

# COMMERCIAL BUILDING & LAND FOR SALE

101 Southbrooke Village Dr ♦ Alabaster, AL ♦ 35007 ♦ Shelby County



**3,000 +/- SF Building on 2.07 +/- Acres ♦ ASKING PRICE: \$ 395,000**

**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.



# PROPERTY DETAILS

101 Southbrooke Village Dr ♦ Alabaster, AL ♦ 35007 ♦ Shelby County

- ♦ 3,000 +,- sf Building
- ♦ 2.07 +,- Acres, 1 +,- acre of undeveloped land
- ♦ Concrete Block Construction.
- ♦ Zoned B-3, Alabaster
- ♦ Shingle Roof
- ♦ 800+,- sf office (20 sf x 40 sf)
- ♦ Office features 2 offices and bath.
- ♦ 2,200+,- sf warehouse
- ♦ Warehouse features drive in door and bath.
- ♦ 3-phase power
- ♦ Land ideal for storage, parking.
- ♦ Built 1988
- ♦ Zoned B-3, City of Alabaster
- ♦ Property Taxes: \$2,590.92
- ♦ Allowed uses include self storage, auto sales and many others.
- ♦ Excellent opportunity for small warehouse.
- ♦ Available upon Closing





# AERIAL PLAT MAP

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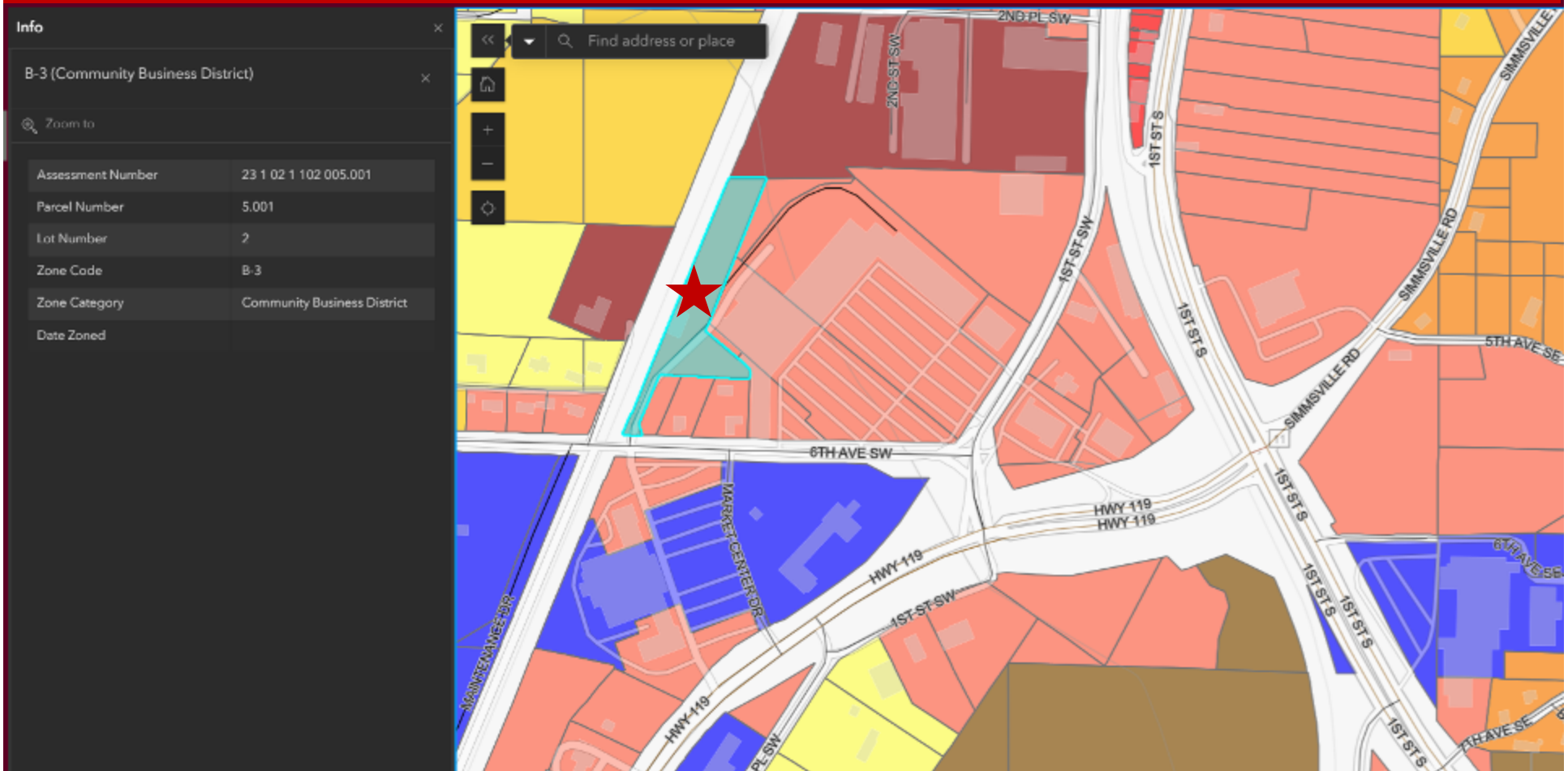
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# ZONING INFORMATION

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# AERIAL LOCATION MAP

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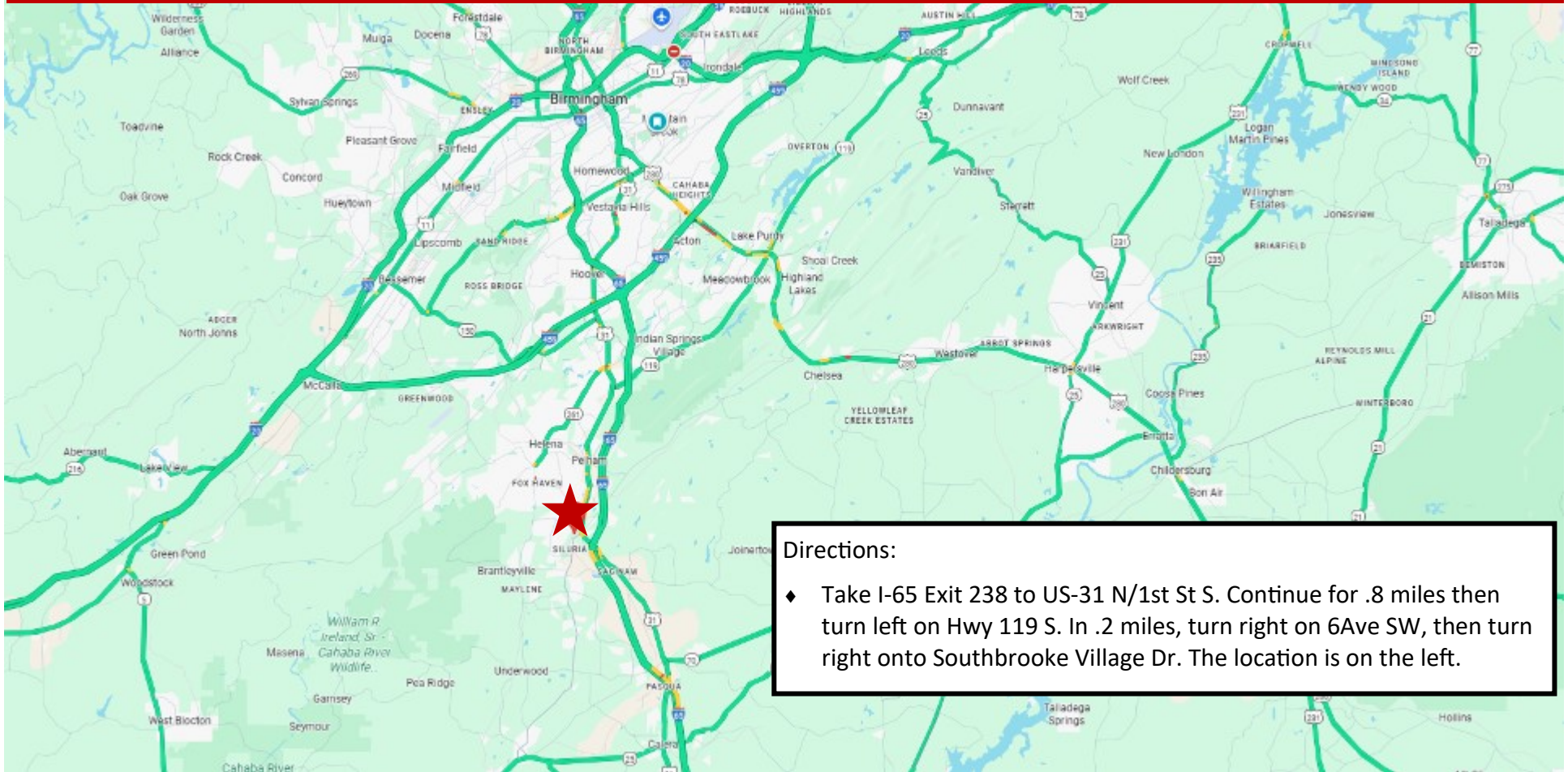
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# LOCATION MAP

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## Directions:

- ♦ Take I-65 Exit 238 to US-31 N/1st St S. Continue for .8 miles then turn left on Hwy 119 S. In .2 miles, turn right on 6Ave SW, then turn right onto Southbrooke Village Dr. The location is on the left.

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# DEMOGRAPHICS

101 Southbrooke Village Dr ♦ Alabaster, AL ♦ 35007 ♦ Shelby County

## DEMOGRAPHIC SUMMARY

101 Southbrooke Vlg, Alabaster, Alabama, 35007 2

Ring of 5 miles

### KEY FACTS

67,801

Population



24,792

Households

38.7

Median Age

\$72,423

Median Disposable Income

### EDUCATION

4.3%

No High School Diploma



22.8%

High School Graduate



27.8%

Some College/  
Associate's Degree



45.1%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$89,721

Median Household Income



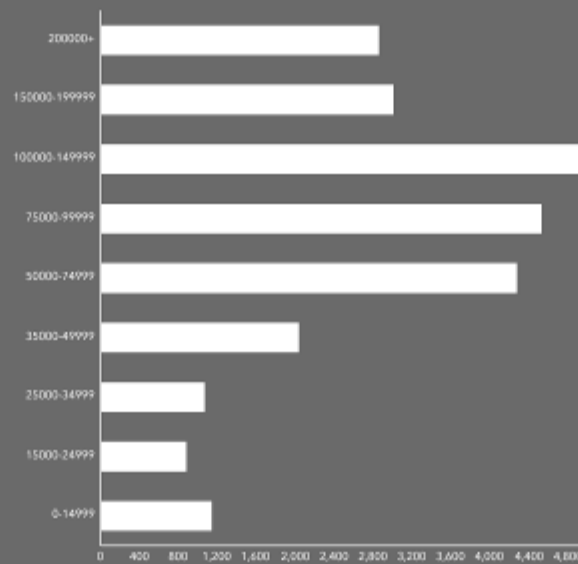
\$42,636

Per Capita Income

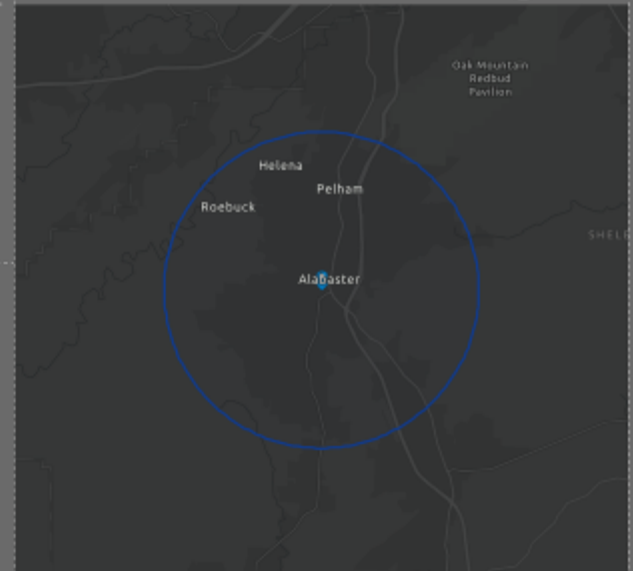


\$341,862

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT



72.7%

White Collar



16.2%

Blue Collar



12.0%

Services

3.1%

Unemployment Rate

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