

COMMERCIAL HOUSE ON 2.05+,- ACRES FOR SALE

3280 Highway 52 W ♦ Pelham, AL ♦ 35124 ♦ Shelby County



1,330 Sq. Ft. House on 2.05 Acres ♦ PRICE: \$325,000

Mark Dinan, MBA, CCIM

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MARK DINAN
Commercial & Investment Real Estate

MEMBER:  Experts in Commercial Investment Real Estate
  LoopNet™  CREXi

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

PROPERTY DETAILS

3280 Highway 52 W ♦ Pelham, AL ♦ 35124 ♦ Shelby County

- ♦ 1,330 ± SF Building
- ♦ 2.05 ± Acre Level Lot
- ♦ Zoned B-2 General Business
- ♦ Can Divide into two separate lots, one with house.
- ♦ Outstanding location
- ♦ Easy Access to Highway 31 and Highway 52 W and I-65
- ♦ Constructed in 1950
- ♦ 6 Rooms, 1 Bathroom, kitchen, garage
- ♦ Ideal for Retail, Office, business with room to expand.
- ♦ High Traffic Counts (16,000 + Cars Per Day on Hwy 52 W)
- ♦ Planned road improvements making access even better.
- ♦ Property Taxes: \$4,200/year
- ♦ Ideal for fill, rezoning request.



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BIRDS EYE VIEW

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BRIDGE PLAN

3280 Highway 52 W ♦ Pelham, AL ♦ 35124 ♦ Shelby County



PLANNED COMPLETION 2030

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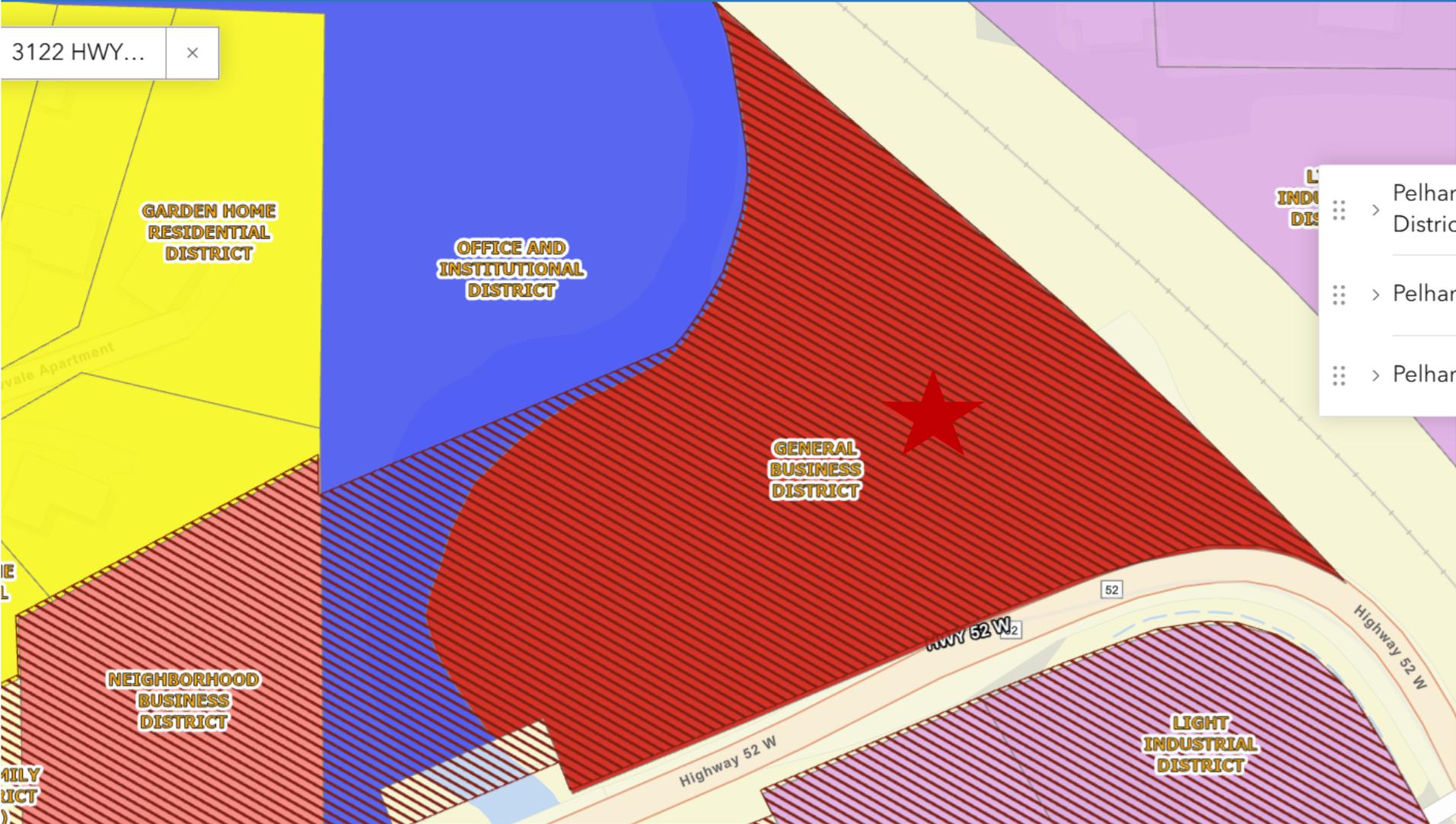
AERIAL PLAT MAP

3280 Highway 52 W ◇ Pelham, AL ◇ 35124 ◇ Shelby County



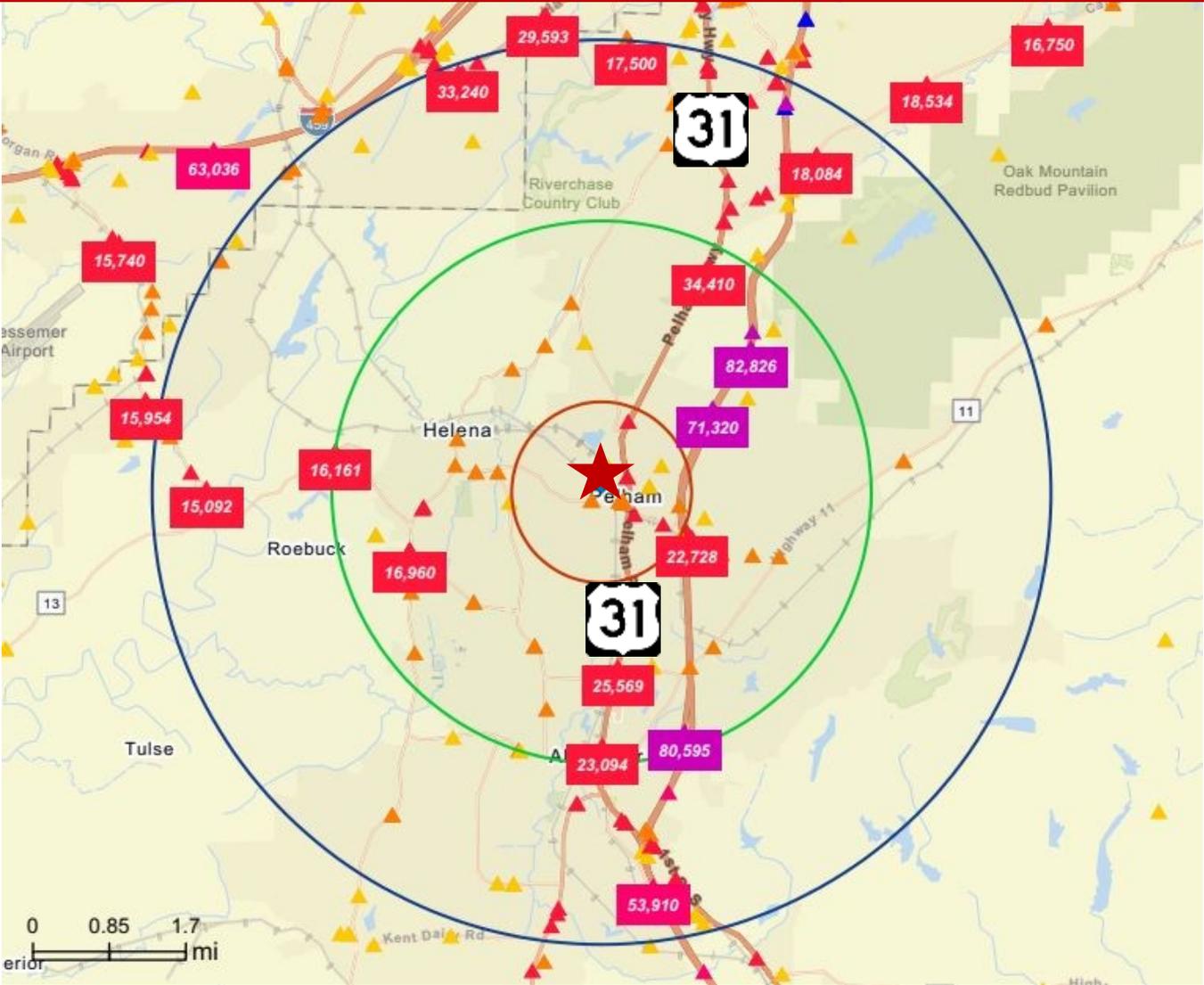
ZONING MAP

3280 Highway 52 W ♦ Pelham, AL ♦ 35124 ♦ Shelby County



TRAFFIC COUNTS

3280 Highway 52 W ♦ Pelham, AL ♦ 35124 ♦ Shelby County



DEMOGRAPHICS

3280 Highway 52 W ♦ Pelham, AL ♦ 35124 ♦ Shelby County

DEMOGRAPHIC SUMMARY

3280 Highway 52 W, Pelham, Alabama, 35124
Ring of 5 miles

KEY FACTS

78,707

Population



29,653

Households

39.5

Median Age

\$76,239

Median Disposable Income

EDUCATION

3.6%

No High School Diploma



19.9%

High School Graduate



25.4%

Some College/
Associate's Degree



51.1%

Bachelor's/Grad/
Prof Degree

INCOME



\$94,126

Median Household Income



\$47,564

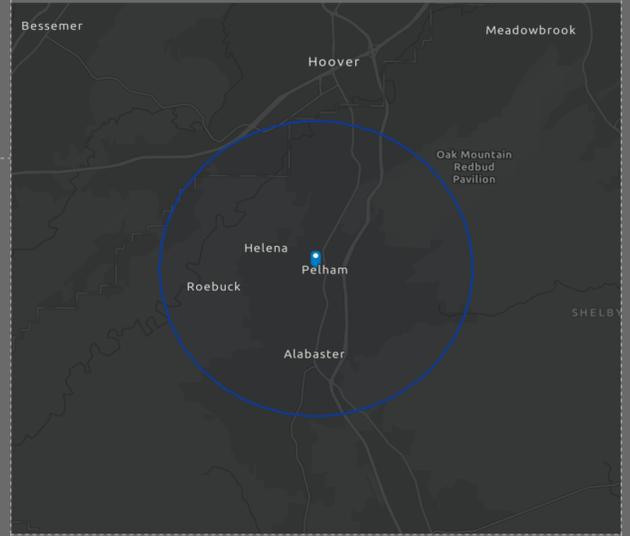
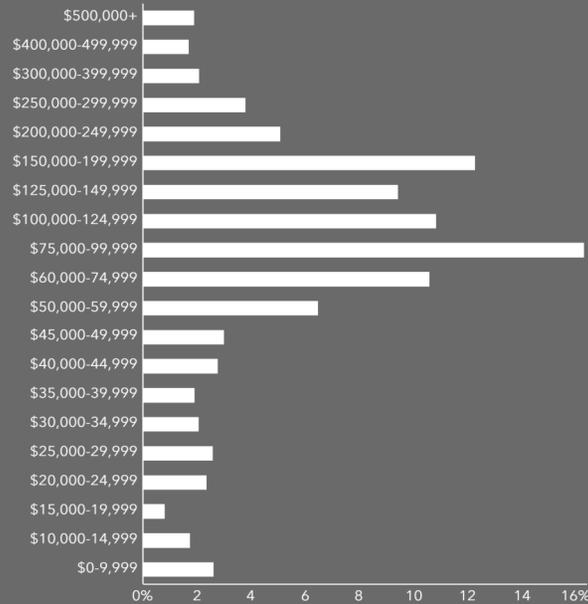
Per Capita Income



\$381,519

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

74.2%



Blue Collar

14.7%



Services

12.0%

2.6%

Unemployment Rate

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