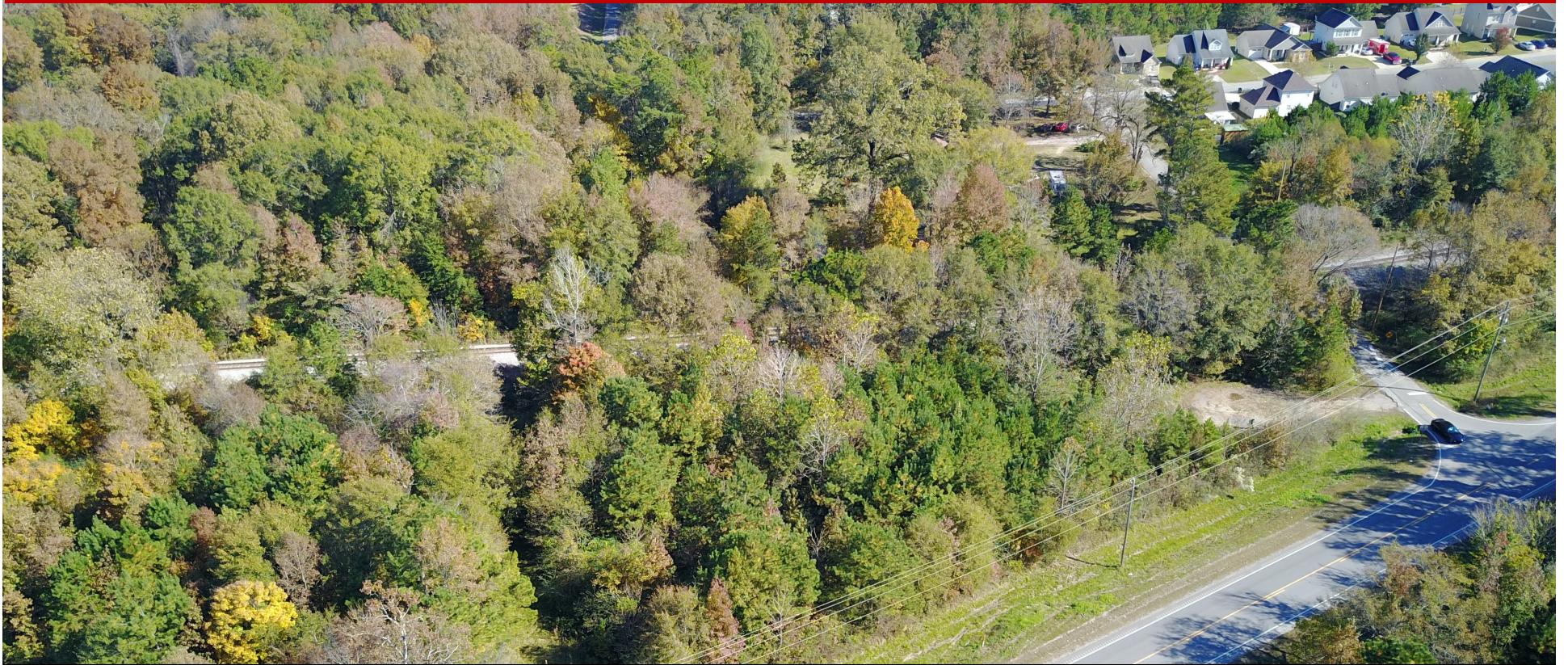


LAND FOR SALE

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



1.25 ACRES ♦ Price: \$125,000

Mark Dinan, MBA, CCIM

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net



*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



Mark Dinan, MBA, CCIM

(o) 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.

PLAT MAP

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



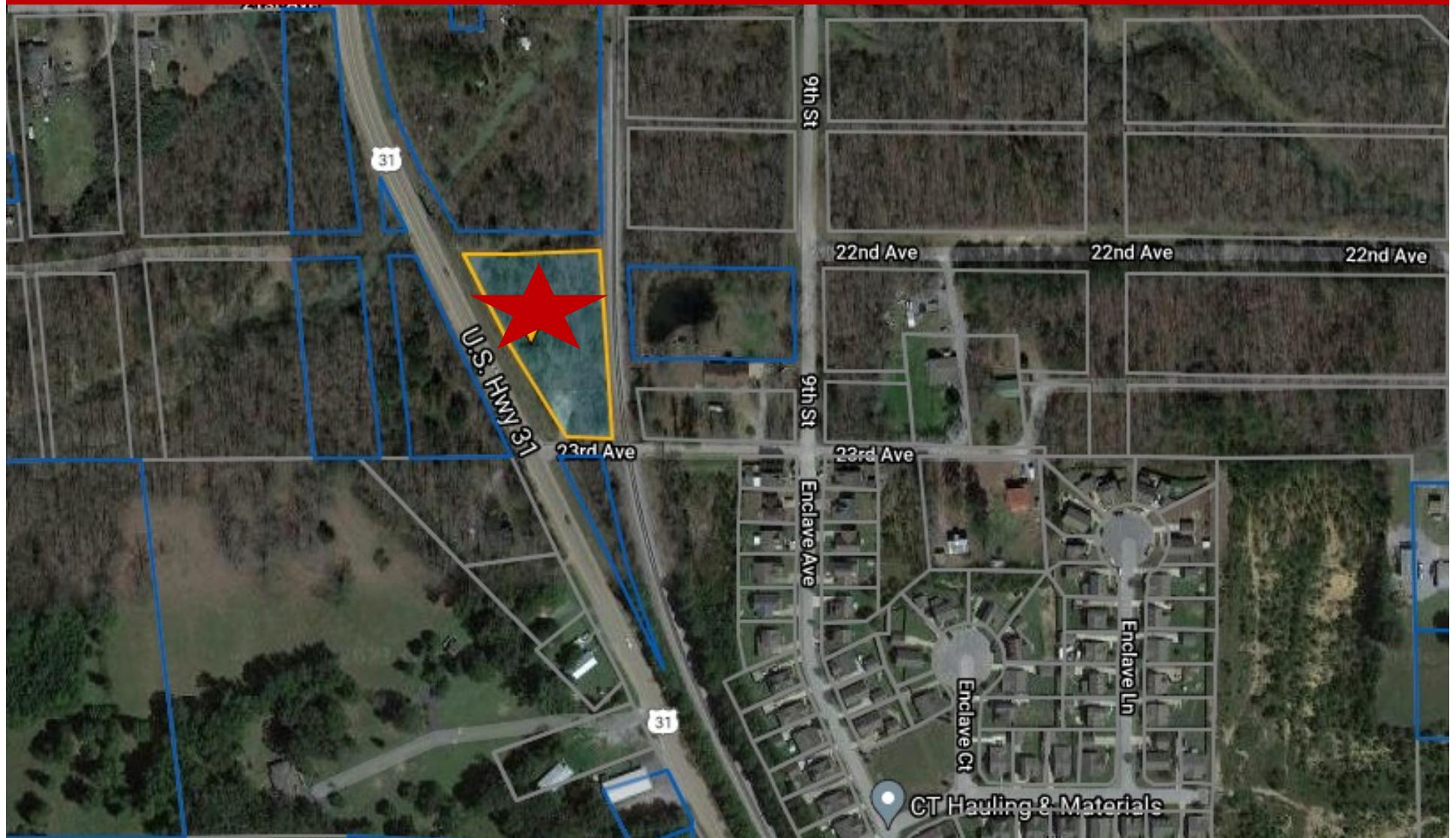
MARK DINAN
Commercial & Investment Real Estate

205-980-3434

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

AERIAL PLAT

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



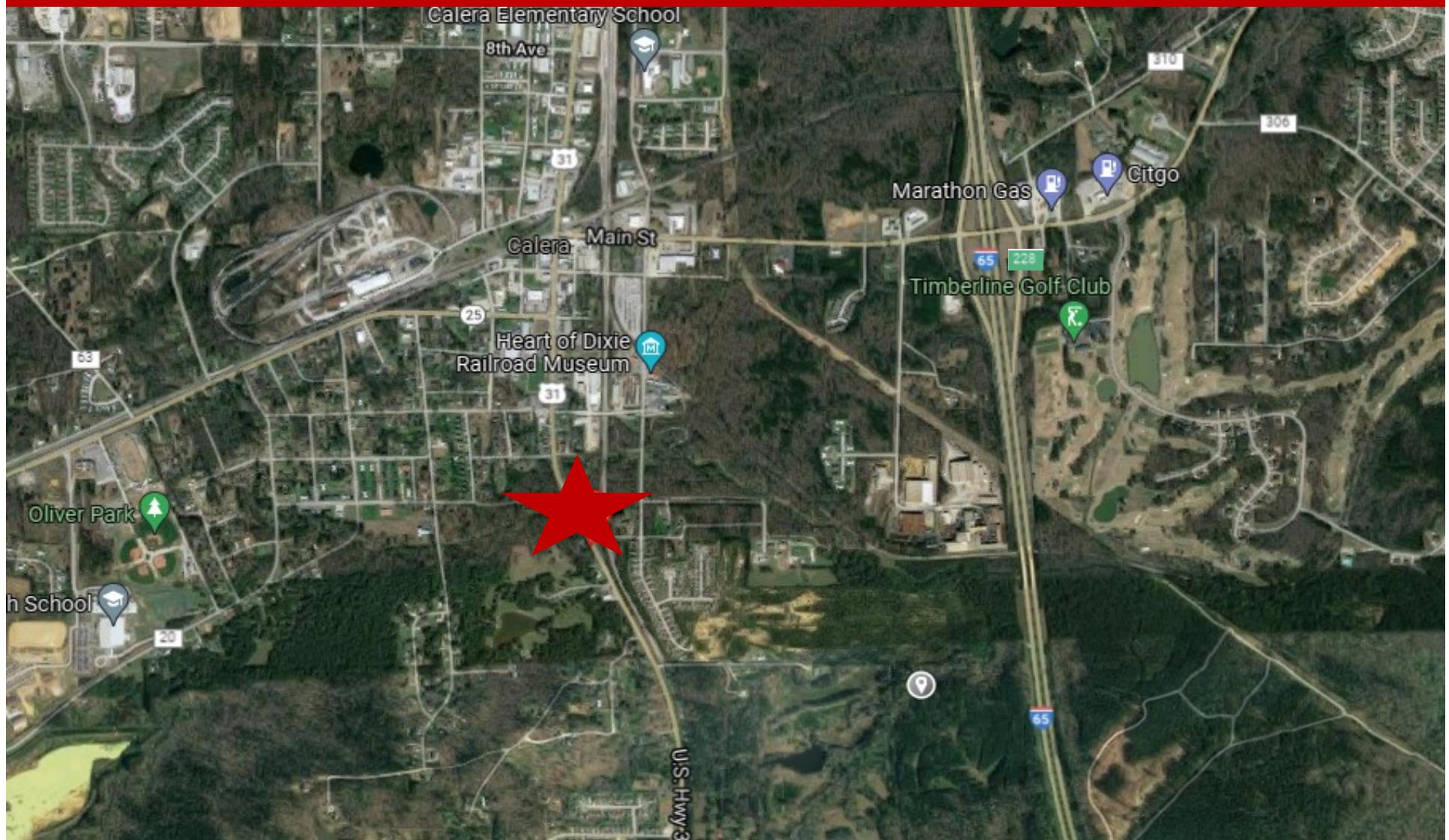
MARK DINAN
Commercial & Investment Real Estate

205-980-3434

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

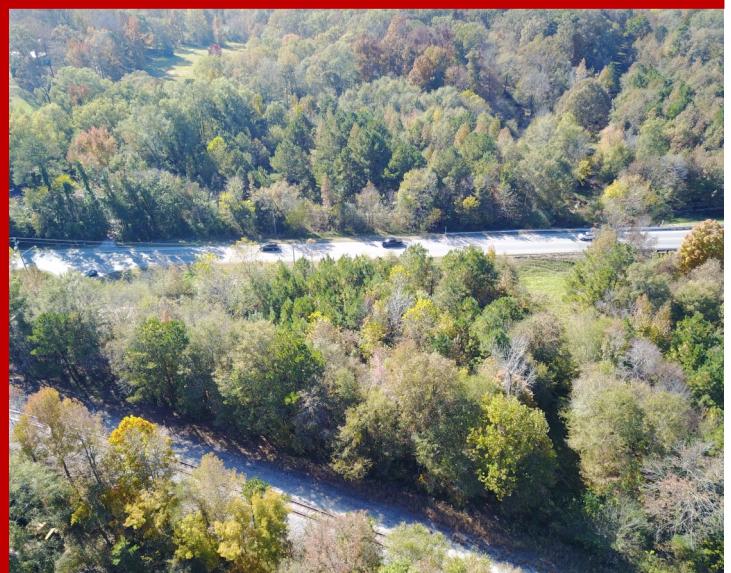
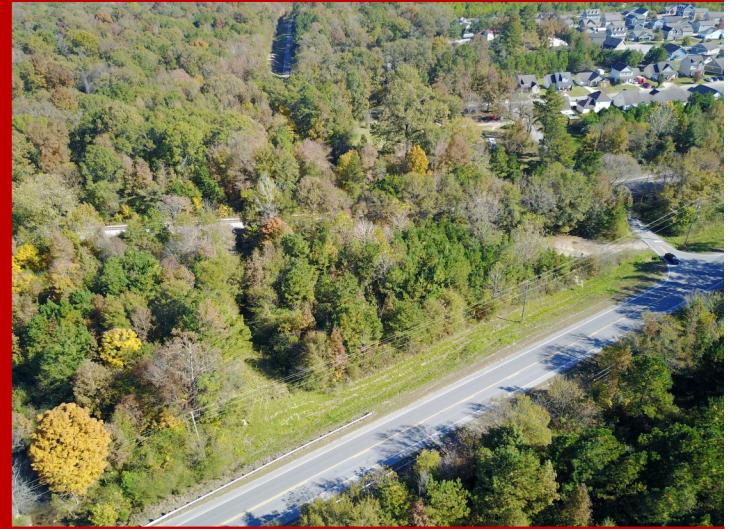
AERIAL PHOTO

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



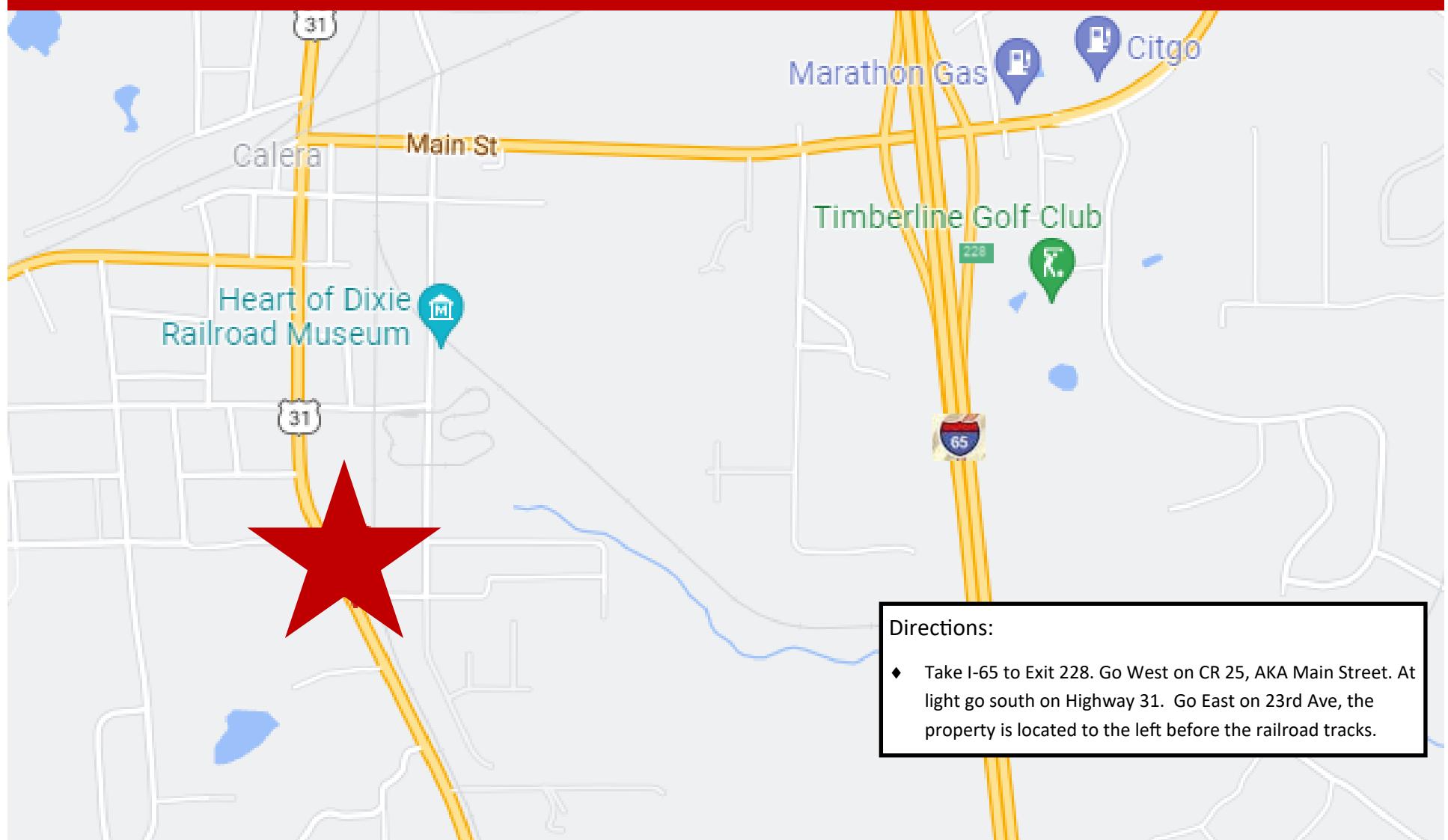
PROPERTY PHOTOS

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



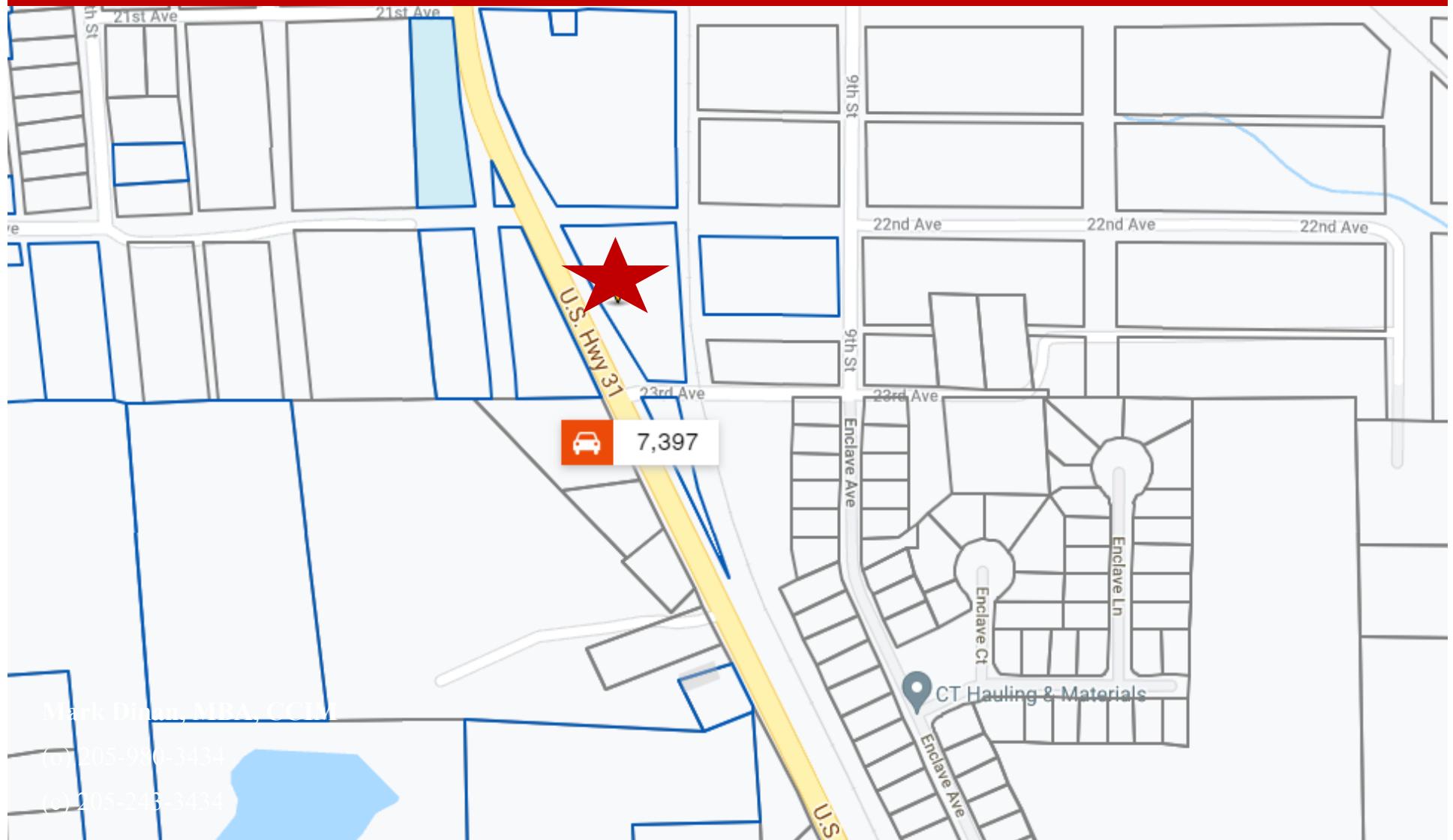
LOCATION MAP

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



TRAFFIC COUNTS

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



MARK DINAN
Commercial & Investment Real Estate

205-980-3434

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

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



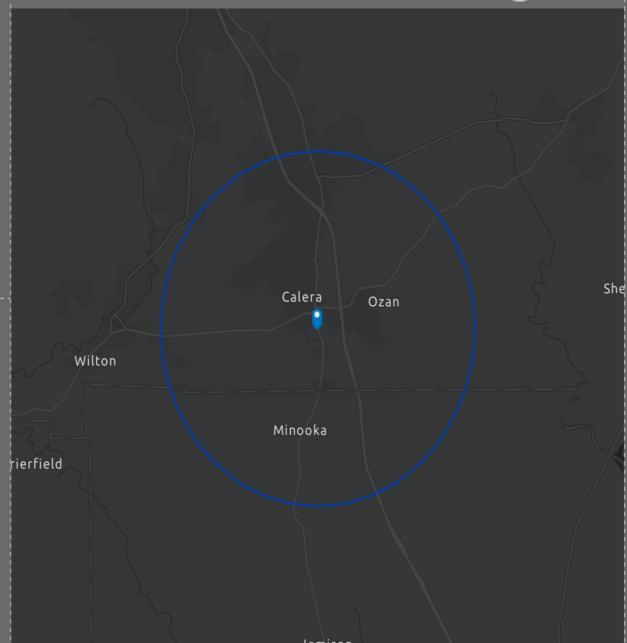
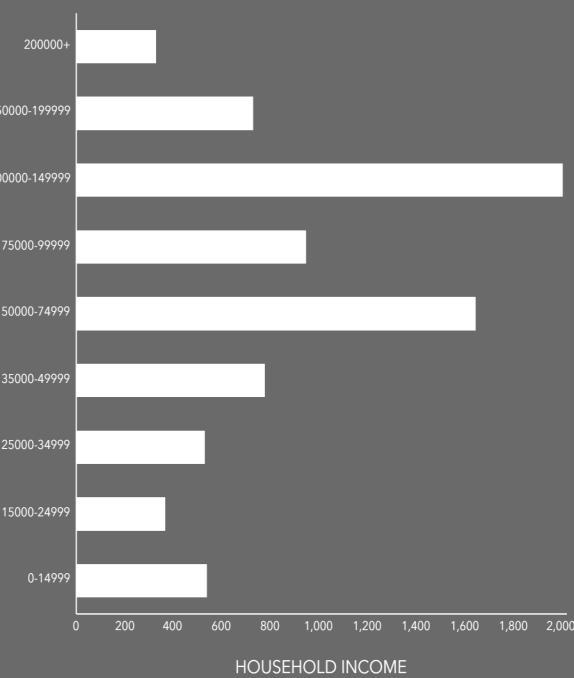
\$76,531
Median Household Income



\$33,879
Per Capita Income



\$207,081
Median Net Worth



White Collar

62.5%



Blue Collar

25.7%



Services

13.5%

2.2%

Unemployment Rate

MARK DINAN
Commercial & Investment Real Estate

205-980-3434

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