



# HIGH-VISIBILITY PROPERTY FOR SALE

11313 and 11321 Highway 280, Westover, AL 35078

Building and land available for sale in prime US 280 location



## ASKING PRICE:

Call For Pricing



## SIZE:

Total Lot:  $\pm 6.34$  Acres  
Building 1:  $\pm 2,888$  SF  
Building 2:  $\pm 7,000$  SF



## LOCATION:

Ideally located along US 280 with traffic counts of 22,278 AADT



## NEARBY BUSINESSES:

Rambo Marine, Wan Bon Gas, Honea Family Dentistry, Skier's Marine, National Water Services, Wildcat Construction, Dollar General & Shaw Motors



**HARBERT**  
REALTY SERVICES

**NORMAN TYNES**

ntynes@harbertrealty.com | 205.458.8105

**For More Information: HarbertRealty.com**  
2 North 20th Street, #1700, Birmingham, AL 35203

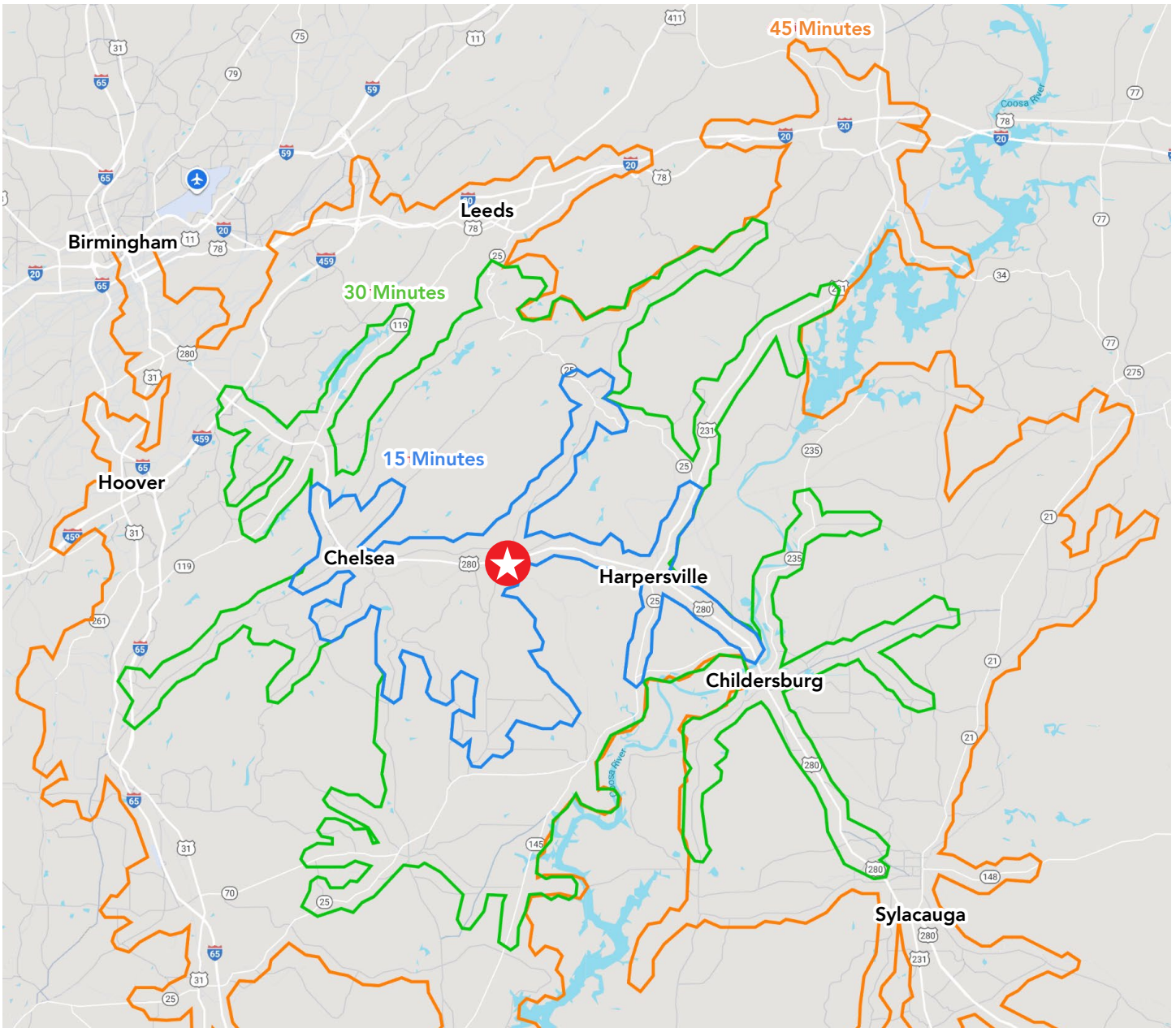
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## DRIVE TIMES

**10 Minutes to Chelsea**  
**40 minutes to Downtown**

25 minutes to I-65  
35 minutes to I-20

15 minutes to Childersburg  
25 minutes to Alabaster



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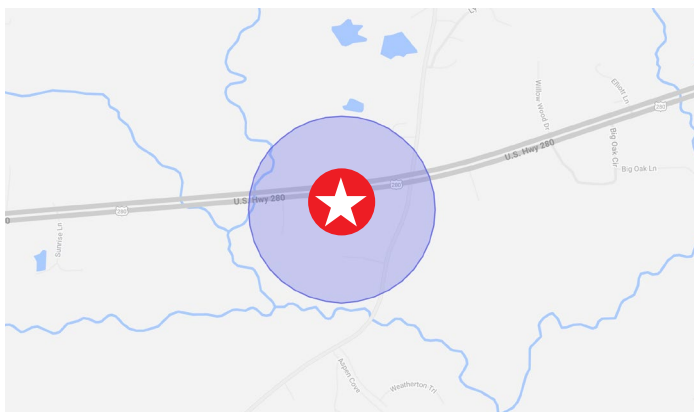
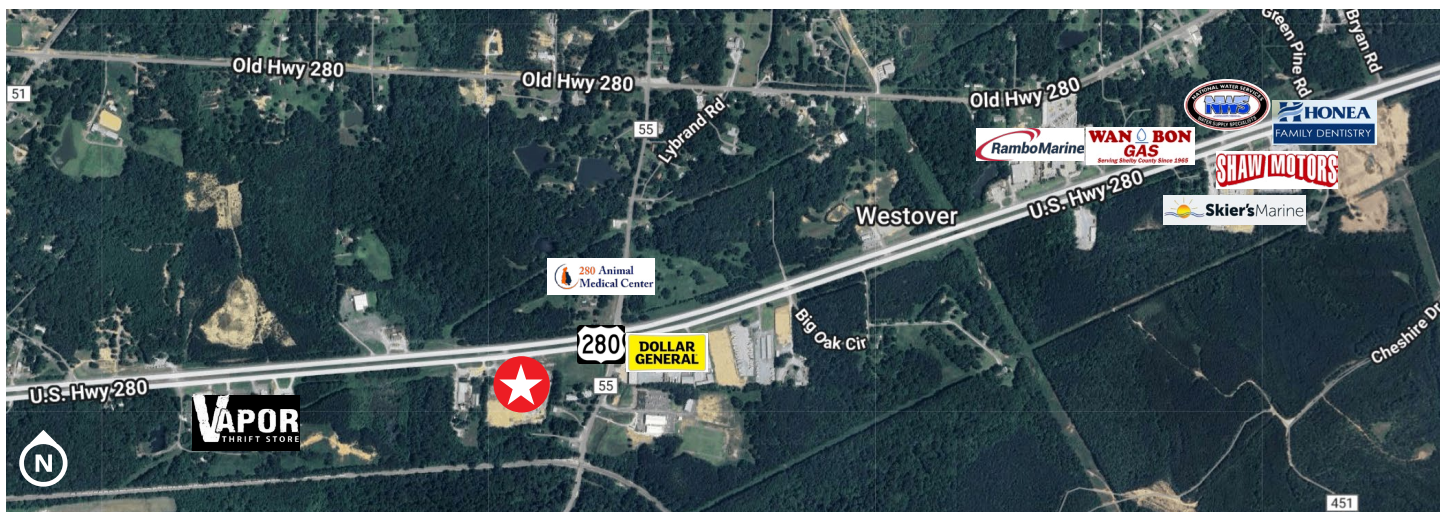
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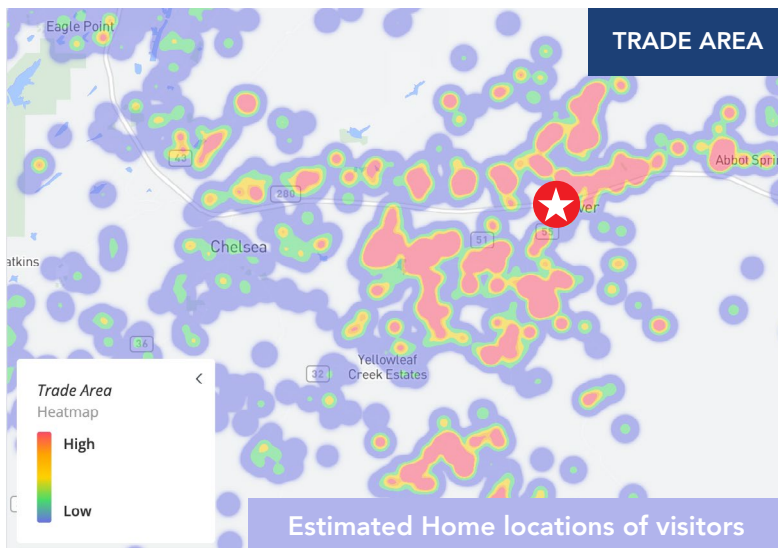
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## 12 MONTH DEMOGRAPHICS WITHIN 1000 FT

Visits	104.3K
Visitors	36.4K
Visit Frequency	2.86x
Avg Dwell Time	49 minutes
Traffic Counts	22,270+ AADT On US 280



## 1,3,5 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	418	5,761	9,894
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Estimated Households	167	2,189	3,758
INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$106,118	\$124,597	\$122,651