

FOR SALE



120 Acres Commercial to Develop BHM AL

3301, 3401, and 3801 Pinson Valley Parkway
Birmingham, AL 35217

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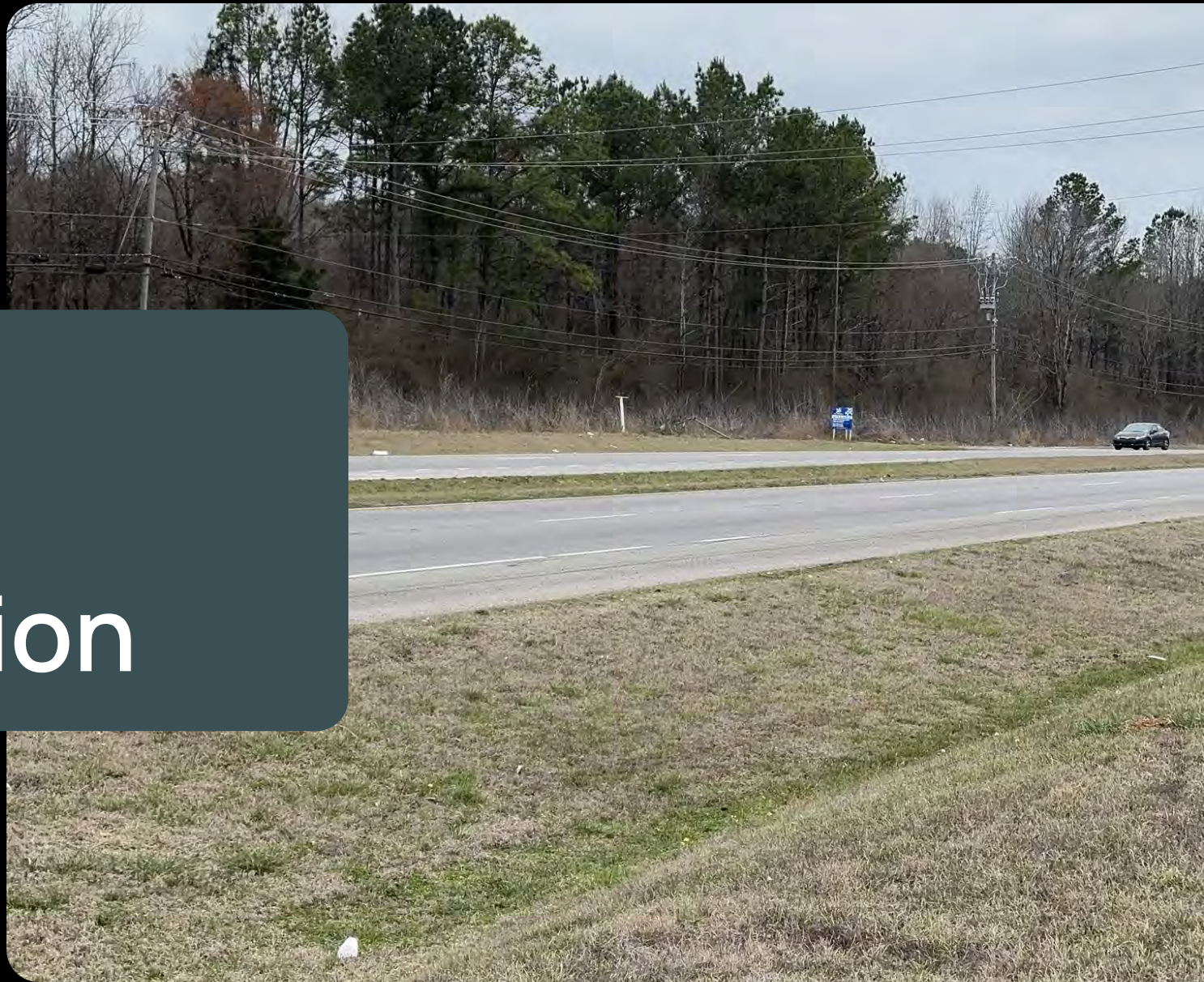
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Section 1

Property Information



Property Summary

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PROPERTY DESCRIPTION

Discover an exceptional investment opportunity in the bustling Birmingham area with this prime property. Boasting an enviable location in Birmingham, this property offers a strategic position in a thriving industrial landscape, making it an attractive prospect for retail and neighborhood center investors. With its prominent visibility and accessibility, this property presents an ideal canvas for creating a vibrant retail destination that caters to the needs of the local community. Its potential for drawing in foot traffic and engaging with the surrounding neighborhood positions it as a promising investment for those seeking to establish a retail presence in the heart of Birmingham's commercial activity.

PROPERTY HIGHLIGHTS

- Prominent visibility
- High traffic location
- Strategic position for retail

OFFERING SUMMARY

Sale Price:	\$1,600,000
Lot Size:	120 Acres
Building Size:	0 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	87	238	1,233
Total Population	206	566	3,078
Average HH Income	\$72,772	\$72,747	\$67,392

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Property Description

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LOCATION DESCRIPTION

Explore the vibrant industrial landscape surrounding this prime location in Birmingham, AL. The area boasts a diverse mix of industrial, manufacturing, and distribution options, drawing in a steady flow of visitors and locals. With its strategic location and proximity to established residential neighborhoods, this area presents an enticing opportunity for investors seeking to develop a much needed retail superhub of up to 120 acres.

SITE DESCRIPTION

Flat, treed

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Complete Highlights

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PROPERTY HIGHLIGHTS

- Prominent visibility
- High traffic location
- Strategic position for retail
- Accessibility for visitors
- Engagement with local community
- Ideal canvas for retail destination
- Potential for foot traffic
- Proximity to amenities



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Additional Photos

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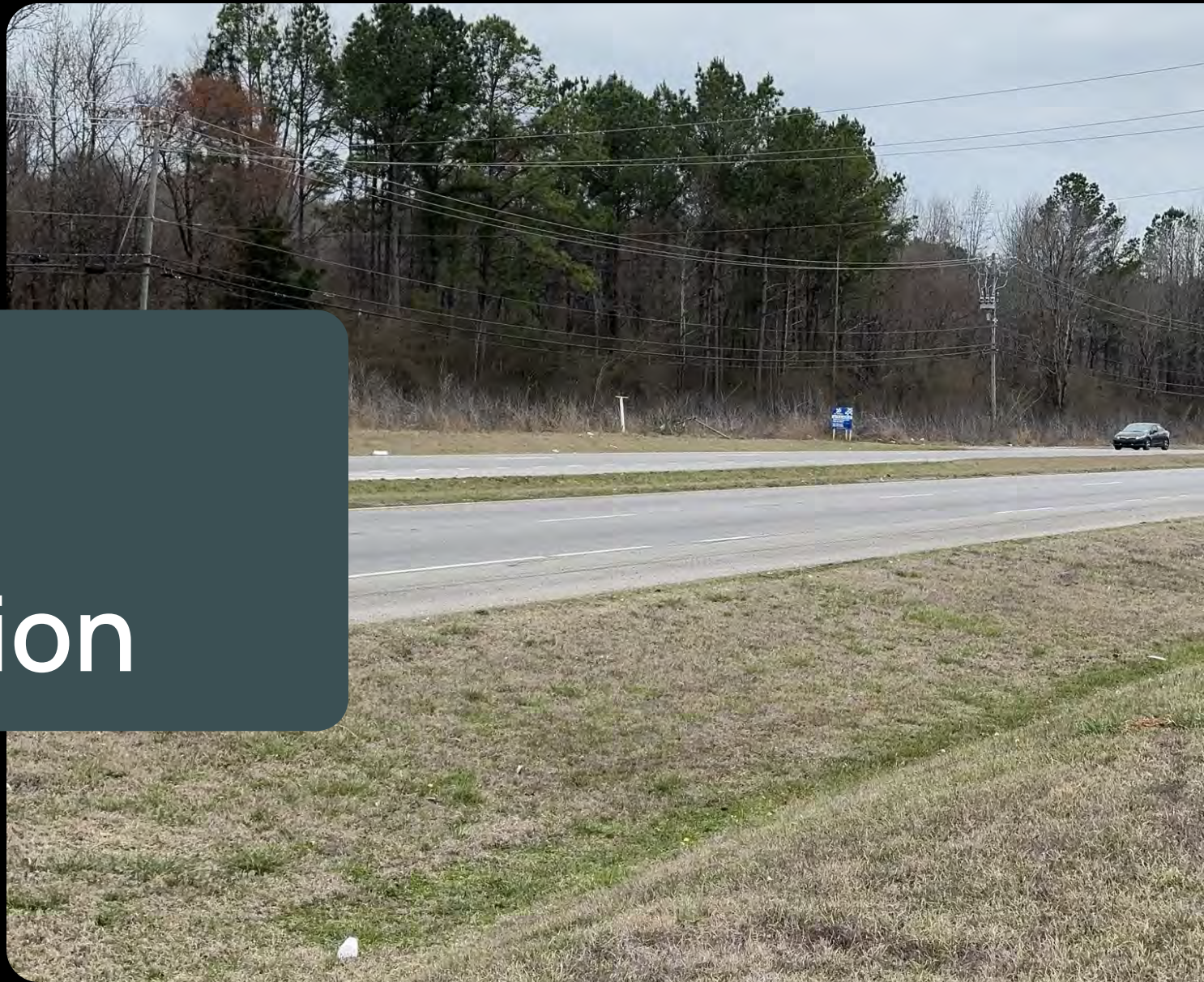
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Section 2

Location Information



Regional Map

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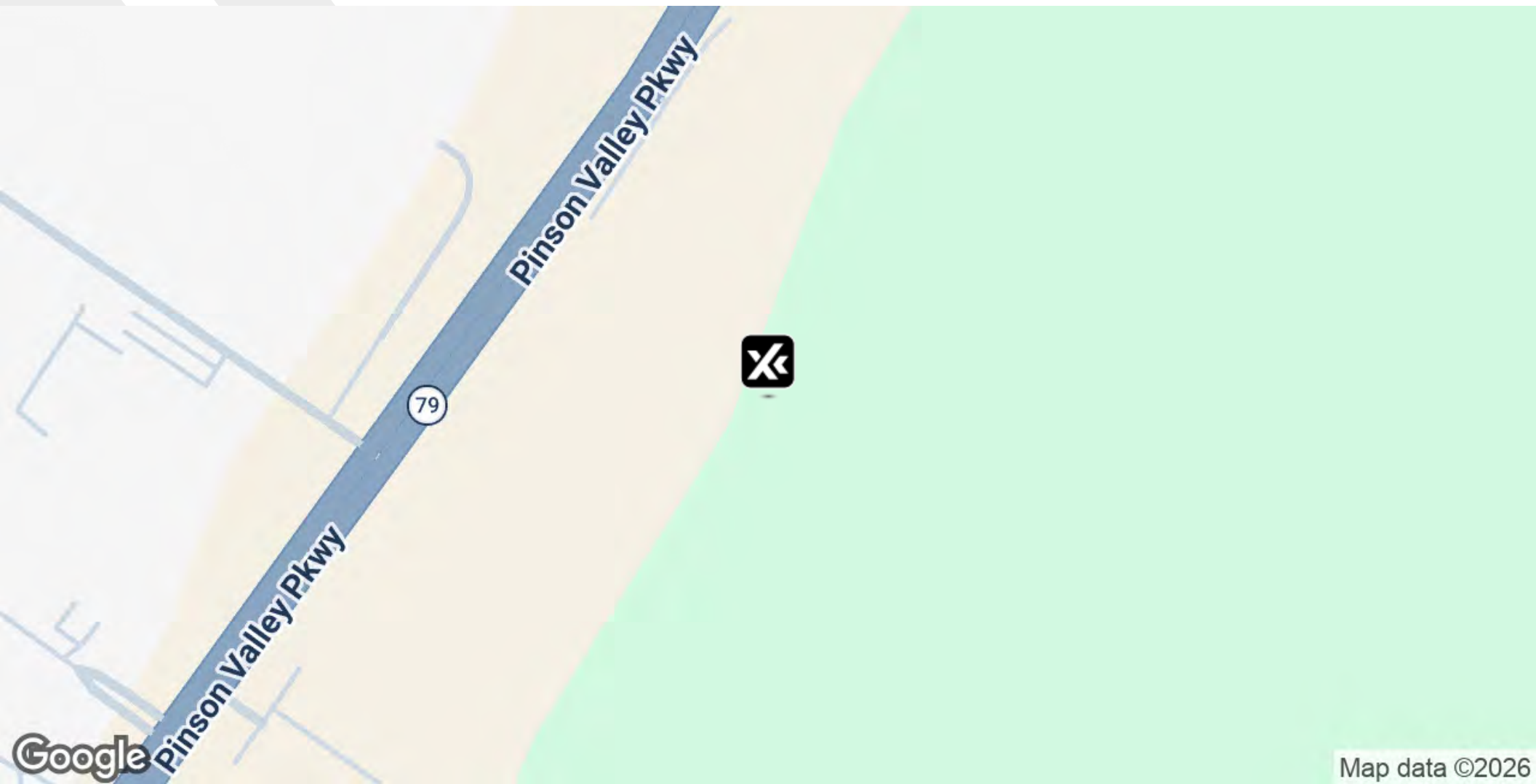
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Location Map

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Aerial Map

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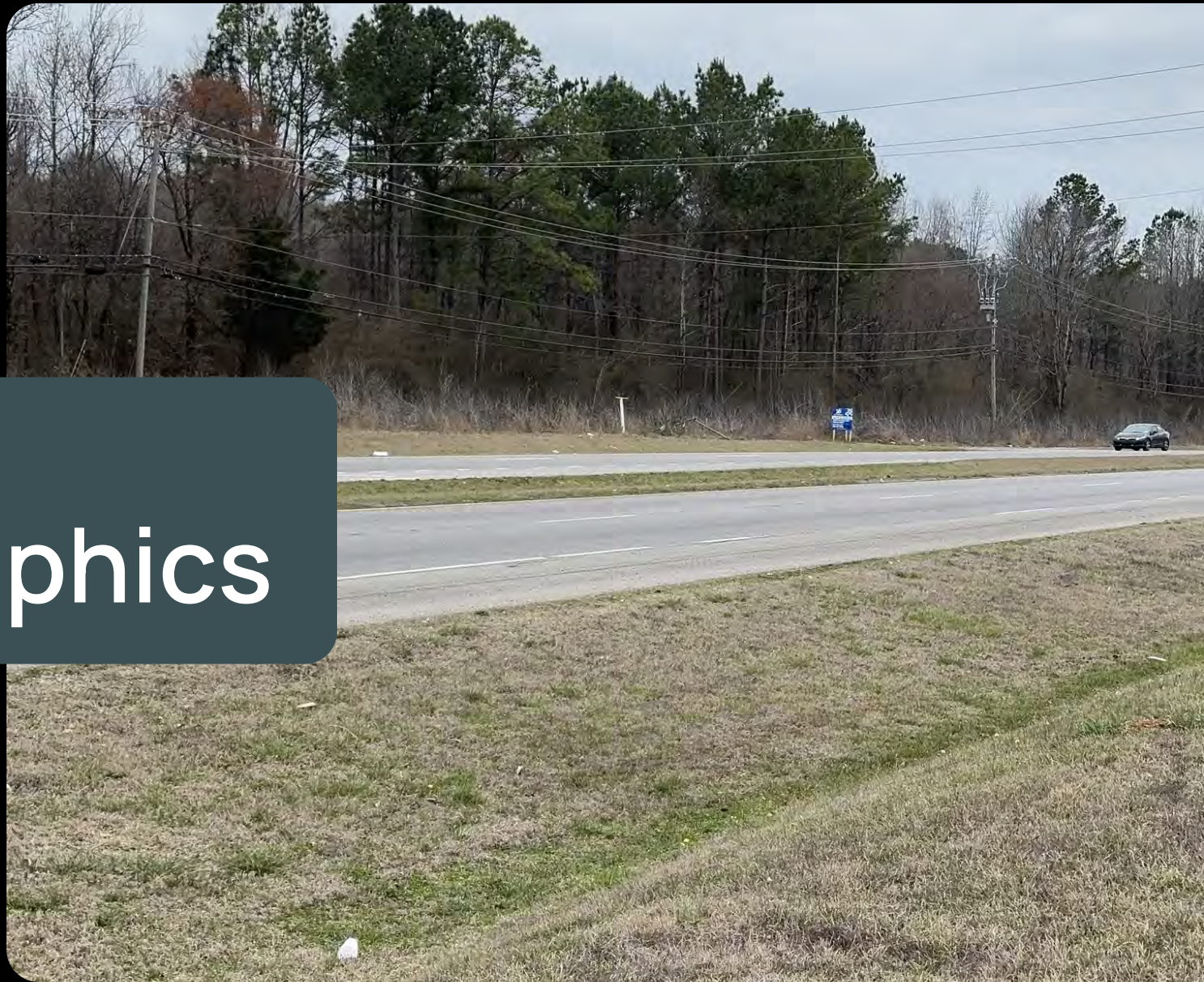
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Section 3

Demographics

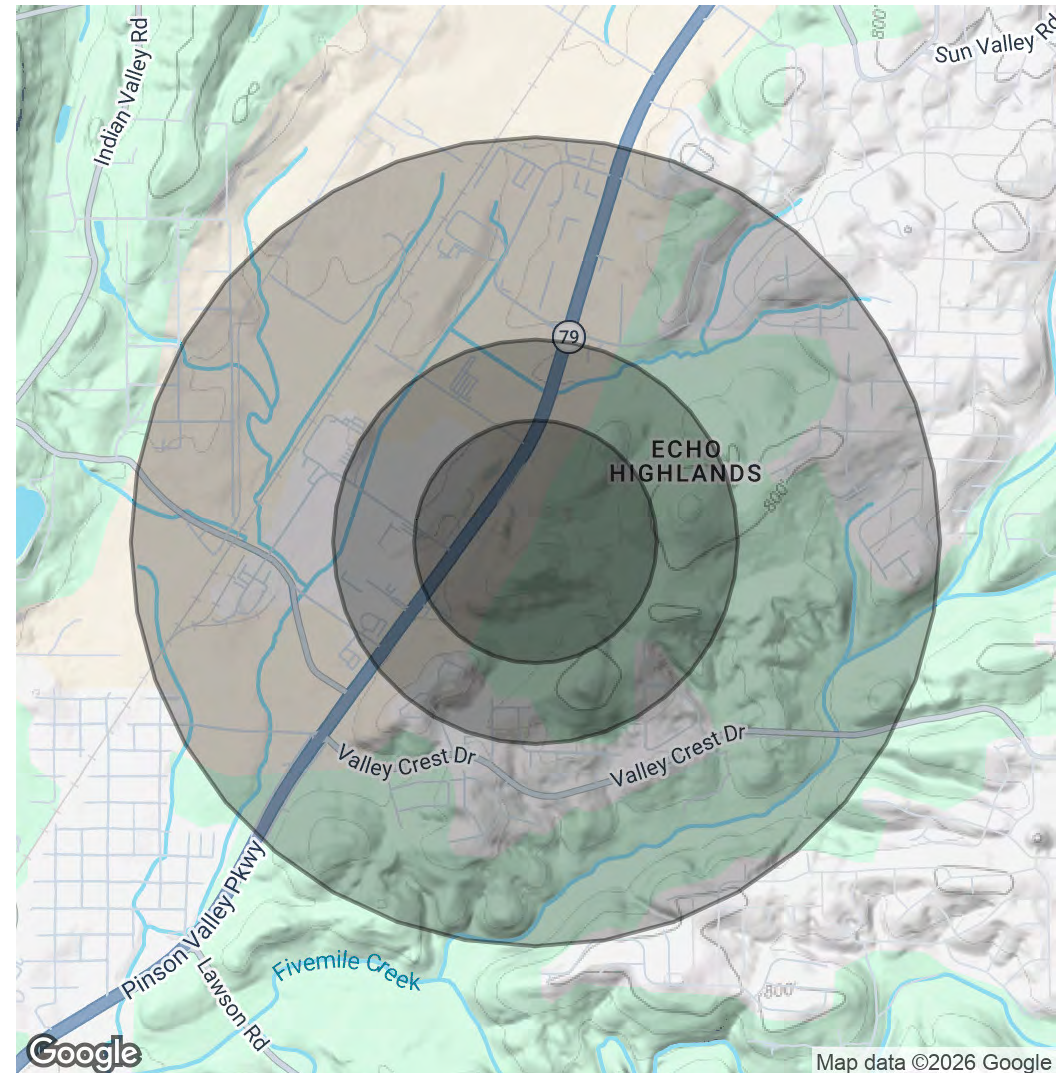


Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	206	566	3,078
Average Age	38	39	40
Average Age (Male)	37	37	39
Average Age (Female)	39	40	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	87	238	1,233
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$72,772	\$72,747	\$67,392
Average House Value	\$206,539	\$206,548	\$190,768

Demographics data derived from AlphaMap



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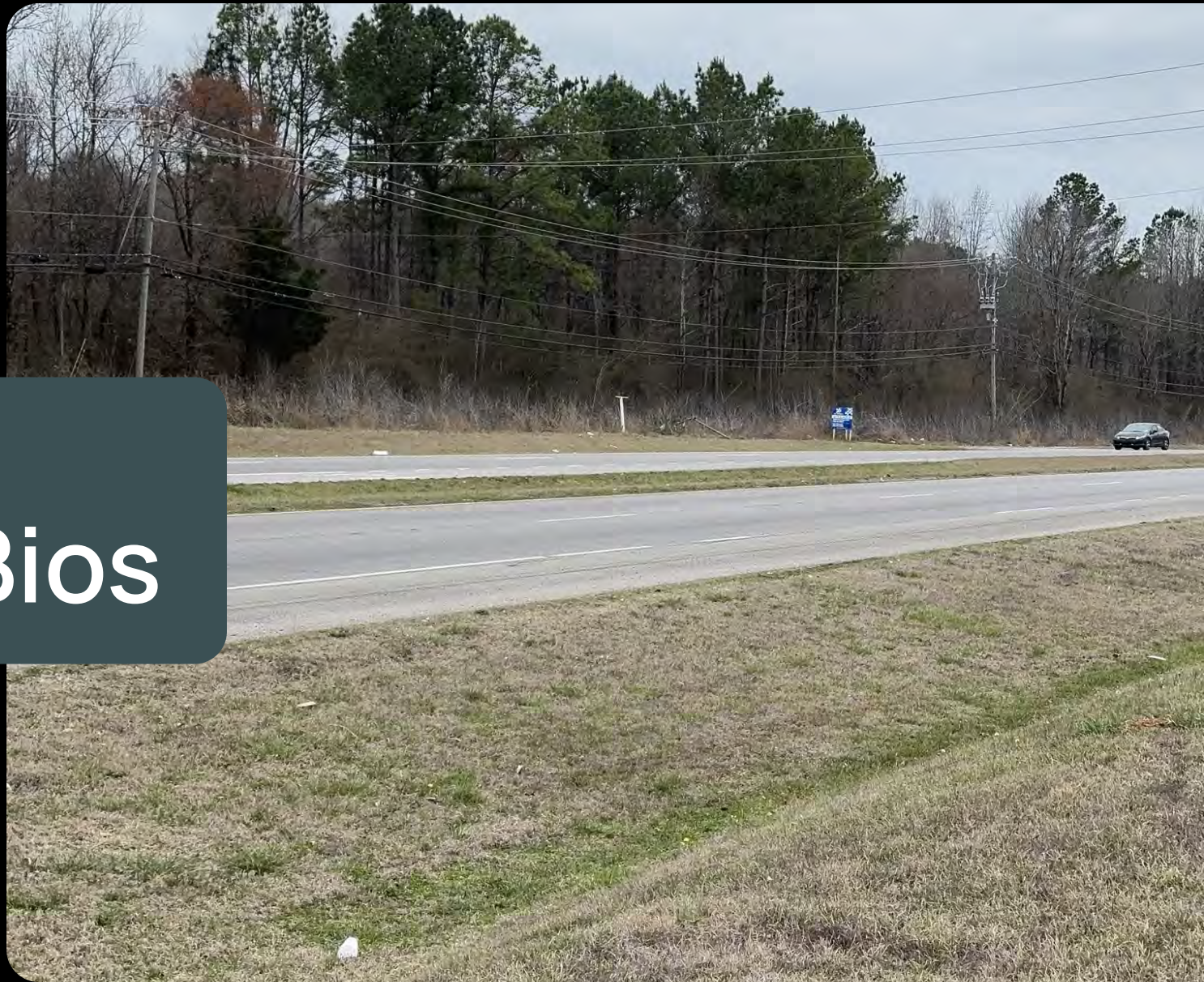
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Section 4

Advisor Bios



Advisor Bio 1

FOR SALE



KEITH ANDREWS, CCIM

Vice-President of Sales and Senior Advisor

keith.andrews@expcommercial.com

Direct: 205.451.8889 | Cell: 205.451.8889

AL #95294

PROFESSIONAL BACKGROUND

"It is not about who you know. It is all about WHO KNOWS YOU!"

Keith Andrews CCIM is a seasoned Advisor, Senior Vice President and mentor at eXp Commercial, where he is the first-ever licensee and a leading figure in attracting professional commercial practitioners across the US and worldwide. Keith also mentors individuals entering the commercial real estate industry, providing guidance and support as they embark on their professional careers. With a focus on connecting national and global real estate investors to local tertiary markets in Alabama and the Southeast USA, Keith's company serves as a vital conduit for institutional and individual investors. Keith is a proud recipient of the prestigious Certified Commercial Investment Member (CCIM) designation and has an extensive background in financial and market analysis. His leadership roles and involvement with organizations such as the CCIM Institute and the Asian Real Estate Association of America (AREAA) reflect his commitment to shaping the future of the industry. With over 20 years of experience in the telecommunications sales arena, Keith brings a wealth of expertise in mentoring, networking, and relationship building on a global scale. A graduate of the University of Arkansas with a major in Finance and Banking, Keith resides in Pelham, Alabama, and has a passion for exploring new destinations around the world.

EDUCATION

BSBA in Finance and Banking, University of Arkansas 1983

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Advisor Bio 2

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LUIS CHAVERRI MEJIAS

Advisor

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Direct: 659.799.3586

AL #160087

PROFESSIONAL BACKGROUND

Luis Chaverri Mejias – Real Estate Advisor

With a strong foundation in corporate leadership and strategic decision-making, Luis brings a results-driven approach to real estate advisory. With two years of experience in the realty industry, Luis has quickly established a reputation for excellence, leveraging a background in high-level management roles spanning multiple states.

Before entering real estate, Luis held key corporate leadership positions, overseeing large teams and making critical business decisions, ensuring multimillion-dollar operations' sustainability and growth. Managing complex negotiations and optimizing operational efficiencies honed an ability to assess opportunities and mitigate risks—an invaluable skill set in commercial and residential real estate transactions.

Now, as a dedicated Commercial Real Estate Advisor, Luis combines deep business acumen with a client-first approach, helping investors, business owners, and property buyers make informed, strategic decisions. Whether guiding clients through acquisitions, market analysis, or negotiations, Luis is committed to delivering results with integrity, professionalism, and a keen understanding of economic and market trends.

Luis' expertise in leadership, risk assessment, and long-term planning ensures that every client receives a tailored strategy designed for success. When working with Luis, you're not just getting a real estate professional—you're gaining a trusted advisor with a track record of driving sustainable growth and navigating complex transactions with confidence.

EDUCATION

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Thank you!

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