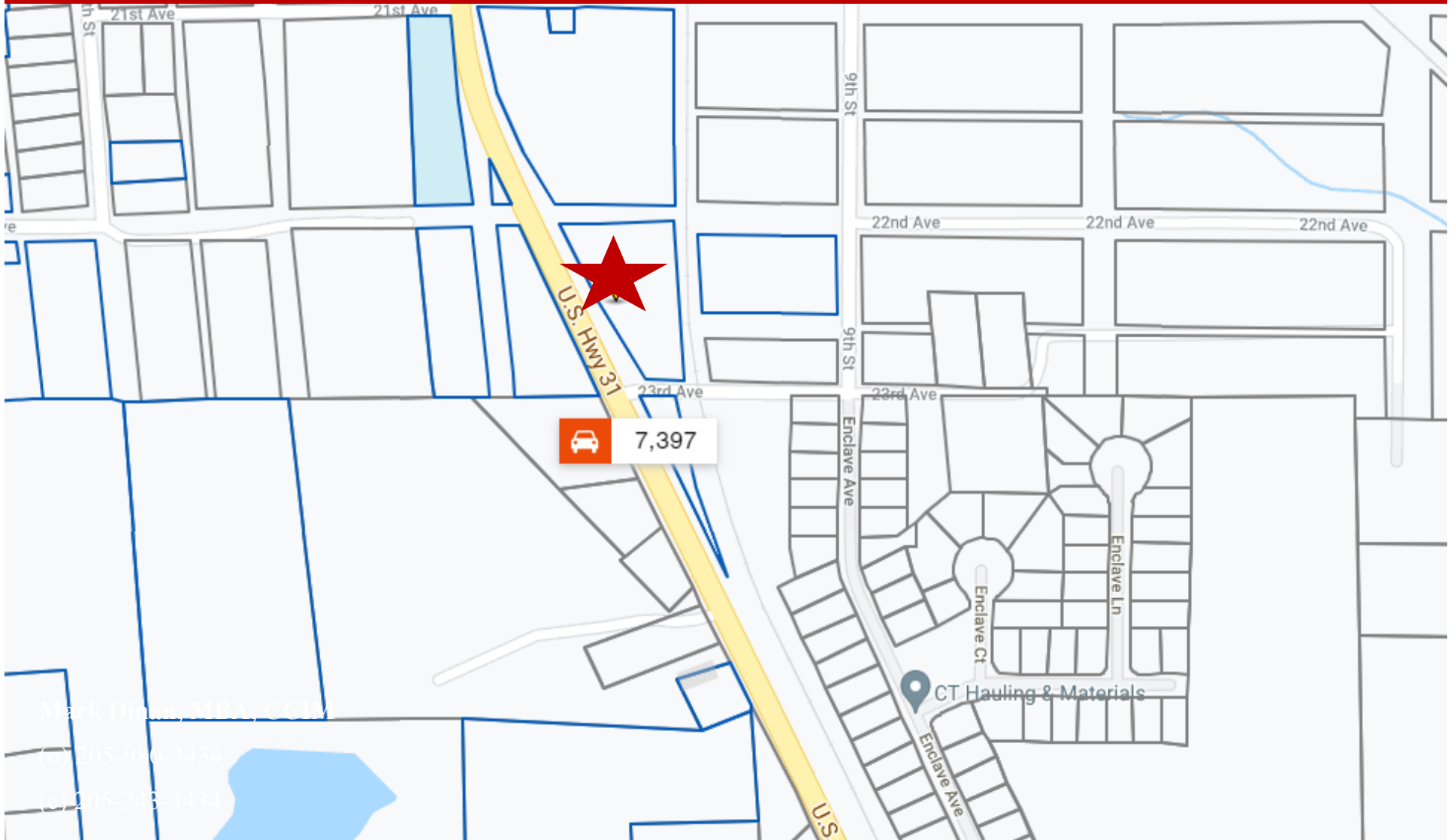


Directions:

- ♦ Take I-65 to Exit 228. Go West on CR 25, AKA Main Street. At light go south on Highway 31. Go East on 23rd Ave, the property is located to the left before the railroad tracks.

TRAFFIC COUNTS

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DEMOGRAPHICS

8801 Highway 31 ♦ Calera, AL ♦ 35040 ♦ Shelby County

DEMOGRAPHIC SUMMARY

8801 Highway 31, Calera, Alabama, 35040

Ring of 5 miles

KEY FACTS

21,264

Population



7,857

Households

35.2

Median Age

\$61,638

Median Disposable Income

EDUCATION

9.7%

No High School Diploma



27.0%

High School Graduate



30.2%

Some College/
Associate's
Degree



33.0%

Bachelor's/Grad/ Prof
Degree

INCOME



\$76,531

Median Household
Income



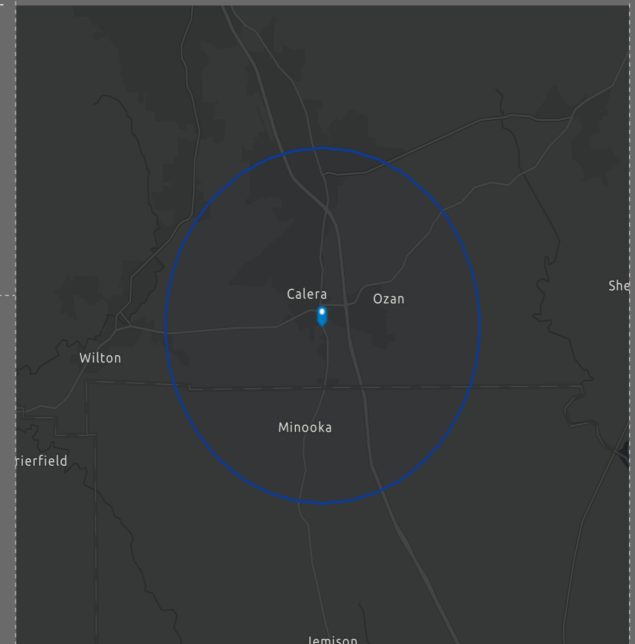
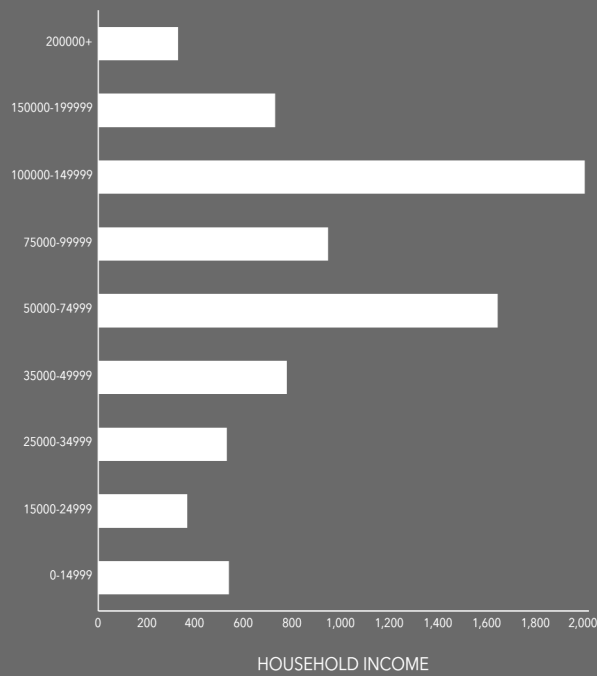
\$33,879

Per Capita
Income



\$207,081

Median Net
Worth



EMPLOYMENT



62.5%

White Collar



25.7%

Blue Collar



13.5%

Services

2.2%

Unemployment
Rate