

# WEST SIDE GOLF CENTER

3501 Cleburn Ave SW, Birmingham, AL 35221



## OFFERING SUMMARY

Sale Price: \$375,000

Available Acres: 19.3

Zoning: CM1

Price / Acre: \$19,430

## PROPERTY OVERVIEW

19.3 acre former driving range and par three course, constructed in 1970, presents a prime investment 6 miles west of downtown Birmingham. This property offers versatility for a variety of investment strategies. With potential for multiple uses, this property is an enticing opportunity for investors seeking to expand their portfolio in the vibrant Birmingham area.

## PROPERTY HIGHLIGHTS

- 19.3 acres
- Easy access to I-20
- Densely populated area
- High traffic volume (14,982- VPD)

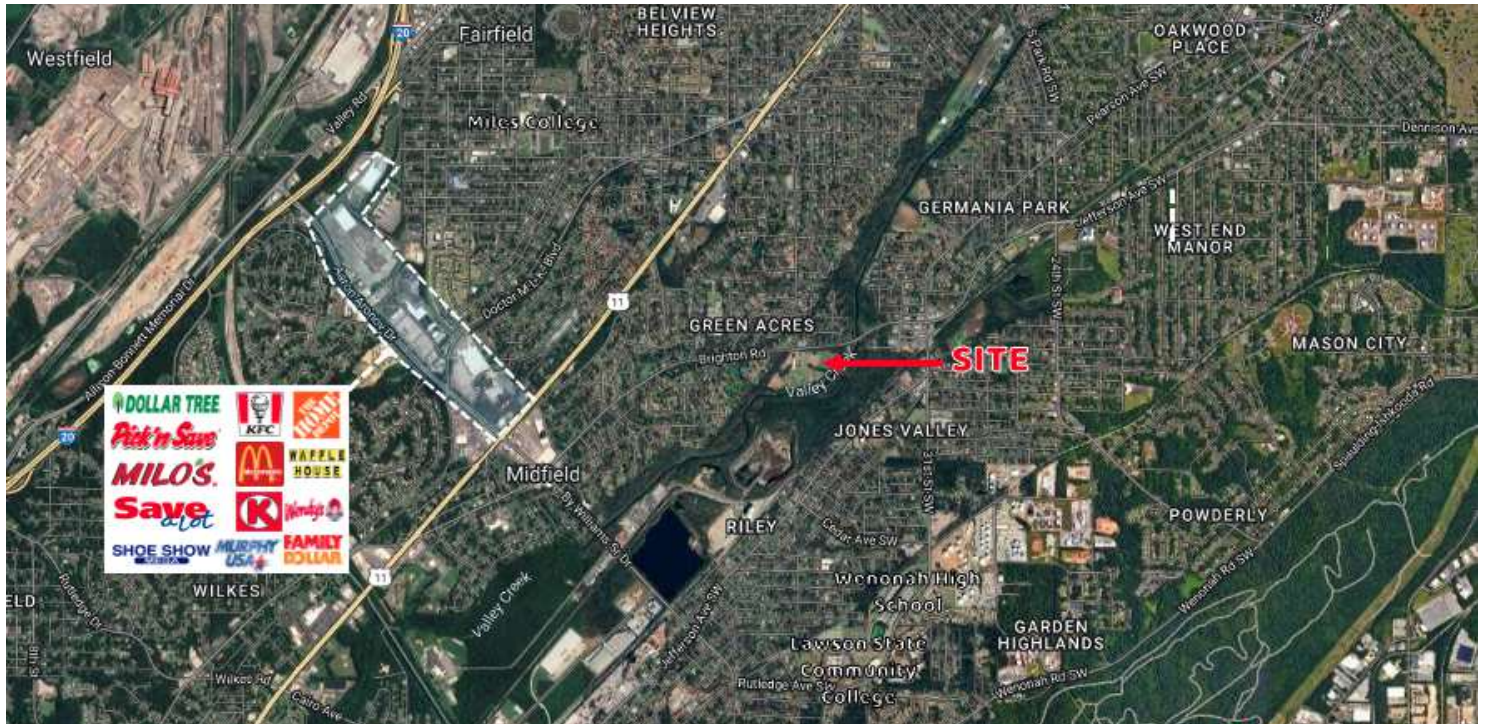
WALTER KELLEY  
205.235.0440  
walterk@acrerep.com

GRIFFIN CARROLL  
205.235.0440  
griffinc@acrerep.com

ACRE REAL ESTATE PARTNERS, LLC  
1607 Richard Arrington Jr Blvd S  
Birmingham, AL 35205  
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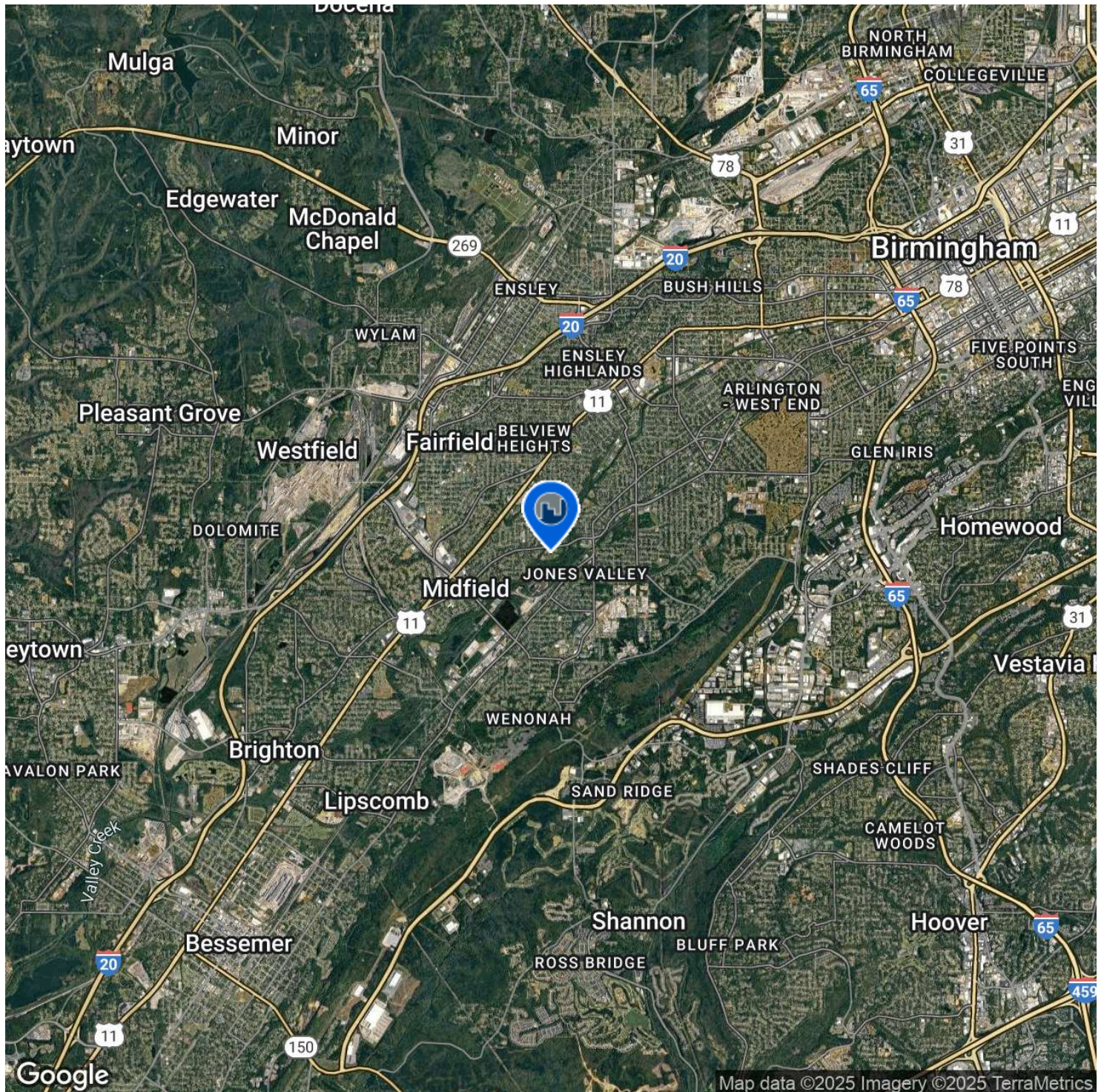
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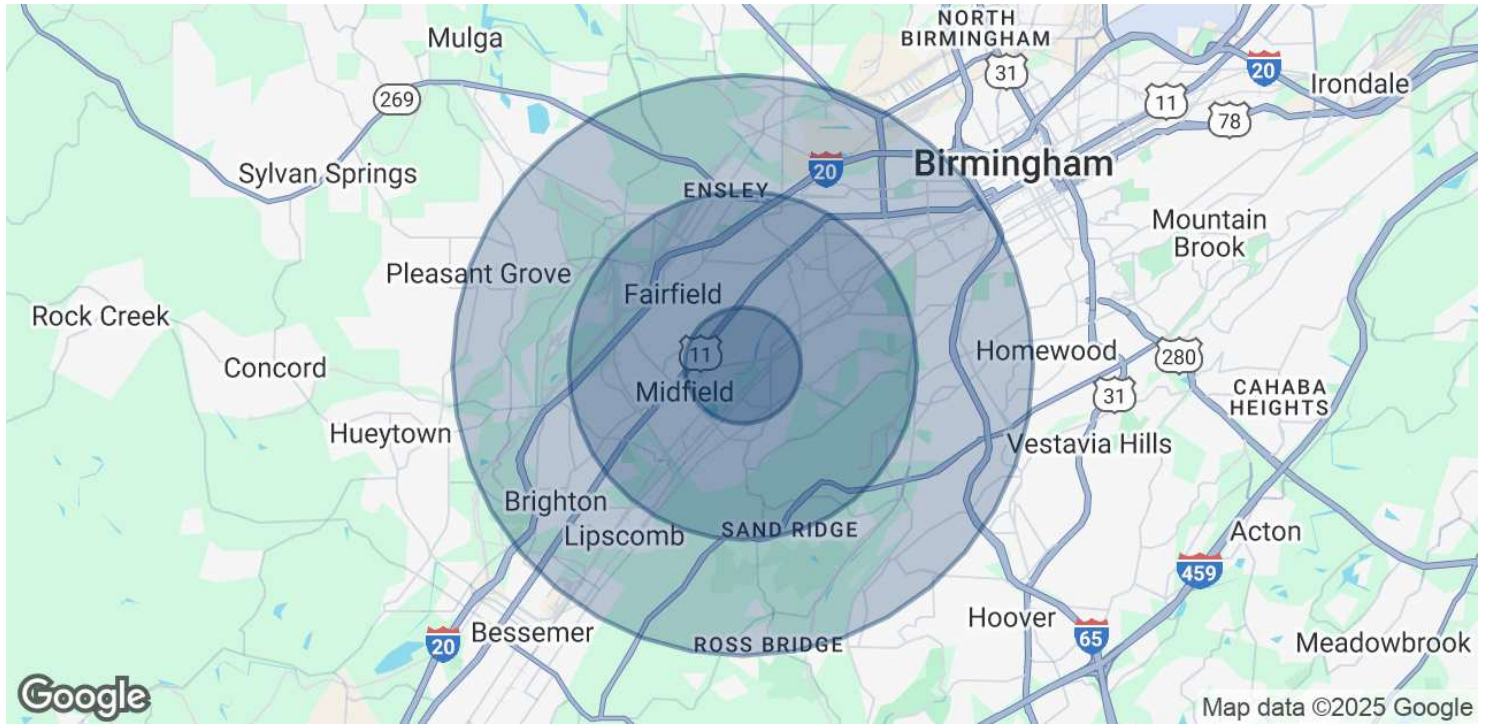
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,682	54,008	127,738
Average Age	43	42	41
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,402	23,220	55,028
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$55,322	\$51,356	\$68,632
Average House Value	\$107,442	\$127,190	\$210,765

Demographics data derived from AlphaMap

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