

# SHERMAN PLANT - PARKSIDE

1120 2ND AVENUE SOUTH, BIRMINGHAM, AL 35233

LAND FOR SALE

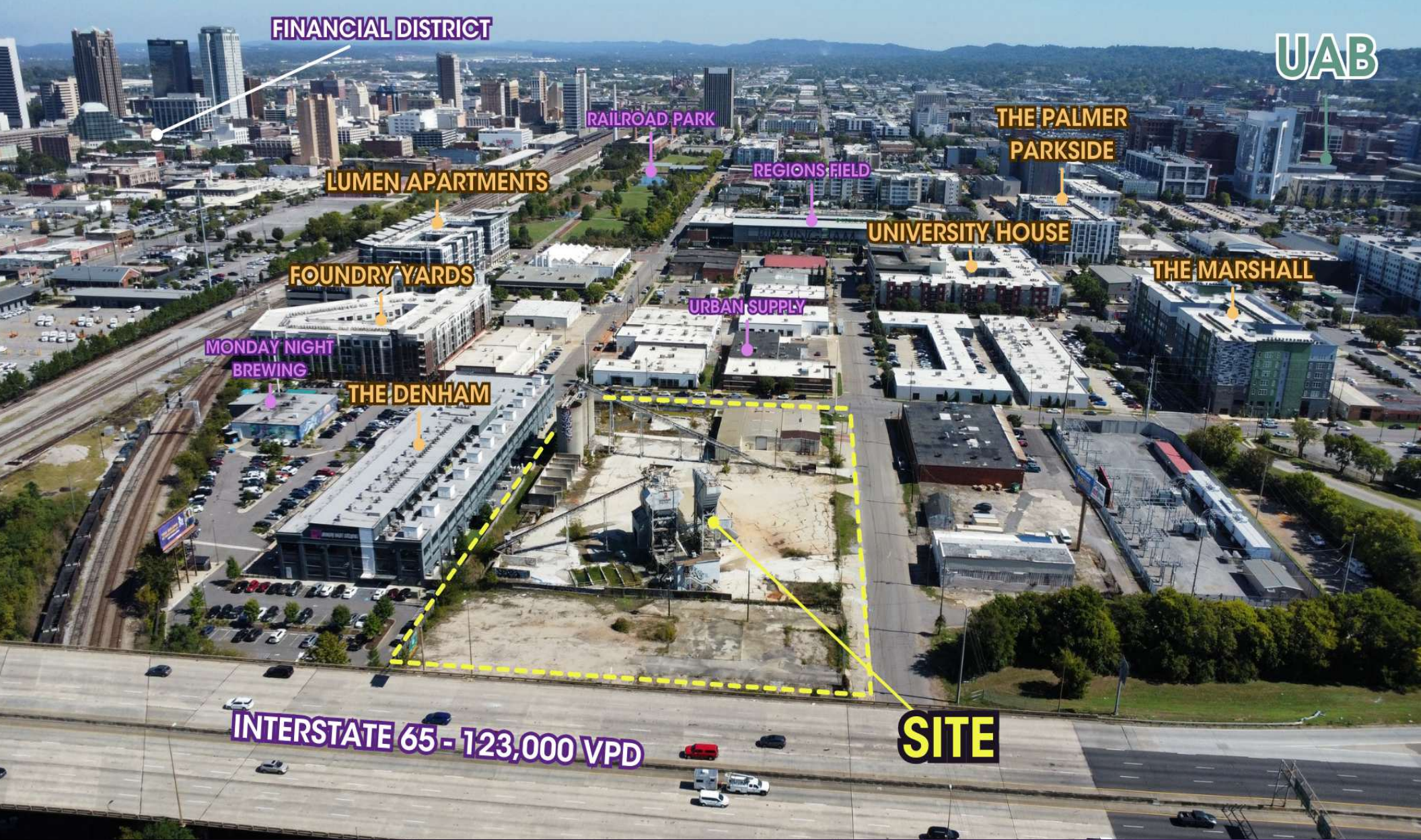


Michael Randman  
Associate Broker  
205.271.7213  
mrandman@southpace.com



# SHERMAN PLANT - PARKSIDE

1120 2ND AVENUE SOUTH, BIRMINGHAM, AL 35233



Michael Randman Associate Broker 205.271.7213 mrandman@southpace.com

All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.



# SHERMAN PLANT - PARKSIDE

## 1120 2ND AVENUE SOUTH, BIRMINGHAM, AL 35233



### VIDEO

#### PROPERTY DESCRIPTION

2 contiguous parcels, totaling approximately 4.1 acres, with the option to adjust parcel sizes to meet the buyer's requirements  
Zoning - MUD, which allows for mixed use development.  
There are no stated parking, setback or height restrictions.  
The zoning allows for dense, mixed use, retail, office or entertainment.  
It also allows for residential apartments, student housing, townhomes and condominiums.

#### PROPERTY HIGHLIGHTS

- Located in the Opportunity Zone
- Largest contiguous property in the Parkside/UAB area
- Potential tax credits/abatement available for the development of this property
- Upon signing a CA, due diligence items available include Comps, various conceptual plans and uses, environmental reports and ADEM no further action letters.

#### LOCATION DESCRIPTION

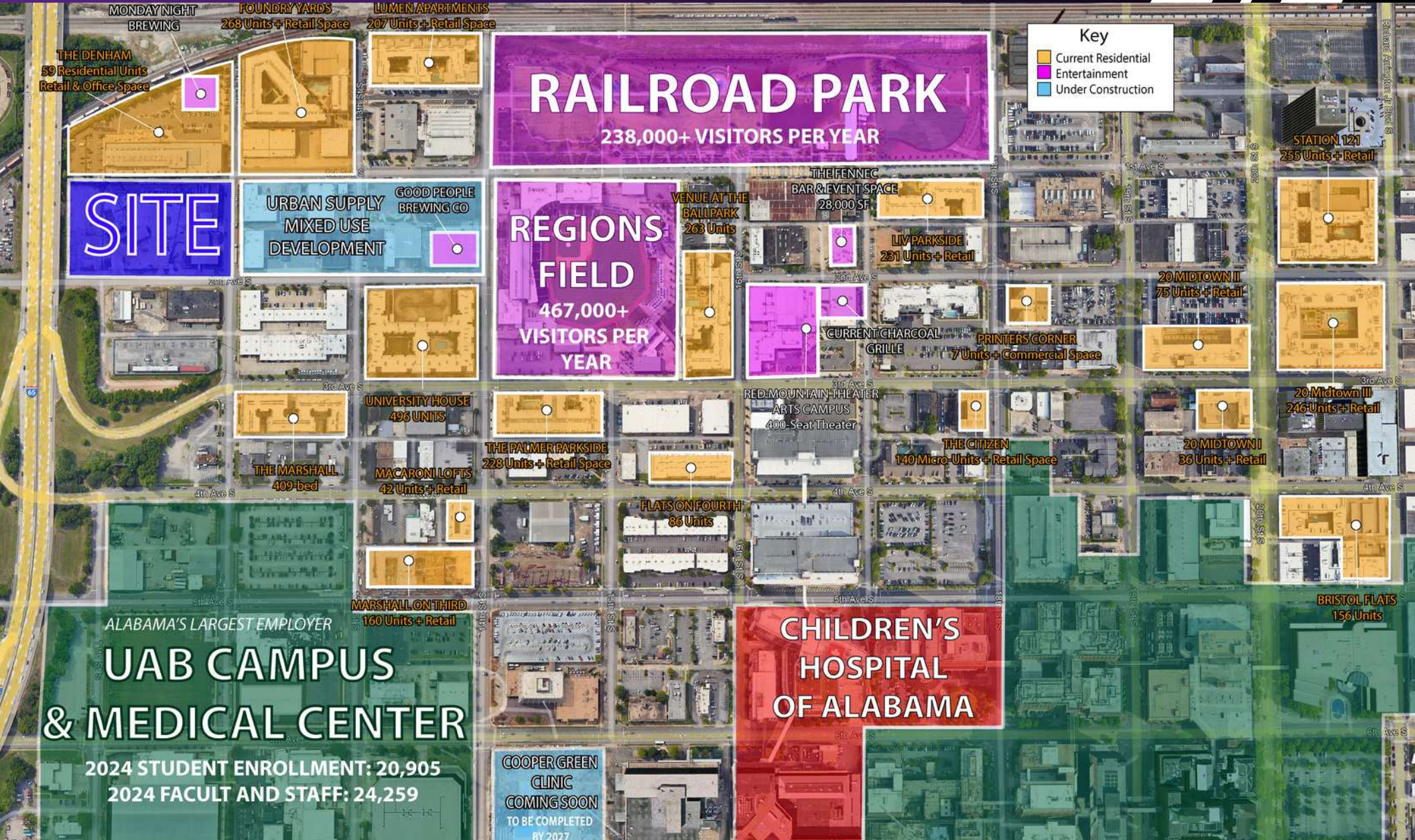
Located in the Parkside District, adjacent to The University of Alabama, Birmingham. UAB is the largest employer in Alabama with over 24,000 employees and has a student population of 22,000. The rapidly growing Parkside District, located in the heart of downtown Birmingham, is seeing an influx of new restaurants and entertainment venues.

#### OFFERING SUMMARY

Sale Price:	\$58.00 / SF
2 Lots - can be adjusted	4.1 Acres
Lot 1	0.98 Acres
Lot 2	3.1 Acres

# SHERMAN PLANT - PARKSIDE

## 1120 2ND AVENUE SOUTH, BIRMINGHAM, AL 35233



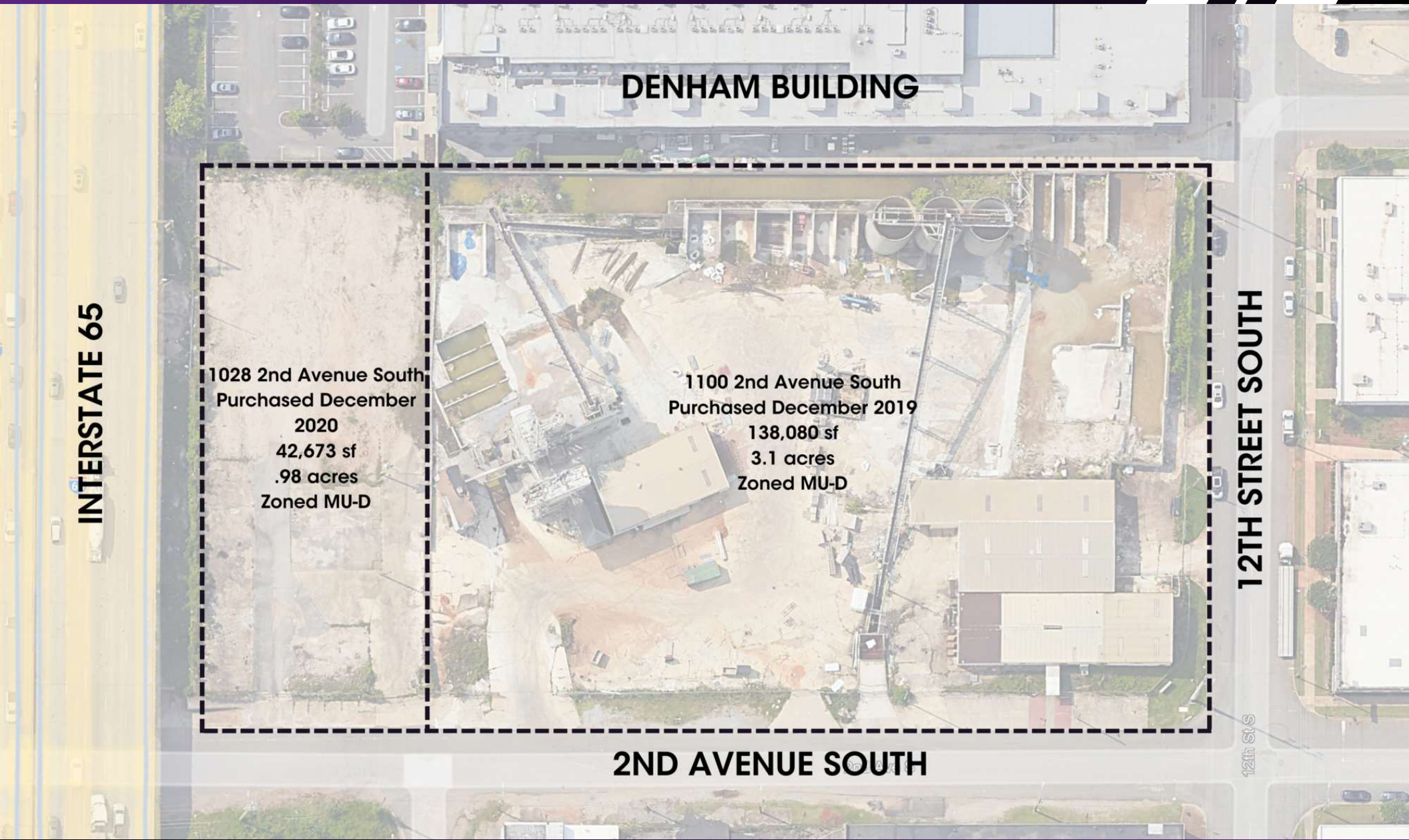
Michael Randman Associate Broker 205.271.7213 mrandman@southpace.com

All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.



# SHERMAN PLANT - SITE PLAN

1120 2ND AVENUE SOUTH, BIRMINGHAM, AL 35233



**DENHAM BUILDING**

**INTERSTATE 65**

**12TH STREET SOUTH**

1028 2nd Avenue South  
Purchased December  
2020  
42,673 sf  
.98 acres  
Zoned MU-D

1100 2nd Avenue South  
Purchased December 2019  
138,080 sf  
3.1 acres  
Zoned MU-D

**2ND AVENUE SOUTH**

# SHERMAN PLANT - PARKSIDE

## 1120 2ND AVENUE SOUTH, BIRMINGHAM, AL 35233

### ABOUT PARKSIDE

The rapidly growing Parkside District is an emerging hub of activity, situated in the heart of downtown Birmingham. Adjacent to Regions Field, this vibrant area blends the city's rich industrial heritage with modern, innovative concepts. It's quickly becoming one of the most dynamic and lively spots in Birmingham



Good People Brewing: One of Alabama's original and most popular craft beer manufacturers

Monday Night Brewing, based out of Atlanta, is a full-service tap room and craft brewery



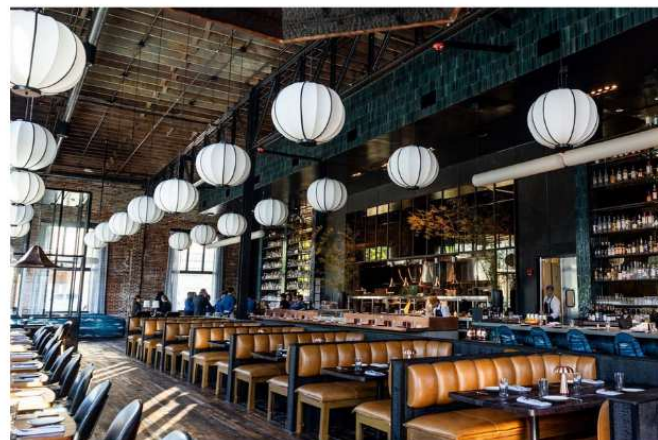
Source: BHAMNow

### PARKSIDE RETAIL



Source: usarestaurants

The Fennec is Birmingham's go-to spot for dining, entertainment, and events, featuring the rebranded Ramblers Sports Bar, live music, a cocktail bar, and versatile event spaces, all inspired by the lively Fennec fox.



Source: AL.com

Current Charcoal Grill, opened by James Beard Award-winning Chef Adam Evans, Chef Luke Joseph, and owner Raymond J. Harbert, offers a fine dining experience that highlights Asian flavors and techniques using traditional Binchotan charcoal cooking.



# SHERMAN PLANT - PARKSIDE

## 1120 2ND AVENUE SOUTH, BIRMINGHAM, AL 35233

### THE DENHAM

The Denham Building offers customizable spaces from a few thousand to over 40,000 square feet, with retail spots perfect for coffee shops or boutiques. Featuring industrial chic details and historic character, it's located beneath urban loft apartments with skyline views. Reimagined for modern Birmingham, it's a hub for businesses near UAB and the city's dynamic arts and culture scene.



Source: Birmingham Business Journal  
East Pole Coffee Co., based out of Atlanta, is located in the Denham



Inside the Denham



Source: BhamNow  
Urban Hai: New upscale Chinese restaurant coming soon to the Denham



Source: Tucana Tiki  
Tucana Tiki is a new immersive cocktail experience located in the Denham

# SHERMAN PLANT - PARKSIDE

## 1120 2ND AVENUE SOUTH, BIRMINGHAM, AL 35233

### URBAN SUPPLY

### MIXED-USE DEVELOPMENT

Currently under construction in Birmingham, featuring over 100,000 square feet of commercial space. Set to open in late 2024, this space will bring a range of exciting new tenants and experiences to the community.



Source: AL.com



Source: AL.com

## TENANTS & CONCEPTS

- Dogtopia: Doggy daycare center
- Fairway Social: Entertainment bar
- THRIVE: Co-working space
- Boba Bar
- Up-Down: Arcade Bar
- Container Bar: A two-story bar made from shipping containers.



Source: AL.com

Fairway Social: An entertainment concept combining a full-service restaurant and bar with outdoor gathering spaces and golf simulation bays



# BIRMINGHAM, ALABAMA

*"Most Improved State for Business in 2024"*

*"Birmingham is in the top 10 fastest-growing job markets for new grads"*

*"Birmingham is the four fastest-growing startup city in the US"*

*"Birmingham is in the top 25 Emerging Market for Tech Talent"*

## TOP ATTRACTIONS

Brought in Over 5-Million visitors in 2024

- BJCC Convention Hall: 2,000,000 Visitors per year
- Railroad Park: 238,000+ Visitors per year
- Region Fields: 467,000+ Visitors per year
- Protective Stadium: 321,000+ Visitors per year
- McWane Science Center: 220,000+ Visitors per year
- Birmingham Civil Rights Institute: 54,000+ Visitors per year

## THE UNIVERSITY OF ALABAMA AT BIRMINGHAM

- Alabama's largest employer
- Student Enrollment 2024: 20,905
- UAB Faculty and staff: 24,259



## CHILDREN'S OF ALABAMA

- Third largest Children's Hospital in the United States
- Recognized as top performing pediatric centers in the nation