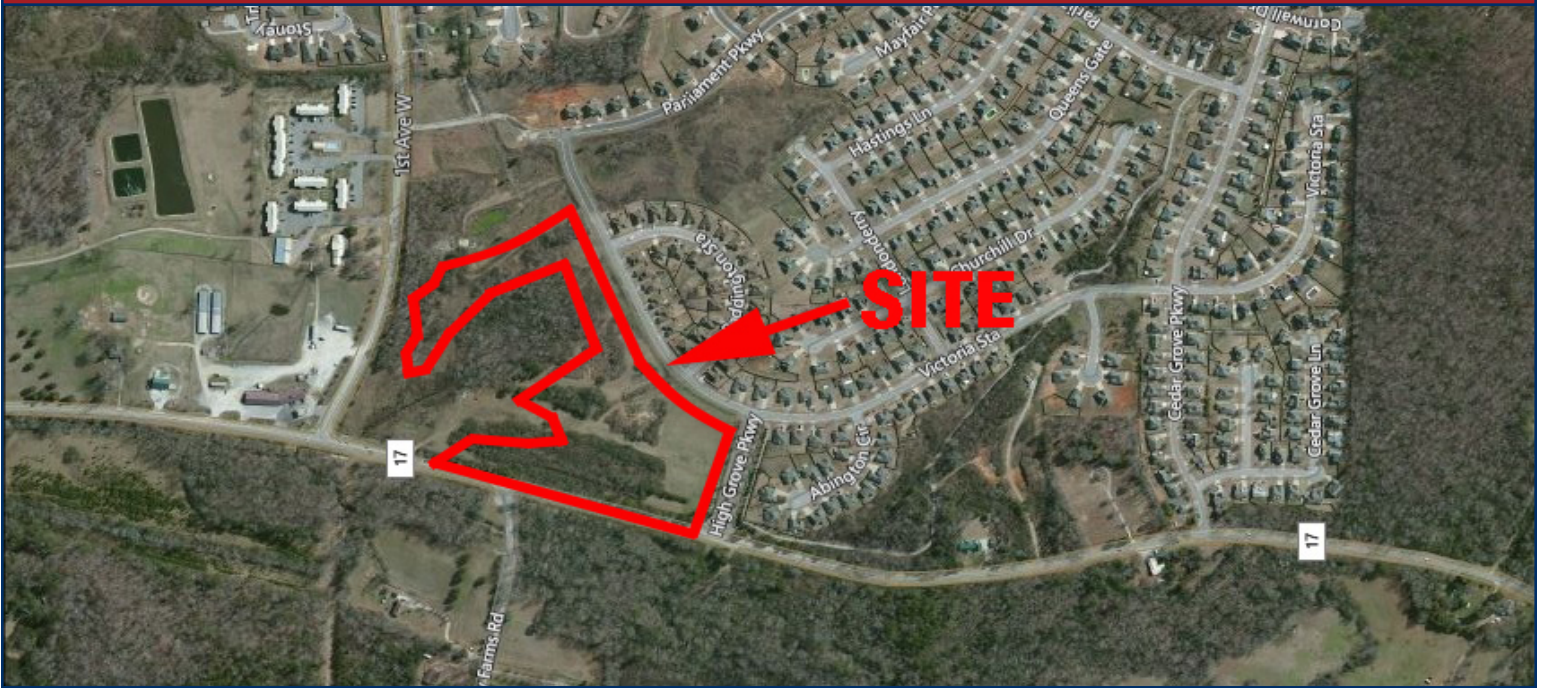
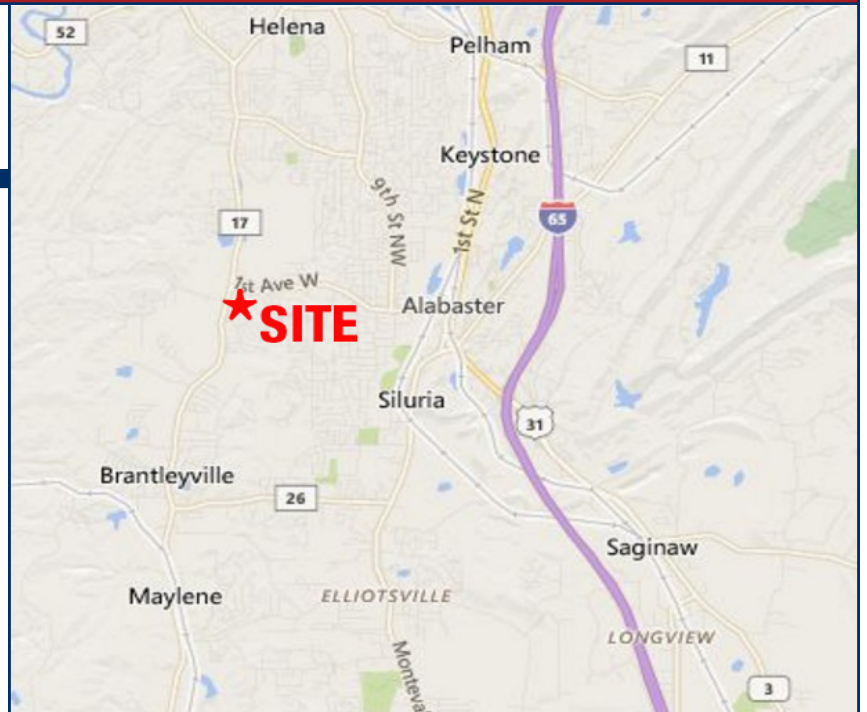


# Land For Sale, Lease or Build-to-Suit



Near corner of Hwy 17 & 1st Ave W  
Alabaster, Alabama 35114

- Site: 15.5 +/- Acres
- Zoned for commercial use
- Recent traffic count on Hwy 17: 9,900 vpd
- Estimated population of 52,512 with an average household income of \$50,704 within 5 mile radius of property
- Parcel #
  - 13-8-33-4-001-002.000
  - 13-8-33-4-001-003.000
  - 13-8-33-4-001-004.000
  - 23-2-04-0-001-001.001
  - 23-2-04-0-001-001.006



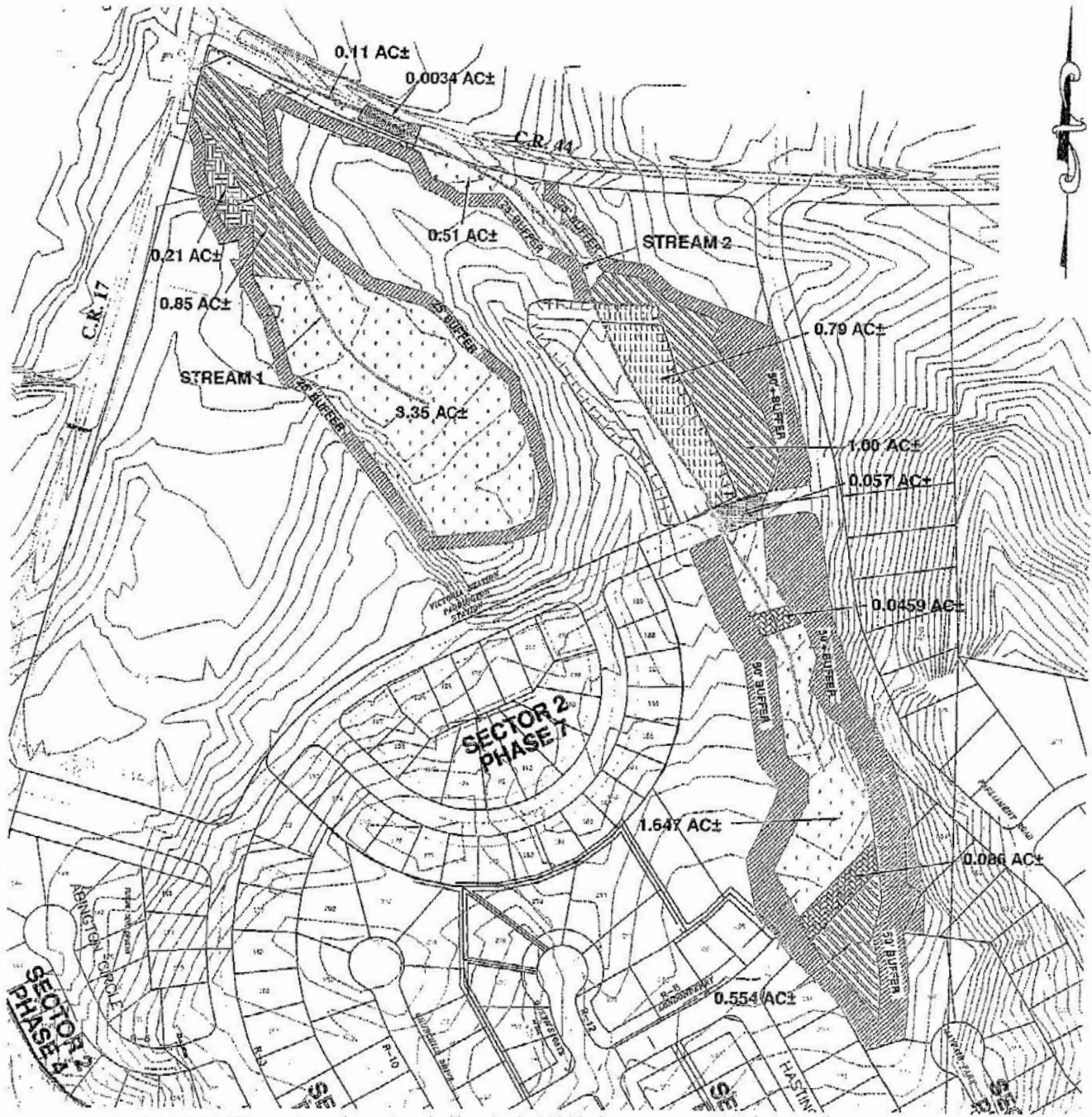
**Price: \$2.50 PSF**

**LAH COMMERCIAL**  
REAL ESTATE

Durham Ellis  
205.914.6600  
durhamellis@lahcommercial.com

*Information deemed reliable, but subject to verification*

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Legend

