



PERANICH HUFFMAN  
NET LEASE GROUP

4.3-ACRE PARCEL FOR SALE  
TROTTER'S CROSSING  
171 Dana Road, Warrior, AL 35180

~18 Miles from  
Birmingham, AL



## 4.3-ACRE PARCEL | WARRIOR, AL | 18 MILES NORTH OF DOWNTOWN BIRMINGHAM, AL

171 Dana Road, Warrior, AL 35180

Ask Price: \$1,140,000 | \$265K Per Acre



**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.

**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.

**Corridor Activity & Services** - Exit 282's adjacent arterials carry over 9,000 vehicles/day, anchored by essential locations including local schools, gas stations, and convenience retail.

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