

Available for
Ground Lease

Premiere Corner Lot

9 +/- Acres (Divisible) Hwy 119, Alabaster, AL



Jeff Dyl
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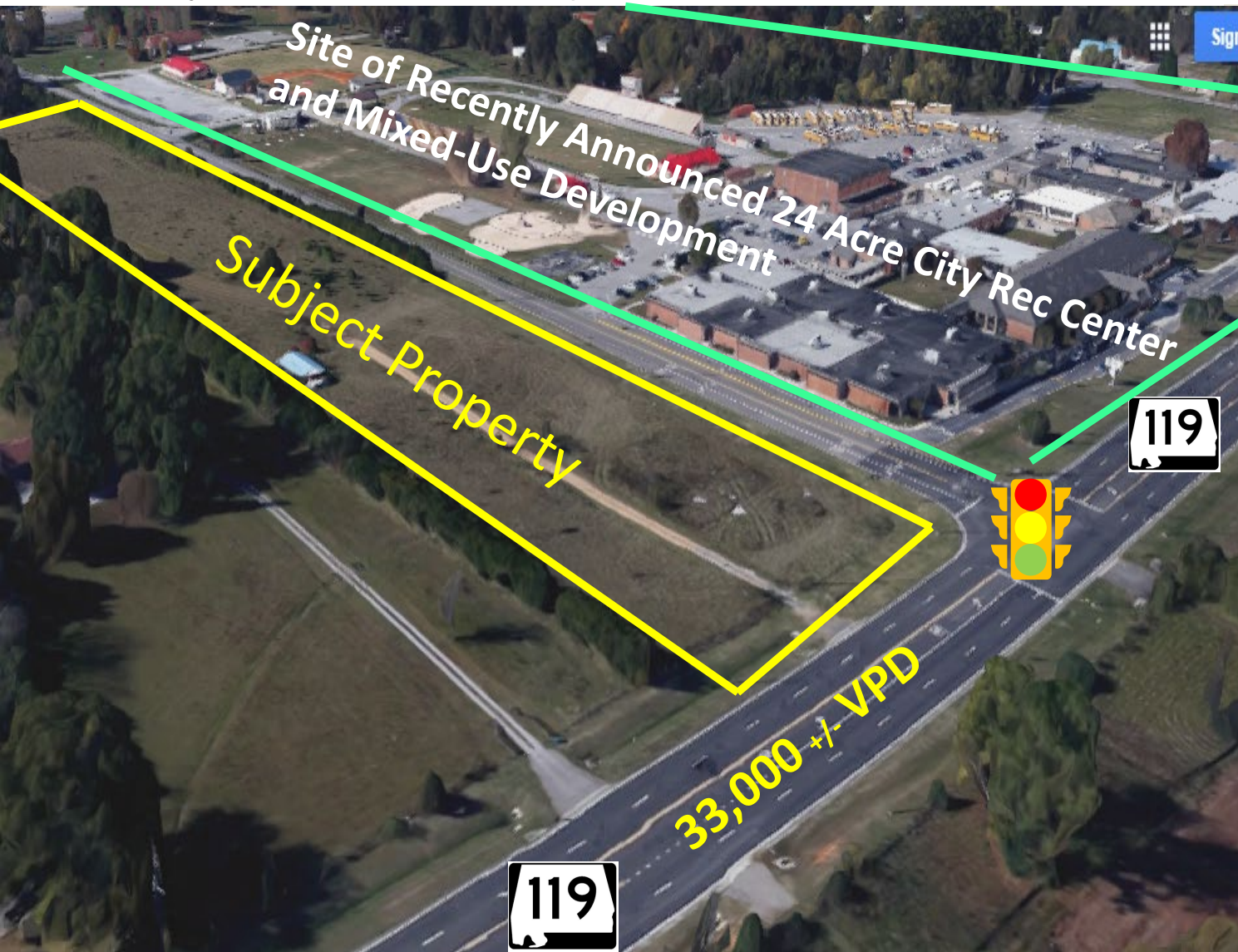
Tower Capital, LLC
a real estate investment & development co.

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Hwy 119 and Thompson Rd. | Alabaster, AL 35007



LOCATION

PROPERTY HIGHLIGHTS

- 9 +/- Acres in Alabaster and Shelby County Alabama. Over the last 10 years Alabaster has had a staggering growth rate of 66% and is predicted to grow 40% over the next 10 making it not only one of the fastest growing cities in the Southeast
- Adjacent to future site of recently announced 24-acre city rec center and mixed-use development
- Property sits on the corner of the busy signalized intersection of Hwy 119 (**250 ft frontage**) and Thompson Rd (**1,550 ft frontage**) with a VPD of 33,000 +/-
- Two schools with a combined student body of over 3,000 students are within walking distance of the property including the new \$68 Million Thompson High School.
- Property sits on a virtual zoning "island". It has an open zoning in Shelby County allowing incredible flexibility in potential use.

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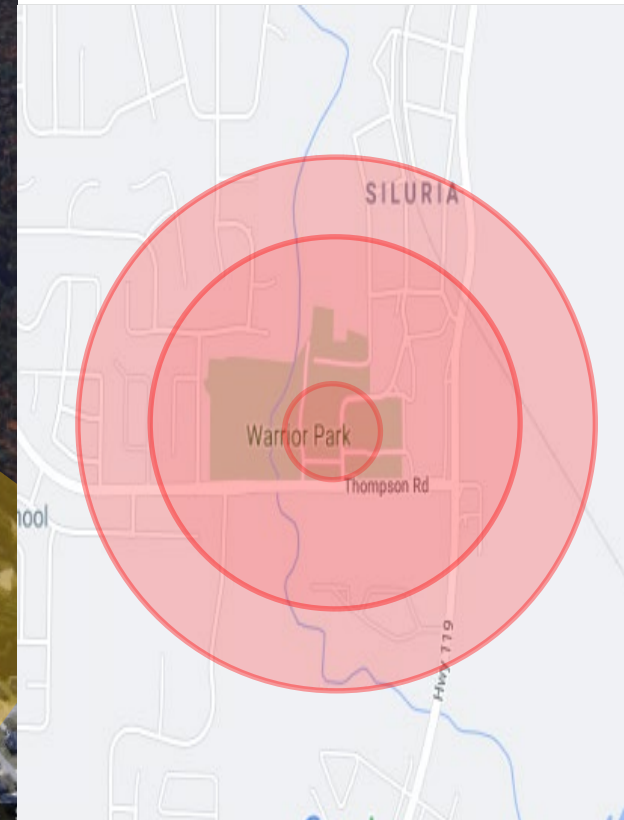
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2020 Demographics	2 mile	5 mile	10 mile
Total Population 	16,708	58,522	143,087
Average HH Income 	\$86,098	\$92,739	\$93,957

2020 Forecasted by Esri



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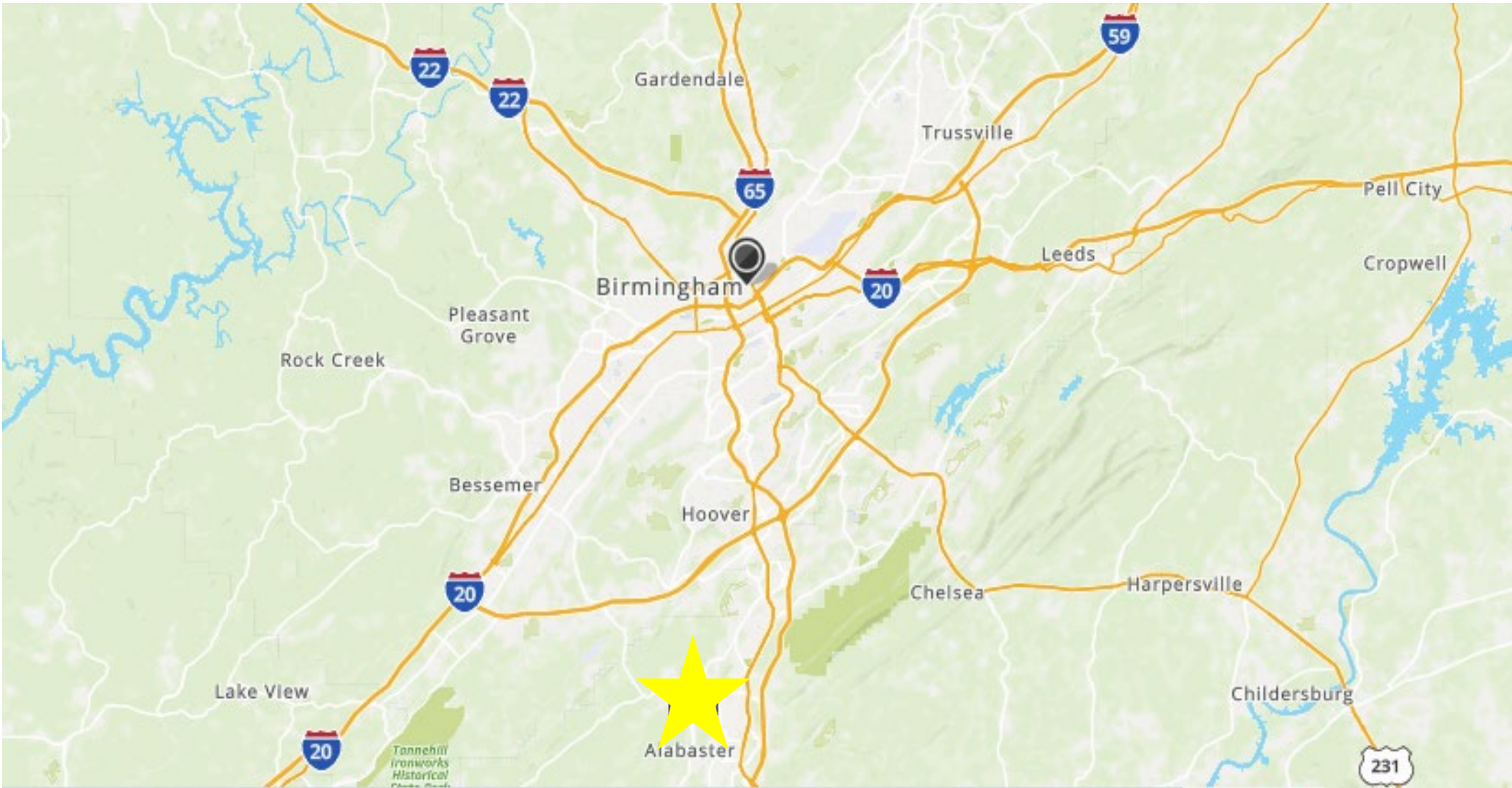
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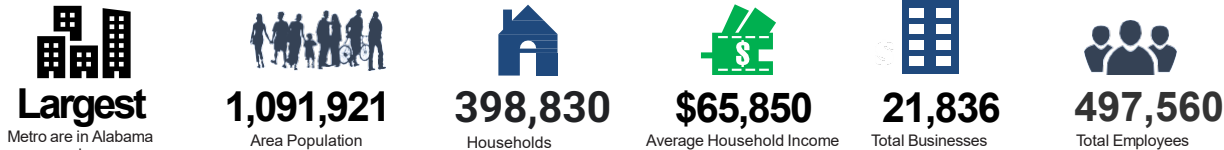
TRADE AREA ANALYSIS

Birmingham | The "Magic City"

Iron ore, coal, and limestone defined Birmingham more than 140 years ago. Today, the Magic City is home to world-class medical research, a celebrated food and arts scene and is dedicated to fostering growth through a progressive business climate.

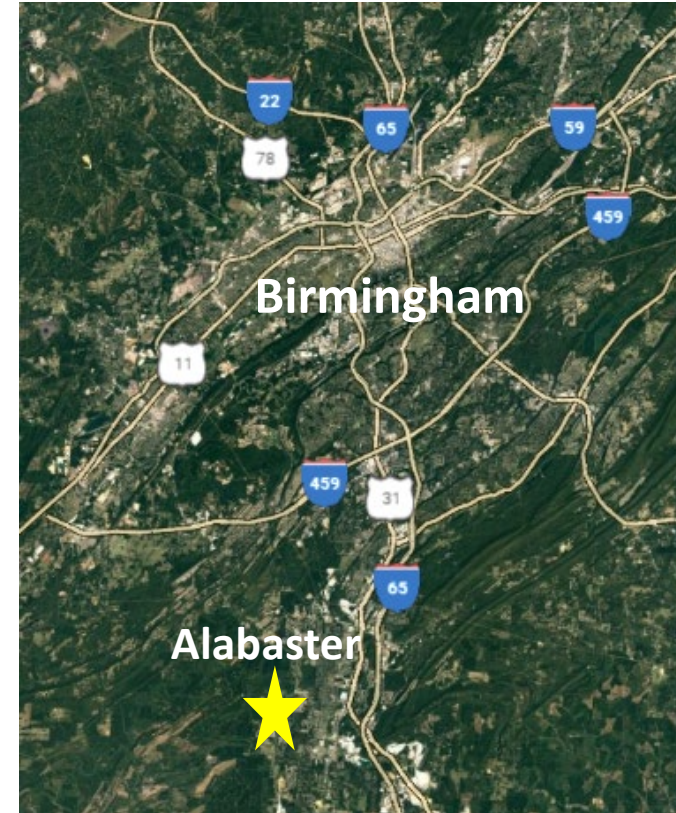
Nestled at the foothills of the Appalachian Mountains, Birmingham boasts more green space per capita than any other city its size in the nation, with breathtaking locations from Ruffner Mountain to Railroad Park

Birmingham Metro Area by the Numbers



Birmingham Strengths

- World Class Medical Facilities
- Large pool of skilled labor with 18,000 automotive, 6,300 tech and 20,00 metal/machinery.
- Rapidly growing technology community with over 550 tech companies.
- Twelfth Largest banking center in the United States.



Birmingham "The Magic City"

Travel and Leisure rank one of the "50 Best Places to Travel in 2021"

Ranked as one of the "Best Cities in the South" by *The Washington Post*

Ranked as one of the "#1 Best City for Millennial Entrepreneurs" by *Thumbtack*