

**+/-1.6-acres – 7970 Crestwood Blvd.**

**Prominent Corner Location with traffic signal**

**REDEVELOPMENT OPPORTUNITY**



<u>Parcel ID</u>	<u>address</u>	<u>Parcel Size*</u>	<u>Bldg. Size</u>
23 00 25 2 007 001.001	7970 Crestwood Blvd., City of Irondale	9,027 sf	3,342+/- (2-story)
23 00 25 2 007 001.000	489 16th St. South, City of Irondale	21,563 sf	(site is cleared)
23 00 26 1 001 007.000	7964 Crestwood Blvd., City of Irondale	40,712 sf	(site is cleared)

**Zoned C-1 (Business), City of Irondale**

**CALL FOR PRICE  
Subdivision Considered**

**FOR ADDITIONAL INFORMATION CONTACT:**

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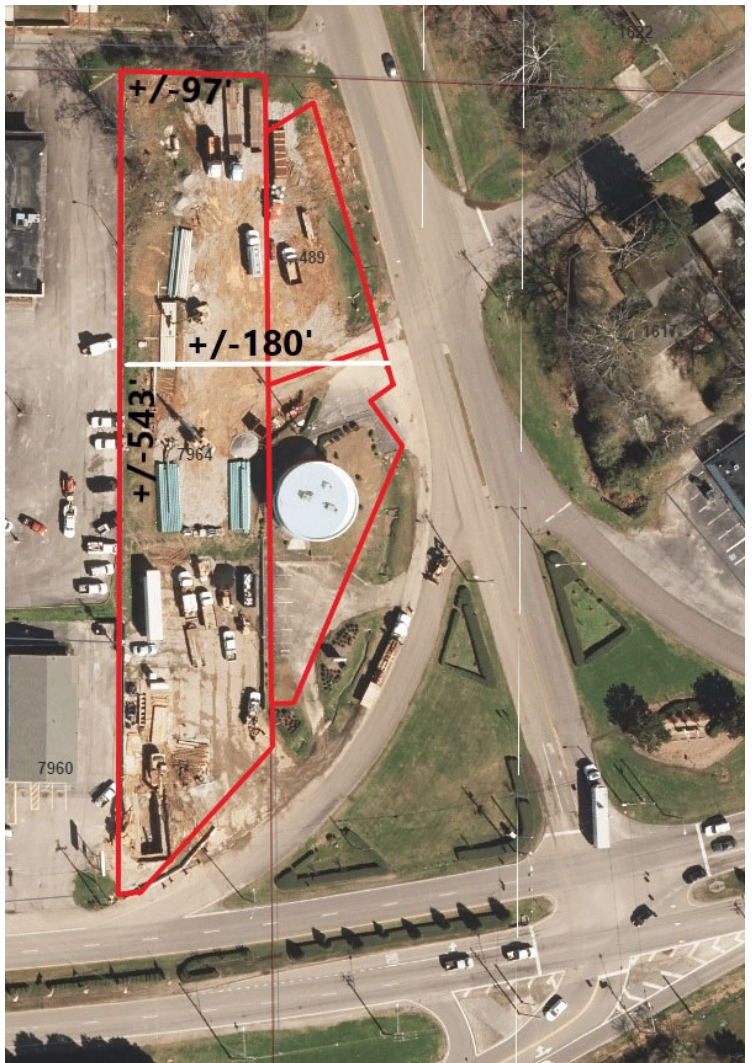
**Parcels:** The site consists of three contiguous lots. They have a **depth of approx. 543' +/-** (north to south) leaving ample room for customer parking in front (Crestwood Blvd. side) and commercial vehicle & delivery area in back. The **site width is approx. 180'+/-**, just adequate for most uses.

**Building:** The building is a vacant 2-story +/-3,342 sf dentist office constructed in about 1963. It's expected to require zoning variance and significant updating to enable future use due to design obsolescence (code, ADA, fire safety, ingress/egress), and physical obsolescence (building systems: roof, HVAC, plumbing, electrical beyond useful life. The building's second story was added +/-5 years later and is not served by an elevator nor is it otherwise life safety compliant.

**Water/Sewer:** The building was purpose-built as a dentist office with 16+/- original plumbing fixtures. Water tap fee credits may be available if redeveloped.

**Utilities:** Water & sewer run along both Crestwood Blvd. and 6th St. South. Natural gas runs along 16<sup>th</sup> St.

**Site Drainage Detention:** The site was developed with structures or hard surfaces covering approx.. 41% of the total site area. This might considerably reduce on-site detention requirements when the site is redeveloped.



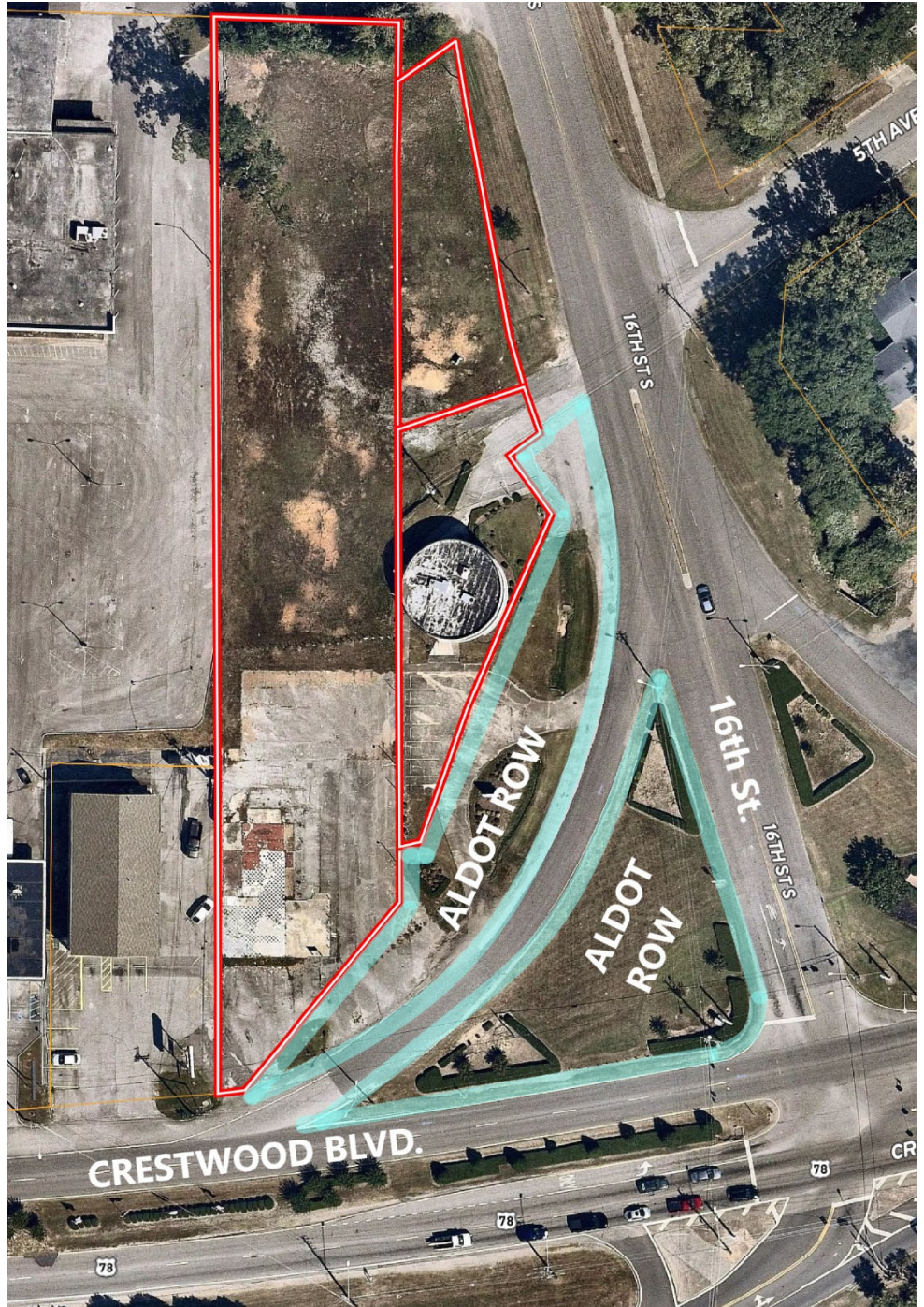
### **Sweeping Right Turn:**

Conversations with ALDOT to close the sweeping right turn from 16<sup>th</sup> St. to Crestwood determined that the ALDOT ROW couldn't be vacated, but ALDOT would consider abandoning the sweeping right turn in favor of 16<sup>th</sup> St. traffic using the traffic signal to turn on to Crestwood Blvd heading west. In this instance it would be possible for the ROW adjacent to the site to be used for parking (through lease or license, not ownership). If done it may enable right-in turns to the site directly from Crestwood Blvd.

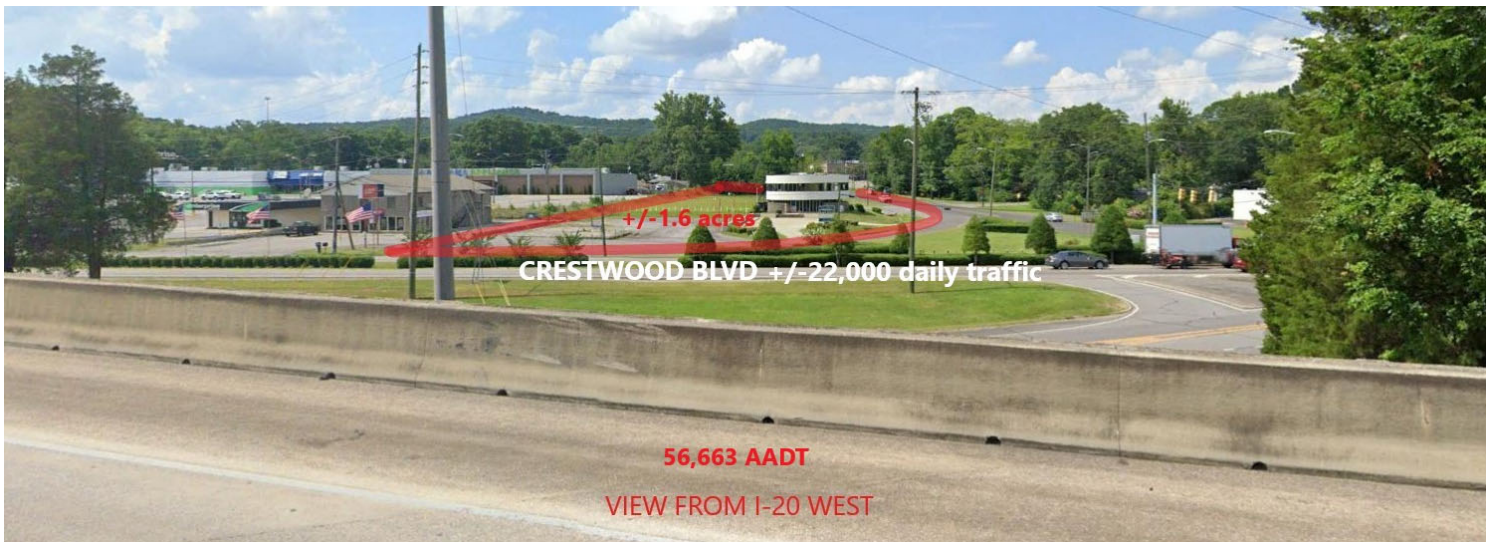
### **Strategic Corner:**

The parcels form the corner at the signalized intersection of Crestwood Blvd. and 16<sup>th</sup> St. This is the front door to the City of Irondale, one block from Irondale Elementary School (450 enrollment), and minutes to Irondale's municipal buildings Irondale's historic section, home of the famous Irondale (Whistlestop) Café, c. 1928. The nearby Shades Mountain High School serves Irondale residents and is the county's International Baccalaureate School and has consistently been ranked one of the top academic high schools in the nation.

**Due to its front door status, City leaders are anxious for the site to be redeveloped.**



**Interstate visibility from I-20 West** to landmark its location and to strengthen brand identity.



**Traffic Count:** The Property sits at the intersection of 16<sup>th</sup> Street South and Crestwood Blvd. Recent (2022) traffic counts on either side of the Property range between **23,341 AADT and 20,800 AADT**. Traffic count on I-20 passing nearest to site is **54,663 AADT**.

**Location & Trend** The location is often referred to as Five Points East and East Lake Shopping district. Its first anchor was the Eastwood Mall (1960), the nation's second enclosed mall. The area is now redeveloped and anchored by Crestwood Festival Center (352,280 sf), Eastwood Village Shopping Center (Walmart Super Center, Ross, Office Depot, etc.), and a myriad of standalone brand name retailers.

The Property was originally developed with a restaurant and another retail structure, and in 1963 the landmark two-story round dentist office was built.

The location has a stable-to-positive trend. Irondale is well thought of as a small, close-in Birmingham community just ten minutes to Birmingham's CBD. The location has seen some significant recent development enhancing this:

- New VA Outpatient Mental Health Center was constructed replacing an old eyesore 1960's vintage motel. The VA facility serves an estimated 25,000 PTSD and other M/H patients annually, boosting retail commerce in the location and removing significant blight.
- New Amazon Distribution Facility. The old vacant Century Plaza enclosed mall (c. 1975) was demolished and replaced with a new Amazon facility in 2020 bringing 150 new jobs to the location.
- New Publix grocery under construction, 2023 delivery.
- 175 detached B-T-R residences. (BTR's renting for mid-\$2k to \$3K per mo, +/- \$2.00 psf.)

**EXCERPT FROM CITY OF IRONDALE ZONING ORDINANCE**

**(C-1) Business zone regulations.**

This is a commercial zone in which it is intended that personal and business services as well as the general retail business of the community will be conducted. The use of land is primarily for offices, shops, stores, and related establishments supplying convenience goods and services. Order and efficiency in the use of land, safety, and convenience are encouraged by providing for off-street parking and loading facilities, proper lighting, and the regulation of commercial signs and through consideration for the proper compatible relationships of the different land uses within this zone.

**Section 4:14-1—Uses permitted.**

No building or structure or part thereof shall be erected, altered, or used, or premises used in whole or in part for other than one or more of the following specified uses and shall comply with the definition of retail sales as defined in section 2:74(a).

- (a) Business services; including banks, loan companies, insurance offices, public accountants, real estate offices, stenographic services, business consultants, and management companies.
- (b) Clothing services; including laundry shops, dry cleaning establishments which do not have dry cleaning equipment on the premises, dressmaking shops, millinery shops, tailors, and shoe repair shops.
- (c) Skilled trade services; including plumbing, electric and heating technicians, radio and television repair, carpenters, painters and brick masons.
- (d) Commercial offices; including-advertising agencies, travel agencies, building contractors offices, and corporation offices.
- (e) Food sales and restaurants; including groceries, meat markets, delicatessens, bakeries, coffee shops, soda fountains, poultry sales, and seafood sales; including drive-in restaurants but not including any meat or poultry sales where slaughtering is done on the premises.
- (f) Personal services; including beauty shops, barber shops, reducing salons, photographic studios, and shoe repairs.
- (g) Professional services; including medical clinics, doctors, sports medicine and therapeutic clinics, dentists' offices, attorneys, engineers, architects, landscape architects and surveyors offices, opticians.
- (h) Retail sales; including drug stores, department stores, stationery and bookstores, news dealers, flower stores, haberdasheries, household appliance shops, hardware stores, gift shops, and art supply stores.
- (i) Trade schools, dance schools, business colleges and correspondence schools.
- (j) Other retail sales and personal service establishments similar in character to the above uses.
- (k) Combination business and dwelling buildings as specified in section 3:20 of this ordinance.
- (l) Radio and telecasting studios but not transmitting antennae.
- (m) Central offices and professional office buildings.
- (n) Civic centers, theaters, clubs and lodges.
- (o) Shops for making merchandise to be sold at retail on the premises employing not more than five (5) employees in manufacturing operations, such as; wearing apparel, including gloves, hosiery, dresses and handbags; small leather goods, dental products; optical goods, jewelry; surgical goods; toiletries and cosmetics; printing and engraving; furniture re-upholstering and redecorating.
- (p) Greenhouses in conjunction with florist shops provided said greenhouses shall not be over 1,000 square feet in area.
- (q) Auto sales including storage garages but not commercial service garages, gasoline service stations as defined in article II.
- (r) Retail plumbing shop.
- (s) Recreation centers including bowling alleys, roller skating rinks, dance halls, pool and billiard rooms; when conducted entirely within an enclosed building.
- (t) Pet hospitals and dog kennels where animals are kept entirely within an enclosed building. No outside runs.
- (u) Planned shopping centers on approval of the planning and zoning commission as called for under article V of this ordinance.
- (v) Motels on the approval of the planning and zoning commission as called for under article V of this ordinance.
- (w) Any accessory building and use customarily incidental to a use authorized by this section. Any building and use for any of the above enumerated purposes may not have more than 40 percent of the floor area devoted to fabricating or storage areas incidental to such primary use, unless approved by the planning and zoning commission as called for under article V of this ordinance.
- (x) Mini-cellular sites. Sites inclusive of towers and/or antennae, not to exceed 20 feet in height; also inclusive of "whips," panels, and/or parabolic "dishes" not to exceed 100 square feet. See ordinance 3-0297.
  - 1. Mini-cellular sites shall be located no closer than 500 feet to another legally located mini-cellular site (measured structure to structure) on same side of the street or highway.
  - 2. Mini-cellular sites shall be located no closer than 250 feet to another legally located mini-cellular site (measured structure to structure) on the opposite side of the street.

**Section 4:14-2—Area/dimensional regulations and other requirements.**

MINIMUM FLOOR	MINIMUM YARD			MINIMUM LOT
	Front	Side	Rear	

500 square feet	25'	0 or 10'	0 or 20'	4,000 square feet
		25' Res.	25' Res.	

BUILDING SEPARATION	MINIMUM COVERAGE	BUILDING HEIGHT
NBFUC	50%	35'—2 stories
		Except as provided in section 3:16

Section 4:14-3—Signs.

In conformance with article 5, section 5:22.

Section 4:14-4—Lighting.

All lighting utilized within a C-1 zone shall be arranged and so located that it will not shine, reflect or glare into public streets or residential areas. Signs having illumination and which use green, yellow, or red colors, or signs which flicker or flash, must be first approved by the planning and zoning commission to insure that such signs will not be confused with traffic control signals.

Section 4:14-5—Off-street parking and loading.

Off-street parking and loading space for all C-1 uses, shall be provided in conformance with sections 3:12 and 3:13 of this ordinance.

Section 4:14-6—Greenbelt.

All nonresidential uses permitted in C-1 zones, when adjacent to an existing residence or residential zone and not separated therefrom by a street or alley, shall provide and maintain in a healthy growing condition, a greenbelt eight feet wide along the property line.

Section 4:14-7—Off-street parking and loading.

Off-street parking and loading space for all I-3 uses, shall be provided in conformance with sections 3:12 and 3:13 of this ordinance.

Section 4:14-8—Submission of plan and other information.

The owner or owners of a tract of land comprised of ten acres or more, may submit to the planning and zoning commission a plan for the development and use of such tract meeting the requirements set forth in this article and shall be accompanied by evidence concerning the number of persons expected to be employed, the effect of the proposed development on surrounding property, and other physical conditions, which plan and supporting evidence shall include each of the following:

- (1) A site plan defining the areas wherein buildings may be constructed, the areas which will be developed for parking and the proportionate amount thereof, the location of roads, driveways and walks, and the points of ingress and egress of walls, the spaces for loading, the location, size, character and number of signs, the location and character of exterior lighting, and the character and extent of landscaping, planting and other treatment for protection of adjoining property. All streets/roadways shall be marked as public or private ownership.
- (2) A professional traffic analysis indicating that the proposed development will be so related to streets and arteries that the traffic generated can be accommodated without causing objectionable volumes of traffic on residential streets.
- (3) A copy of any deed restrictions intended to be recorded.

(Ord. No. 2010-37, 9-7-10; Ord. No. 2011-3, 2-1-11)