



ONLINE AUCTION MAY 4-6

CENTER POINT BUSINESS PARK

55% OCCUPIED | BIRMINGHAM MSA

1515 Huffman Rd 1512, 1516 Center Point Pkwy, Center Point, AL 35215

Marcus & Millichap

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Activity ID #ZAH1240069

Marcus & Millichap

ONLINE AUCTION

R MARKETPLACE

Starting Bid: \$200,000

Auction Dates: May 4-6, 2026

[CLICK TO VIEW AUCTION WEBSITE](#)

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

AUCTION DATE

The Auction end date is set for May 4-6 2026

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. By submitting an Offer on a Property, Participant is deemed to have accepted any additional terms and conditions posted on the Property's details page on the Website ("Property Page") at the time the Offer was submitted, and such terms and conditions govern and control over these Terms to the extent of any conflict.

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

..... 1515 HUFFMAN RD 1512, 1516 CENTER POINT PKWY

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Marcus & Millichap

..... 1515 HUFFMAN RD 1512, 1516 CENTER POINT PKWY

BROKER OF RECORD

GREENHALGH, EDDIE

Alabama

(205) 510-9200

License: 0000882980


Marcus & Millichap



HUFFMAN HIGH SCHOOL



TOYOTA



Volkswagen




NISSAN

 ±34,109
VPD

CENTER POINT PKWY

HUFFMAN ROAD





01



EXECUTIVE SUMMARY

Offering Summary
Investment Highlights
Regional Map

Marcus & Millichap



Walmart
Neighborhood Market

POPEYES
LOUISIANA KITCHEN

O'Reilly
AUTO PARTS



SHERWIN-WILLIAMS

CENTER POINT PKWY

HUFFMAN ROAD

 ±34,109
VPD

OFFERING SUMMARY

1515 HUFFMAN RD 1512, 1516 CENTER POINT PKWY



Starting Bid
\$200,000



Occupancy
55%



Building Size
34,834 SF

FINANCIAL

Starting Bid \$200,000

Auction Dates May 4-6, 2026

[CLICK HERE TO ACCESS DUE DILIGENCE DOCUMENTS](#)

OPERATIONAL

Net Rentable Area 34,834 SF

Number of Buildings 4

County Jefferson

Parcel Numbers 12-00-19-3-006-003.001, -004.000, -003.000, -004.001

Address 1512/1516 Center Point Pkwy & 1513/1515 Huffman Rd - Center Point, AL 35215

Taxes (2025) \$19,631.52



±34,109
VPD

The image is an aerial photograph of a commercial district. A yellow-outlined property in the foreground contains several two-story brick buildings. To the left, a wide road labeled 'CENTER POINT PKWY' runs parallel to the property. To the right, another road labeled 'HUFFMAN ROAD' runs parallel. In the background, there are large commercial buildings, parking lots, and a wooded area with hills in the distance. An orange callout box with a car icon and the text '±34,109 VPD' is positioned over the road area.

CENTER POINT PKWY

HUFFMAN ROAD

AUCTION - CENTER POINT BUSINESS PARK | 55% OCCUPIED | BIRMINGHAM MSA

1515 Huffman Rd 1512, 1516 Center Point Pkwy, Center Point, AL 35215

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to offer for sale the fee simple interest in Center Point Business Park, a ±34,834-square-foot, 55% occupied, four-building portfolio located at 1512, 1516 Center Point Pkwy, and 1513, 1515 Huffman Road, in Center Point Alabama. Constructed with durable concrete improvements, the asset provides a solid physical foundation for future ownership. Recent capital improvements include approximately \$120,000 roof replacement completed within the past five years across all four buildings. With flexible suite configurations and appeal to a wide range of small business and professional tenants, the Property is well positioned for income growth and long-term repositioning. The Property has been in operation since the 1970s reflecting long-term ownership and reflects consistent operation and historical stewardship. The Property offers investors a compelling value-add opportunity through lease-up of vacant suites, potential rent growth from below-market leases, and operational upside through more proactive management

Center Point, Alabama is an established in-fill Birmingham submarket positioned in eastern Jefferson County, offering commercial real estate investors access to a dense residential base within the broader Birmingham-Hoover MSA. The market benefits from its proximity to downtown Birmingham and the region's diverse employment drivers, including healthcare, advanced manufacturing, logistics, and industrial users that continue to anchor metro-wide economic activity. While Center Point is primarily neighborhood-oriented in character, its location within a major metro area supports consistent demand for convenience retail, service-oriented commercial uses, and workforce-housing-adjacent investment. For investors seeking a Birmingham-area location with local consumer draw and connectivity to a larger regional economy, Center Point offers exposure to a fundamentally established suburban trade area. The Property is located in an area that serves 94,406 individuals with an average household income (AHHI) of \$65,283 within a 5-mile radius supporting continued demand for medical, office, and professional services.

INVESTMENT HIGHLIGHTS

±34,834 SF multi-building office park in Birmingham's Center Point Submarket

Recent capital improvements include approximately \$120,000 in roof replacements completed within the last five years

34,109 VPD Traffic Counts on Center Point Pkwy with excellent regional connectivity | 3-miles from I-59 & 12-miles from downtown Birmingham

±55% Occupied Providing Near-Term Value Add Potential with a Range of Suite Sizes Readily Available for Lease

Below-market in-place rents create potential to grow income through renewals and mark-to-market leasing

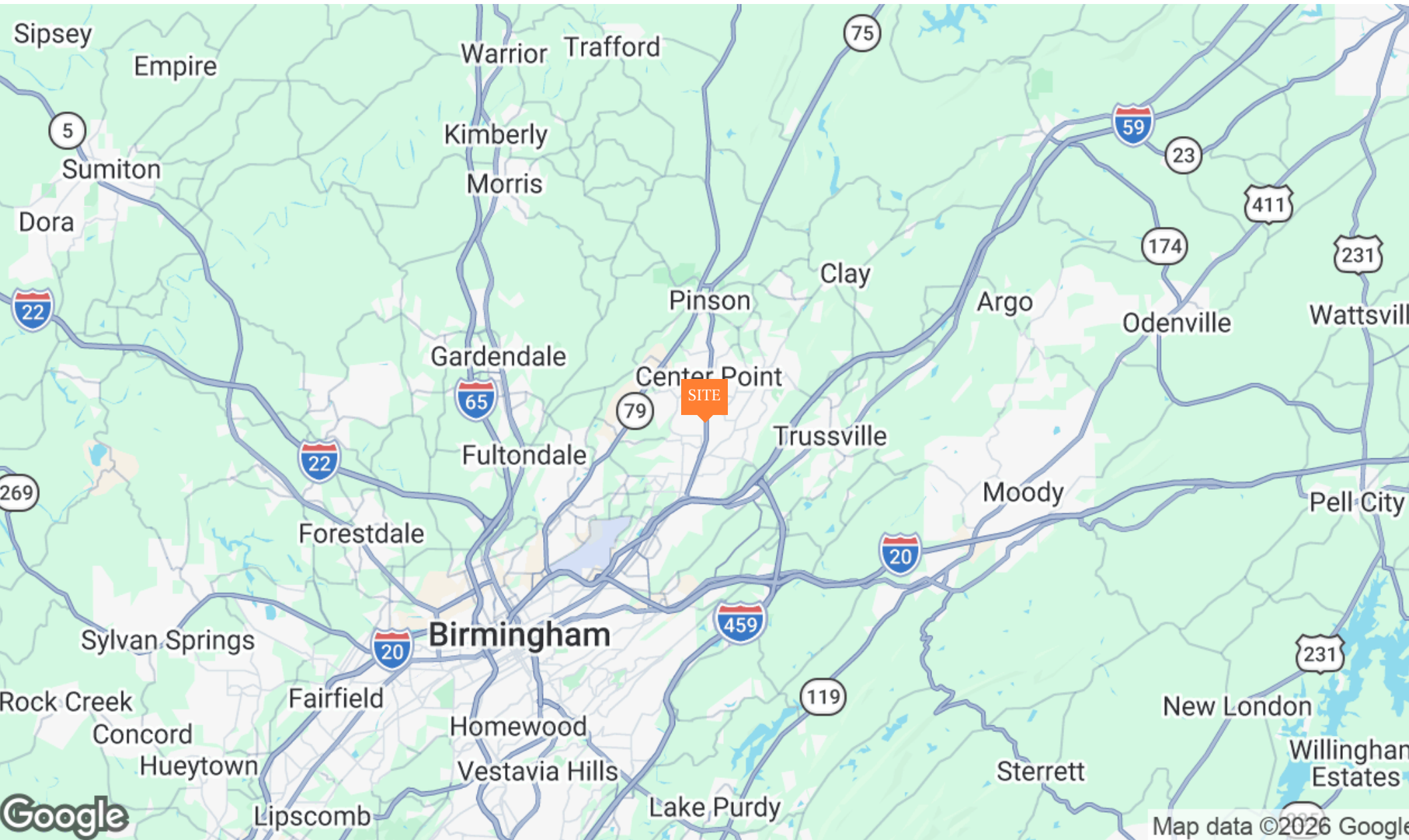
Concrete construction with slab flooring and structural concrete on both levels, supporting long-term durability

Attractive Demographics with Population of ±94,406 and Annual Household Income of ±\$65,283 (5-Mile)



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REGIONAL MAP



Google

Map data ©2026 Google

SECTION 3

03

MARKET OVERVIEW

Market Overview
Demographics

Marcus & Millichap

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MARKET OVERVIEW

BIRMINGHAM-HOOVER

The Birmingham-Hoover metro contains a population of roughly 1.2 million residents in north central Alabama. The metro comprises Jefferson, Bibb, Shelby, Blount, Chilton, Walker and St. Clair counties. The most populous city is Birmingham, with nearly 200,000 people, followed by Hoover and Vestavia Hills with 94,500 and 40,000 residents, respectively. Population growth is expanding outward from the city along the interstate system into next-ring cities like Alabaster.

ECONOMY

- Built on a history of steel production, Birmingham-Hoover's abundant natural resources have given rise to a robust advanced materials and manufacturing sector. Industry employers include O'Neal Industries, Kamtek Inc., U.S. Steel and CMC Steel.
- Health care and education have become prominent sources of local employment. The University of Alabama at Birmingham is a leader in biotechnology and medical research.
- The business services and financial sector is expanding. Major banks, insurance companies and other financial institutions, such as Regions Financial Corporation, are represented in the area.

QUICK FACTS



POPULATION

1.2M

Growth 2024-2029*
1.4%



HOUSEHOLDS

480K

Growth 2024-2029*
2.0%



MEDIAN AGE

39.0

U.S. Median:
39.0



MEDIAN HOUSEHOLD INCOME

\$79,000

U.S. Median:
\$76,100

* Forecast



METRO HIGHLIGHTS



CHANGING LOCAL ECONOMY

Once a manufacturing-dominant economy, key industries have expanded to include business services, biosciences and technology. This shift has increased the area's appeal to young professionals.



AUTOMOBILE MANUFACTURING AND DISTRIBUTION CENTER

Mercedes-Benz, Honda, Hyundai and Autocar have production plants in the metro. Mazda Toyota Manufacturing opened a similar facility in Huntsville in 2021.



NASCENT BIOTECH SECTOR

Over 150 companies across the metro are engaged in the life sciences sector. Private bioscience investments in Alabama have topped \$280 million since 2021, with much of this capital concentrated in Birmingham. This won the Greater Birmingham Region a federal TechHub designation in 2023.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	10,260	56,418	93,829
2025 Estimate			
Total Population	10,258	56,487	93,929
2020 Census			
Total Population	10,738	59,469	98,028
2010 Census			
Total Population	11,240	59,270	96,822
Daytime Population			
2025 Estimate	6,559	37,966	76,711
HOUSEHOLDS			
2030 Projection			
Total Households	4,105	22,781	37,944
2025 Estimate			
Total Households	4,088	22,723	37,800
Average (Mean) Household Size	2.5	2.5	2.5
2020 Census			
Total Households	4,060	22,616	37,532
2010 Census			
Total Households	4,309	22,844	37,453
HOUSEHOLDS BY INCOME			
2025 Estimate			
\$200,000 or More	1.6%	3.0%	4.3%
\$150,000-\$199,999	2.7%	3.9%	5.5%
\$100,000-\$149,999	6.7%	12.4%	13.0%
\$75,000-\$99,999	16.3%	15.2%	15.4%
\$50,000-\$74,999	17.4%	21.1%	20.4%
\$35,000-\$49,999	14.6%	12.9%	11.9%
\$25,000-\$34,999	14.5%	10.9%	10.1%
\$15,000-\$24,999	12.9%	10.2%	9.1%
Under \$15,000	13.2%	10.3%	10.3%
Average Household Income	\$57,822	\$69,251	\$76,210
Median Household Income	\$46,894	\$56,038	\$62,080
Per Capita Income	\$22,908	\$27,872	\$30,634

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	10,258	56,487	93,929
Under 20	33.7%	30.4%	28.9%
20 to 34 Years	21.0%	19.7%	19.0%
35 to 49 Years	18.7%	19.0%	19.2%
50 to 59 Years	10.9%	11.7%	11.7%
60 to 64 Years	4.8%	5.7%	6.0%
65 to 69 Years	3.8%	4.8%	5.2%
70 to 74 Years	2.9%	3.7%	4.2%
Age 75+	4.2%	4.9%	5.8%
Median Age	32.0	35.0	37.0
Population by Gender			
2025 Estimate Total Population	10,258	56,487	93,929
Male Population	45.2%	45.7%	46.3%
Female Population	54.8%	54.3%	53.7%
Travel Time to Work			
Average Travel Time to Work in Minutes	29.0	30.0	29.0

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DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 93,929. The population has changed by -2.99 percent since 2010. It is estimated that the population in your area will be 93,829 five years from now, which represents a change of -0.1 percent from the current year. The current population is 46.3 percent male and 53.7 percent female. The median age of the population in your area is 37.0, compared with the U.S. average, which is 40.0. The population density in your area is 1,196 people per square mile.



HOUSEHOLDS

There are currently 37,800 households in your selected geography. The number of households has changed by 0.93 percent since 2010. It is estimated that the number of households in your area will be 37,944 five years from now, which represents a change of 0.4 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2025, the median household income for your selected geography is \$62,080, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 36.57 percent since 2010. It is estimated that the median household income in your area will be \$70,817 five years from now, which represents a change of 14.1 percent from the current year.

The current year per capita income in your area is \$30,634, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$76,210, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 42,217 people in your selected area were employed. The 2010 Census revealed that 62.3 percent of employees are in white-collar occupations in this geography, and 20.7 percent are in blue-collar occupations. In 2025, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 27.00 minutes.



HOUSING

The median housing value in your area was \$168,078 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 25,909.00 owner-occupied housing units and 11,541.00 renter-occupied housing units in your area.



EDUCATION

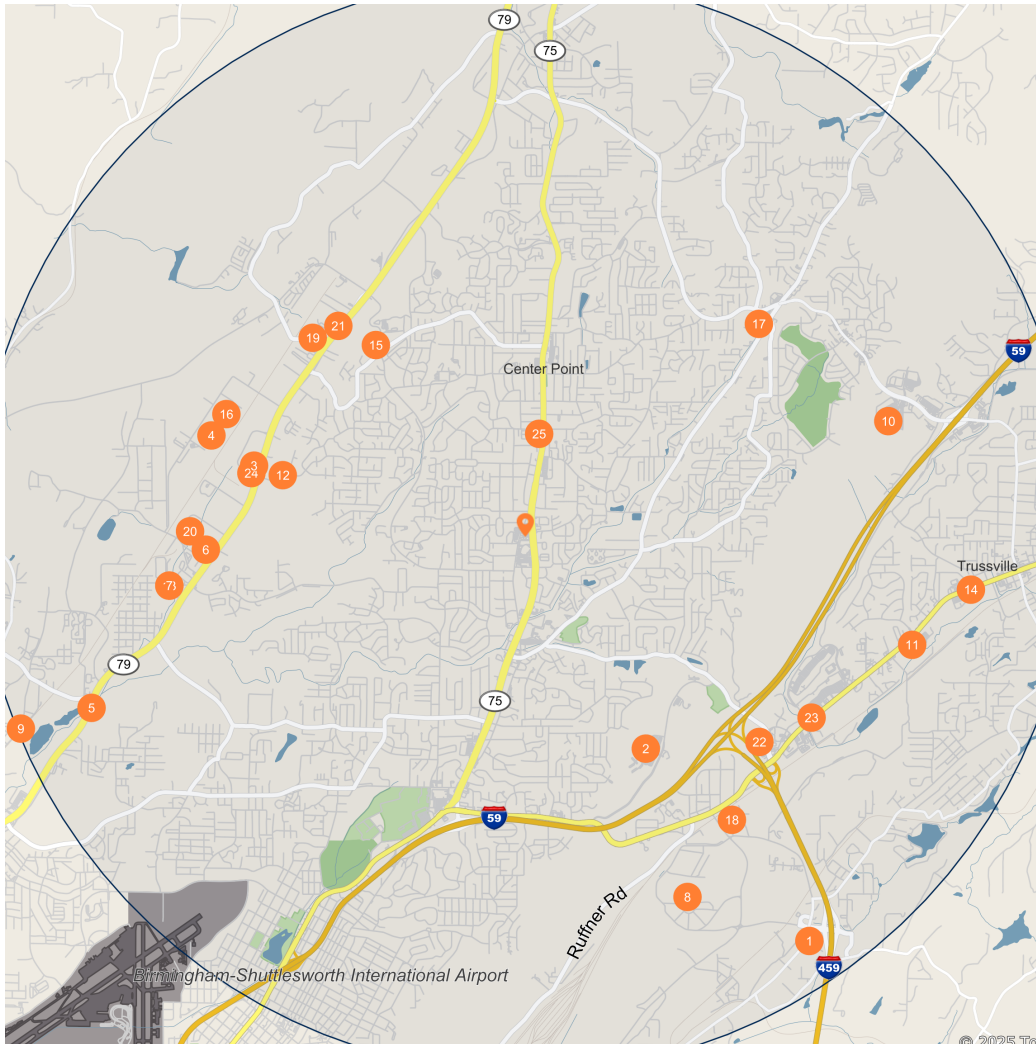
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 23.3 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 10.3 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 17.7 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.3 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 37.6 percent in the selected area compared with the 19.6 percent in the U.S.

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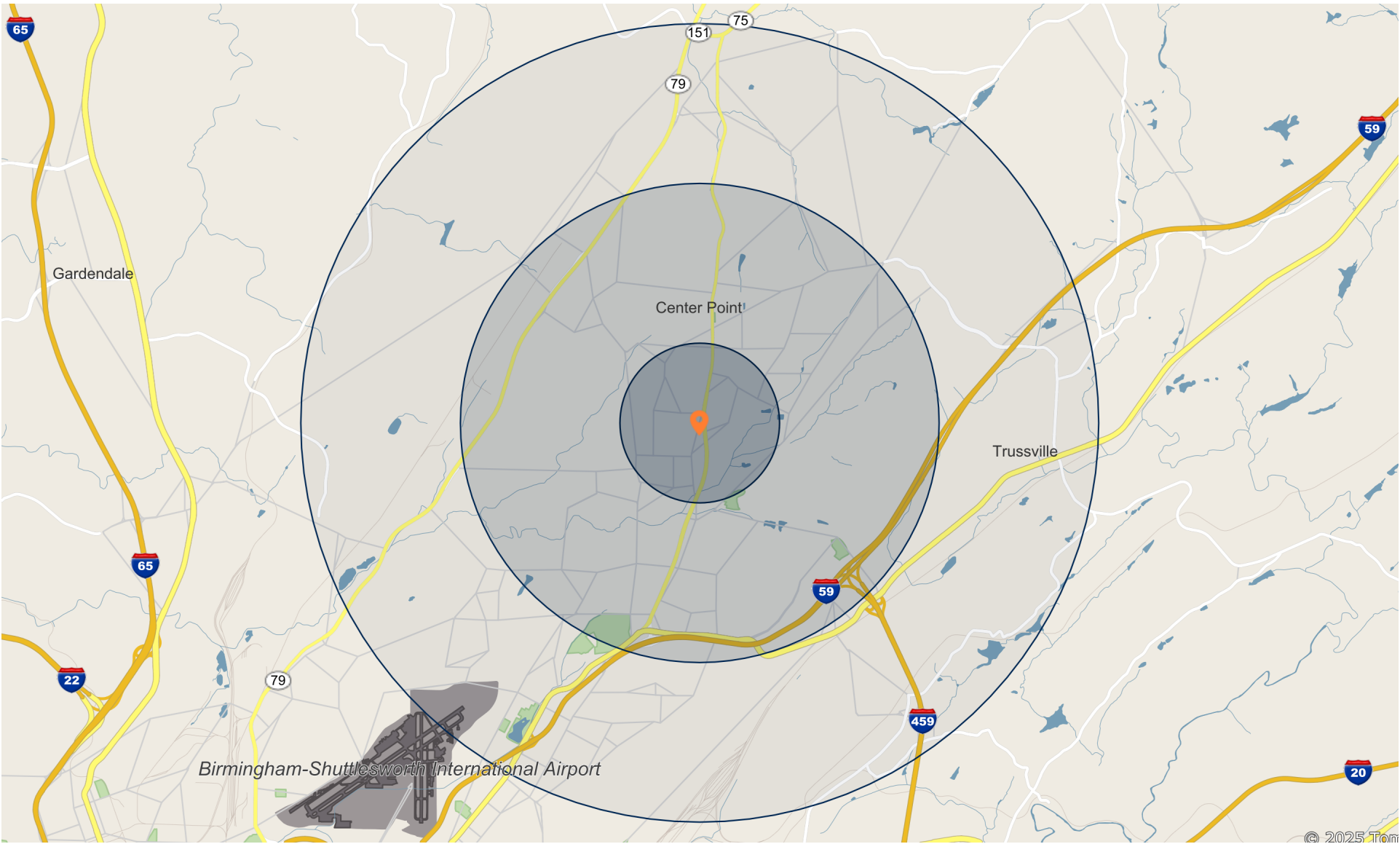
DEMOGRAPHICS



Major Employers		Employees
1	G & R Mineral Services Inc-	1,500
2	St Vincents East-	1,200
3	Reynolds Metals Company LLC-Alcoa	959
4	Kamtek Inc-	600
5	Thompson Tractor Co Inc-Caterpillar Authorized Dealer	500
6	Marshall Durbin Food Corp-	432
7	Hornady Truck Line Inc-	412
8	Jefferson County Racg Assn Inc-Birmingham Race Course	400
9	Delta Air Lines Inc-Delta Airlines	400
10	Walmart Inc-Walmart	371
11	Ulta Beauty Inc-	346
12	ARC of Jefferson County Inc-Wyn Wood Group Home	315
13	Hornady Transportation LLC-	300
14	Bi-Lo Holdings Foundation Inc-Winn-Dixie	297
15	Jefferson State Cmnty College-	270
16	Sterilite Corporation-	268
17	Bi-Lo Holdings Foundation Inc-Winn-Dixie	258
18	Wood-Fruitticher Gr Co Inc-	250
19	Samuel Associated Tube Group-	250
20	Royal Cup Inc-Royal Cup Coffee	245
21	Kent Corp-	220
22	Lowe's Home Centers LLC-Lowe's	218
23	Home Depot USA Inc-Home Depot The	210
24	Glasforms Inc-	200
25	Walmart Inc-Walmart	191

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