

COMMERCIAL LOTS FOR SALE

Foothills Place ♦ Chelsea, AL ♦ 35043 ♦ Shelby County



Lots range from .34 to 1.99 ± Acres ♦ Can be sold together or separate ♦ Pricing: \$59,000—\$347,000

Mark Dinan, MBA, CCIM

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MARK DINAN
Commercial & Investment Real Estate

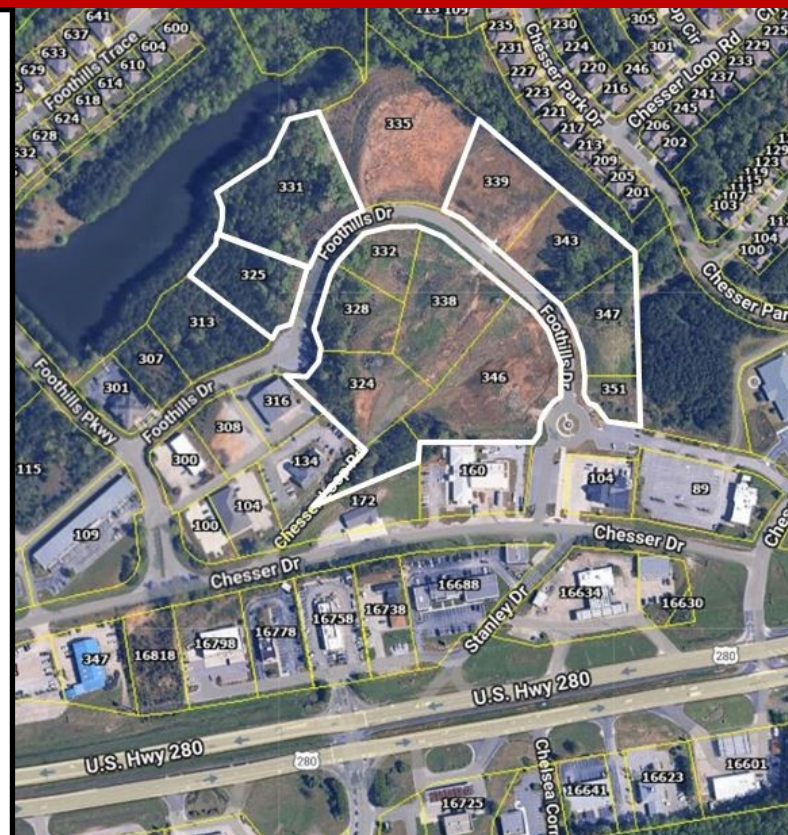


*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

COMMERCIAL LOTS FOR SALE

Foothills Place ♦ Chelsea, AL ♦ 35043 ♦ Shelby County

- ♦ Excellent location with prime access to US-Hwy 280, Chesser Drive
- ♦ Outstanding visibility and exposure in the middle of Chelsea's development boom.
- ♦ Commercial B-2 Zoning, City of Chelsea
- ♦ Major growth market with high traffic.
- ♦ WSJ: Shelby County one of the Fastest Growing Counties in the US
- ♦ Named one of Southeast's wealthiest suburban economies
- ♦ Over 25,000 Vehicles Per Day on US Hwy 280
- ♦ City of Chelsea just approved new 14 acre, \$75 million Chelsea Plaza; a retail/commercial development, with completion slated for 2026.
- ♦ 162,967 SF Target Anchored Shoppes at Chelsea planned nearby.
- ♦ Chic-fil-a, Aldi, 7 Brew and many other retailers flooding to Chelsea.
- ♦ Chelsea features activity generators Publix, Aldi and Wal-Mart.
- ♦ Steady population growth and residential expansion feed demand for retail, service, personal services, restaurants and medical uses.



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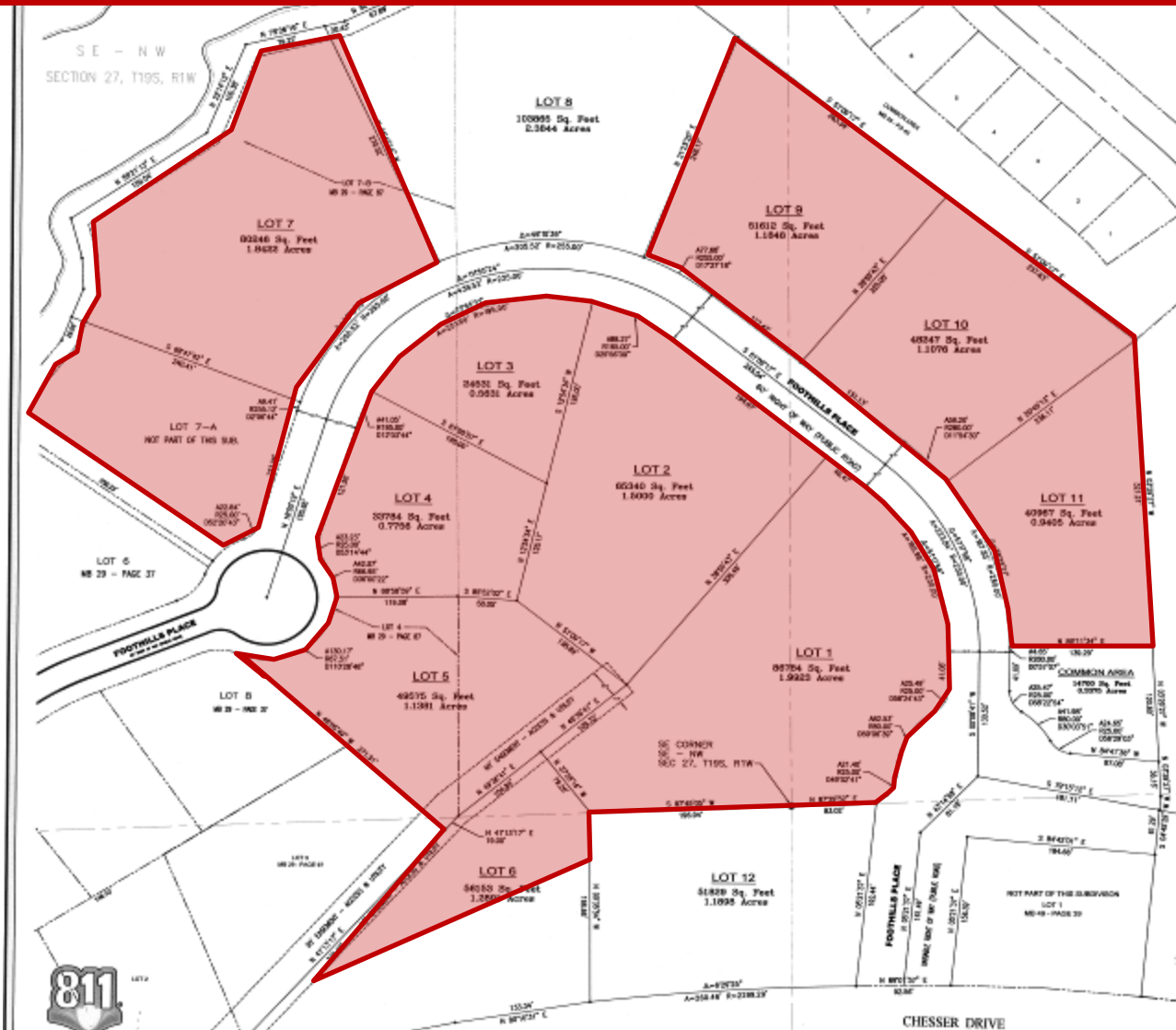
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AVAILABLE LOTS

Foothills Place ♦ Chelsea, AL ♦ 35043 ♦ Shelby County



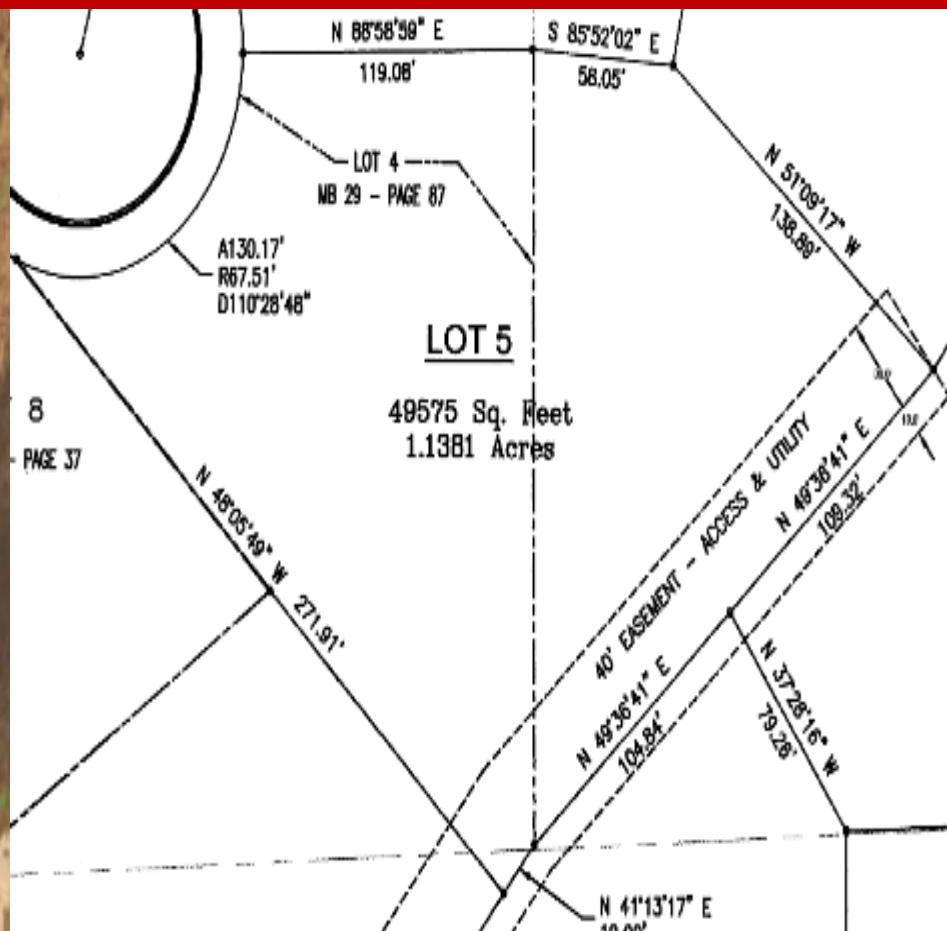
LOT PHOTOS

Foothills Place ♦ Chelsea, AL ♦ 35043 ♦ Shelby County



LOT 5, 324 FOOTHILLS PLACE

Foothills Place ♦ Chelsea, AL ♦ 35043 ♦ Shelby County



Address

324 Foothills Pl

Acreage

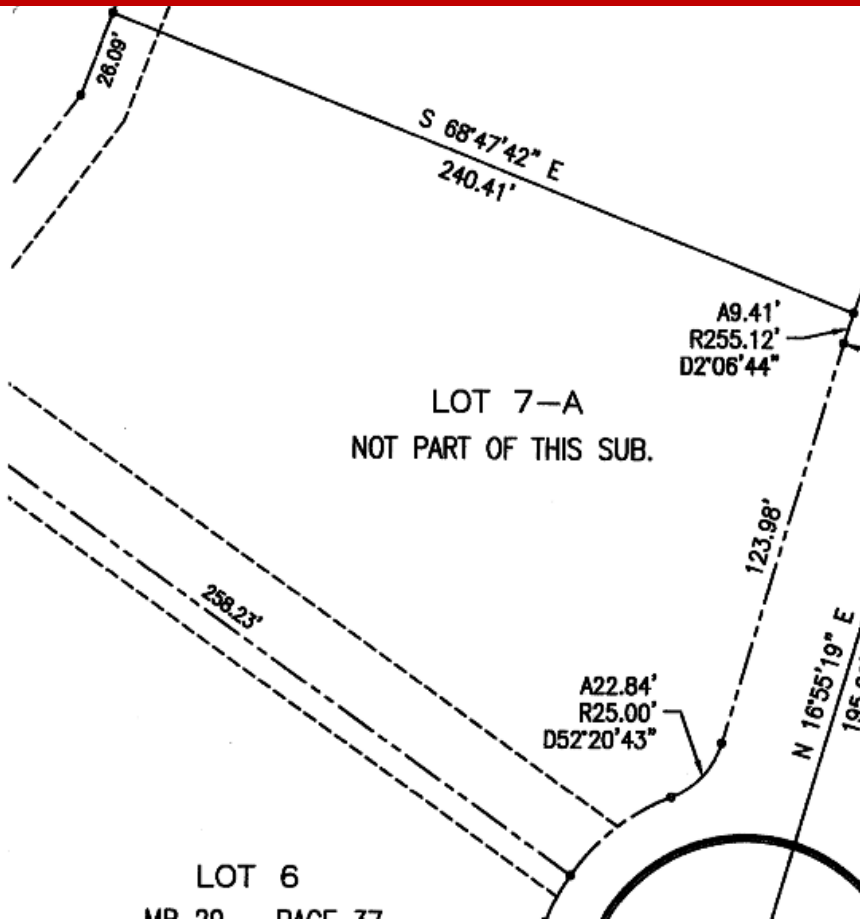
1.14 ac

Price

\$199,000

LOT 7-A, 325 FOOTHILLS PLACE

Foothills Place ♦ Chelsea, AL ♦ 35043 ♦ Shelby County



Address

325 Foothills Pl

Acreage

.93 ac

Price

\$175,000

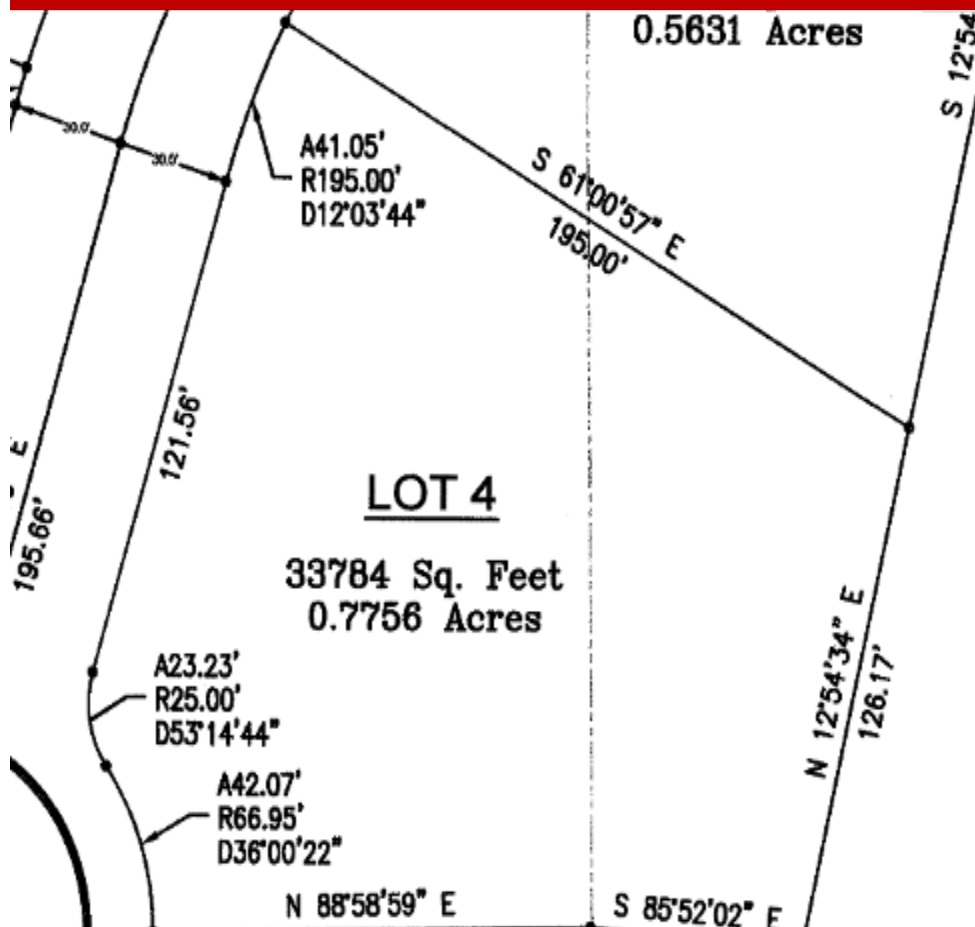
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LOT 4, 328 FOOTHILLS PLACE

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Address

328 Foothills Pl

Acreage

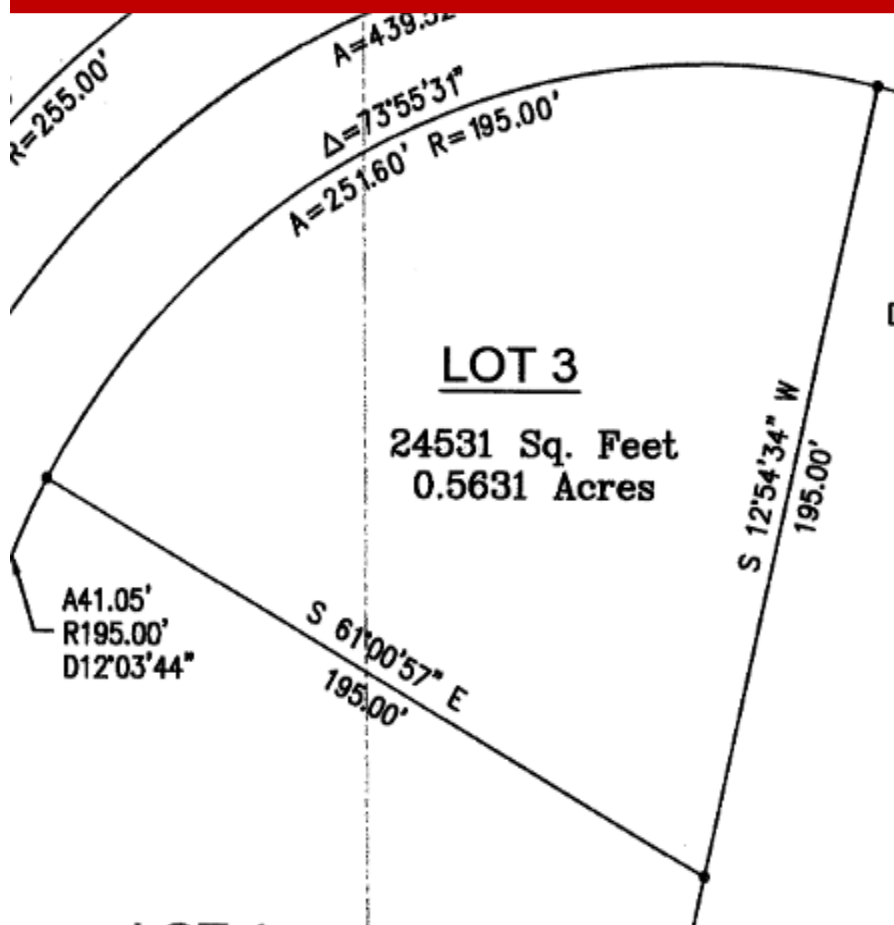
.78ac

Price

\$135,000

LOT 3, 332 FOOTHILLS PLACE

Foothills Place ♦ Chelsea, AL ♦ 35043 ♦ Shelby County



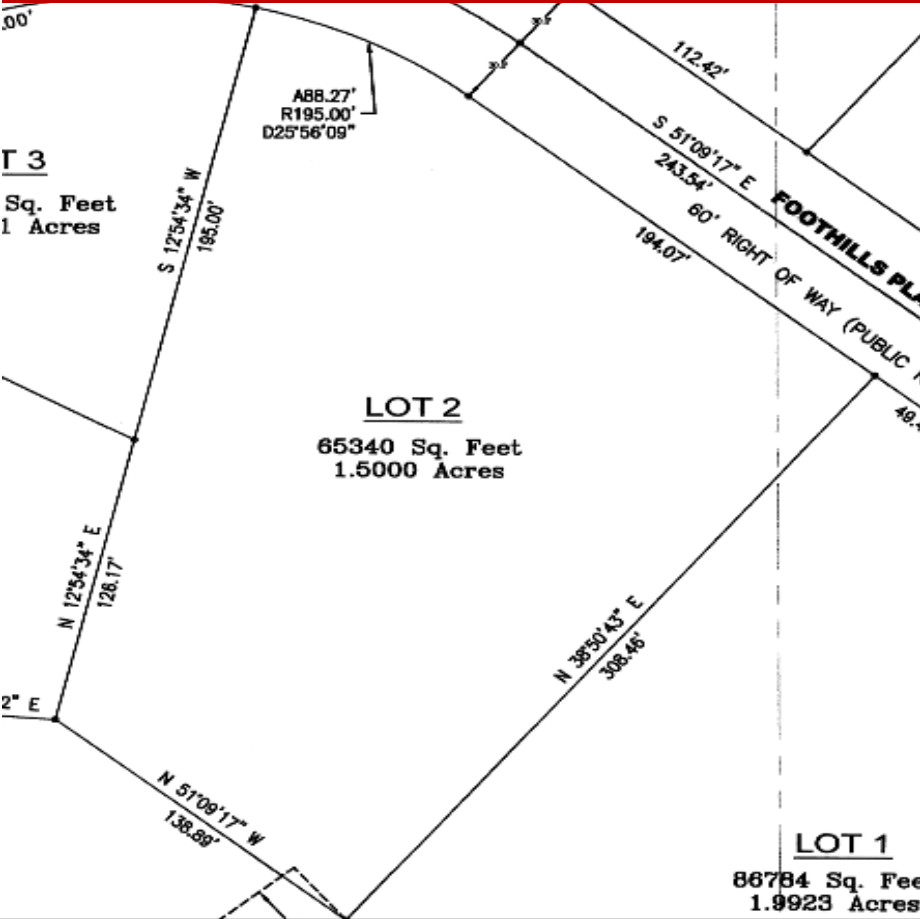
Address
332 Foothills Pl

Acreage
.56ac

Price
\$99,000

LOT 2, 338 FOOTHILLS PLACE
 Foothills Place ♦ Chelsea, AL ♦ 35043 ♦ Shelby County

LOT 2, 338 FOOTHILLS PLACE
 Foothills Place ♦ Chelsea, AL ♦ 35043 ♦ Shelby County



<u>Address</u>	<u>Acreage</u>	<u>Price</u>
338 Foothills Pl	1.5ac	\$265,000

<u>Address</u>	<u>Acreage</u>	<u>Price</u>
338 Foothills Pl	1.5ac	\$265,000

<u>Address</u>	<u>Acreage</u>	<u>Price</u>
338 Foothills Pl	1.5ac	\$265,000

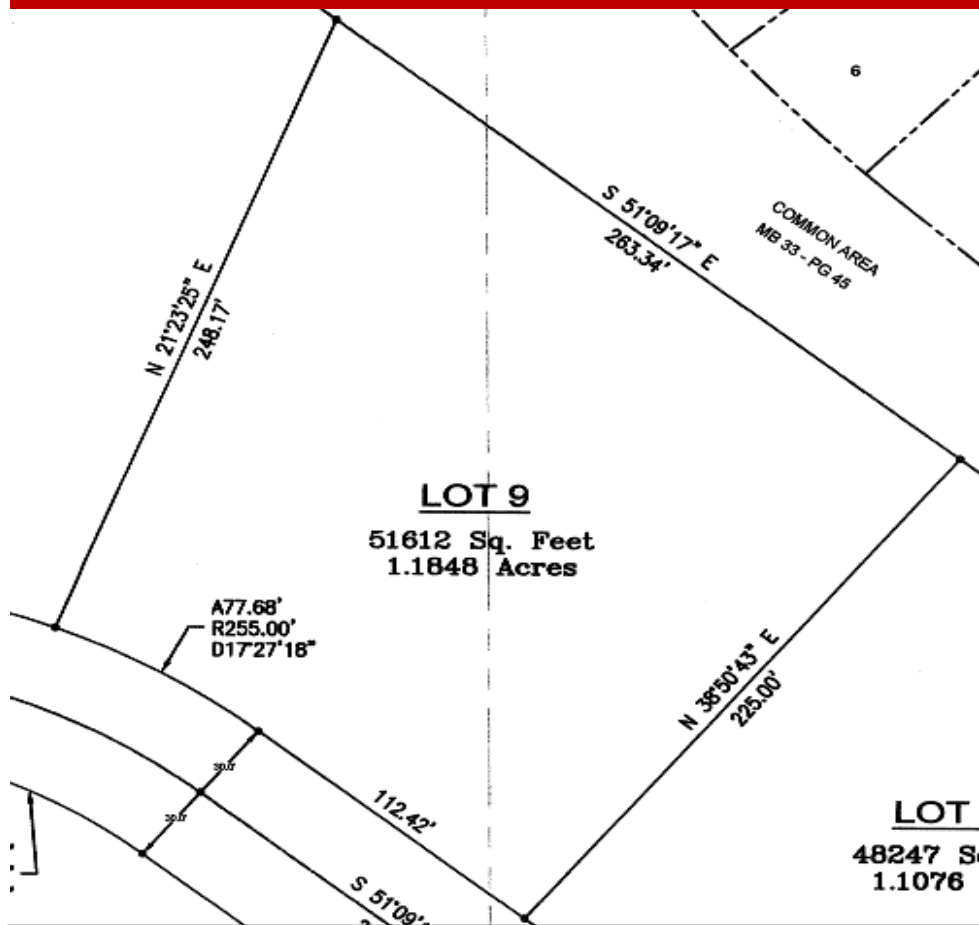
<u>Address</u>	<u>Acreage</u>	<u>Price</u>
338 Foothills Pl	1.5ac	\$265,000

<u>Address</u>	<u>Acreage</u>	<u>Price</u>
338 Foothills Pl	1.5ac	\$265,000

<u>Address</u>	<u>Acreage</u>	<u>Price</u>
338 Foothills Pl	1.5ac	\$265,000

LOT 9, 339 FOOTHILLS PLACE

Foothills Place ♦ Chelsea, AL ♦ 35043 ♦ Shelby County



Address
339 Foothills Pl

Acreage
1.19ac

Price
\$205,000

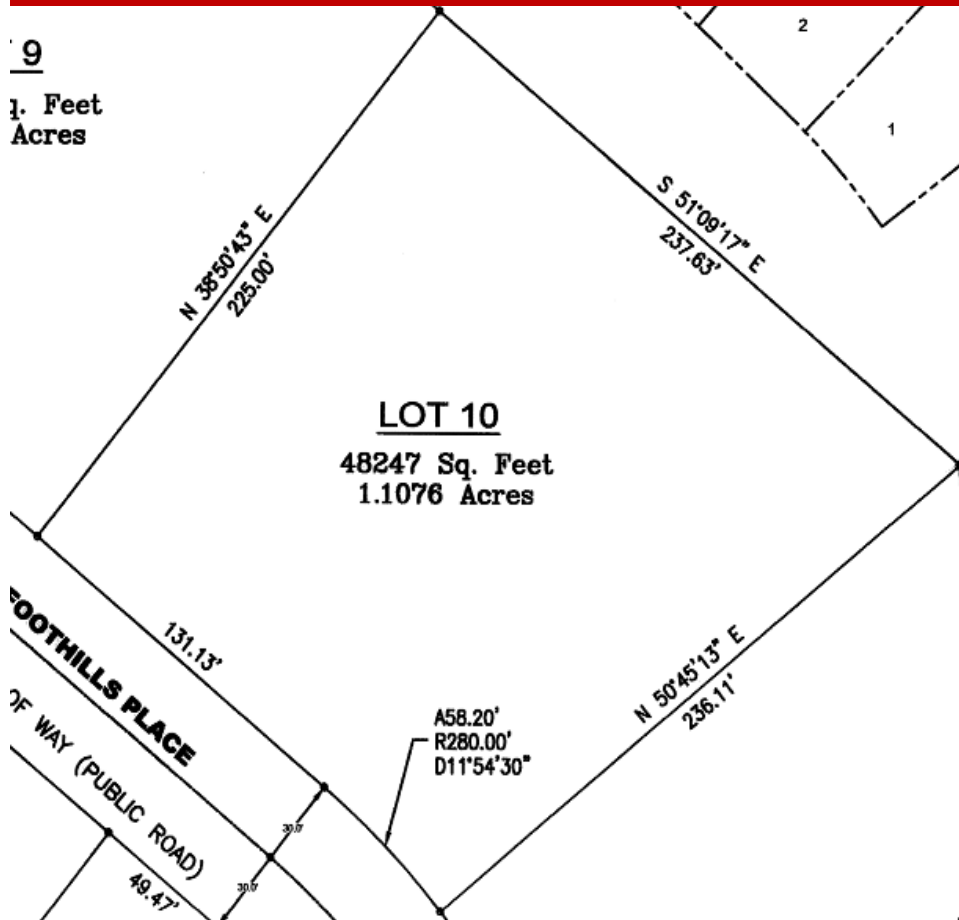
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LOT 10, 343 FOOTHILLS PLACE

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Address

343 Foothills Pl

Acreage

1.12ac

Price

\$197,000

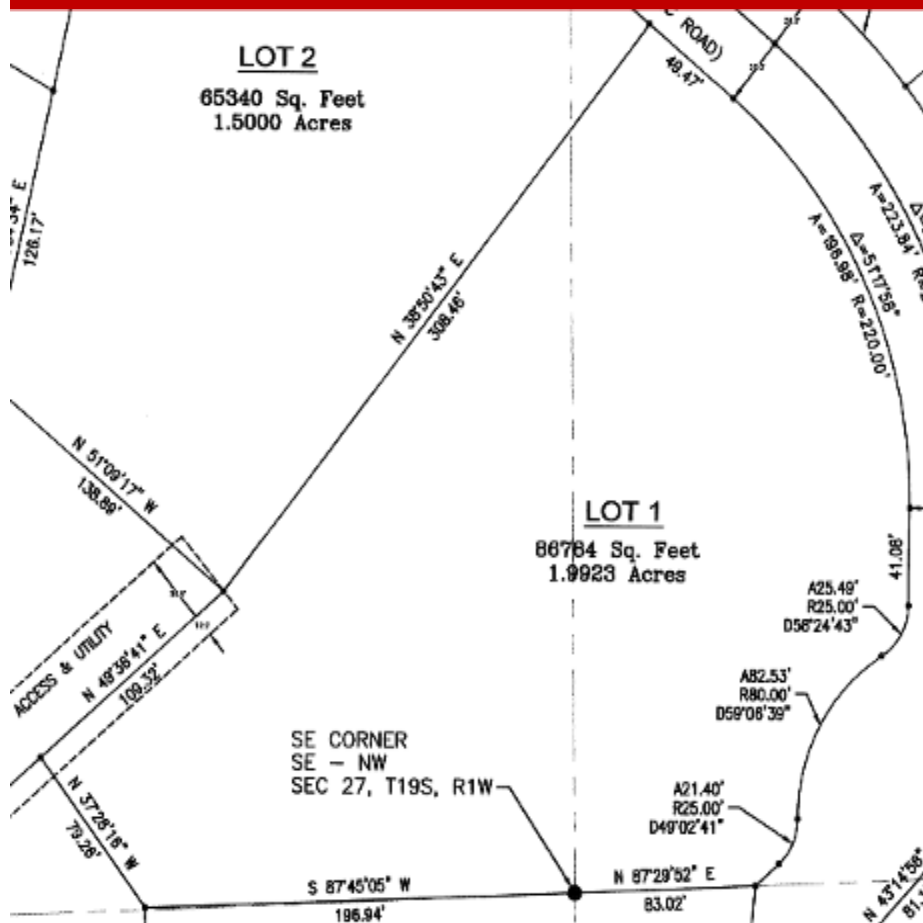
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LOT 1, 346 FOOTHILLS PLACE

Foothills Place ♦ Chelsea, AL ♦ 35043 ♦ Shelby County



Address
346 Foothills Pl

Acreage
1.99ac

Price
\$347,000

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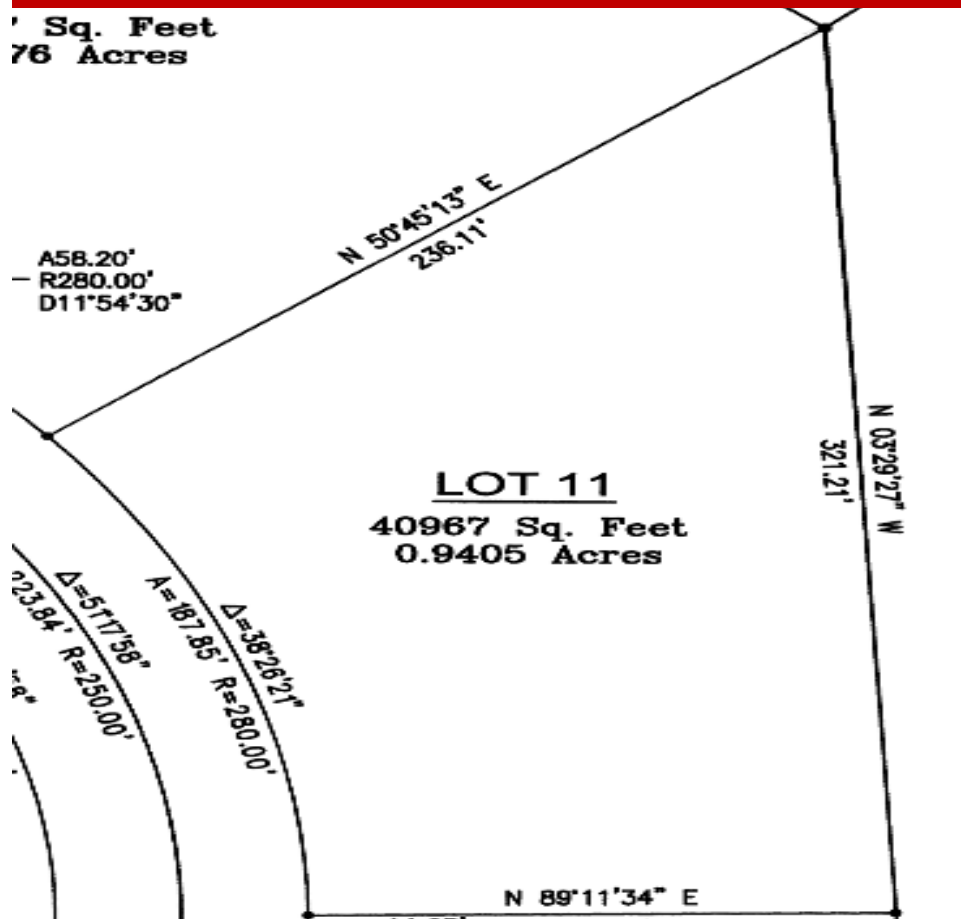
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LOT 11, 347 FOOTHILLS PLACE

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Sq. Feet
76 Acres



Address

347 Foothills Pl

Acreage

.94ac

Price

\$163,000

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LOT 6-B, FOOTHILLS PLACE

Foothills Place ♦ Chelsea, AL ♦ 35043 ♦ Shelby County



Address

Foothills Pl

Acreage

.47ac

Price

\$163,000

AERIAL LOCATION MAP

Foothills Place ♦ Chelsea, AL ♦ 35185 ♦ Shelby County



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IR **LoopNet** **CREXi**

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CHELSEA UPCOMING NEW DEVELOPMENTS

Foothills Place ♦ Chelsea, AL ♦ 35185 ♦ Shelby County



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DEMOGRAPHICS

Foothills Place ♦ Chelsea, AL ♦ 35043 ♦ Shelby County

DEMOGRAPHIC SUMMARY

Foothills Pl, Chelsea, Alabama, 35043

Ring of 5 miles

KEY FACTS

37,803

Population



14,040

Households

41.1

Median Age

\$89,074

Median Disposable Income

EDUCATION

3.2%

No High School Diploma



14.5%

High School Graduate



25.1%

Some College/
Associate's Degree



57.1%

Bachelor's/Grad/
Prof Degree

INCOME



\$110,757
Median Household Income

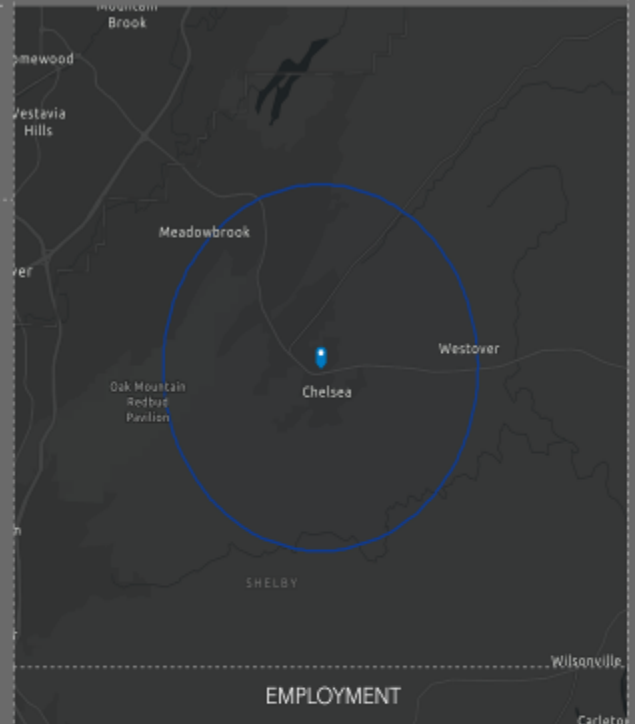


\$53,880
Per Capita Income



\$557,053
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

79.7%



Blue Collar

11.8%



Services

10.1%

3.6%

Unemployment Rate