



For Sale/Lease/ Build-To-Suit

Lot 3: 1.9 Acres

\$680,000

Lot 4: 0.56 Acres

\$250,000

Lot 5: 0.6 Acres

\$250,000

Contact us:

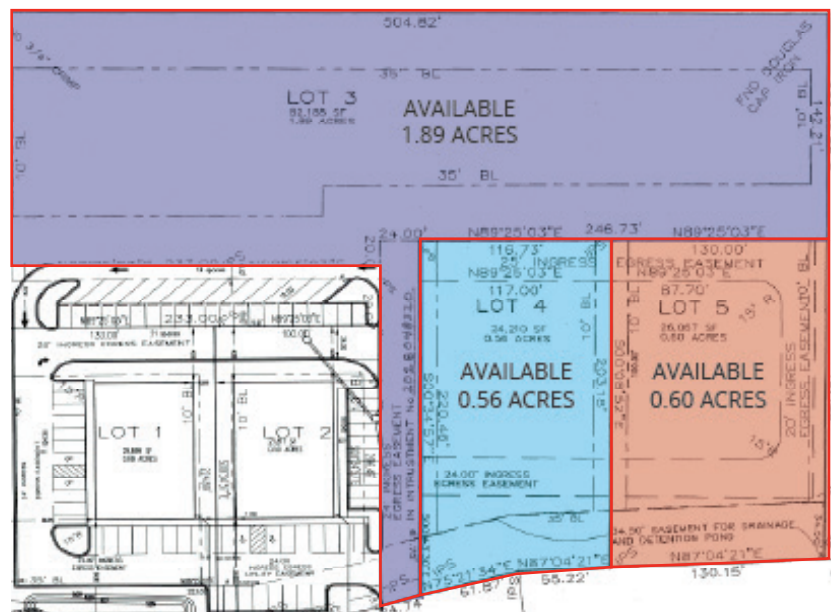
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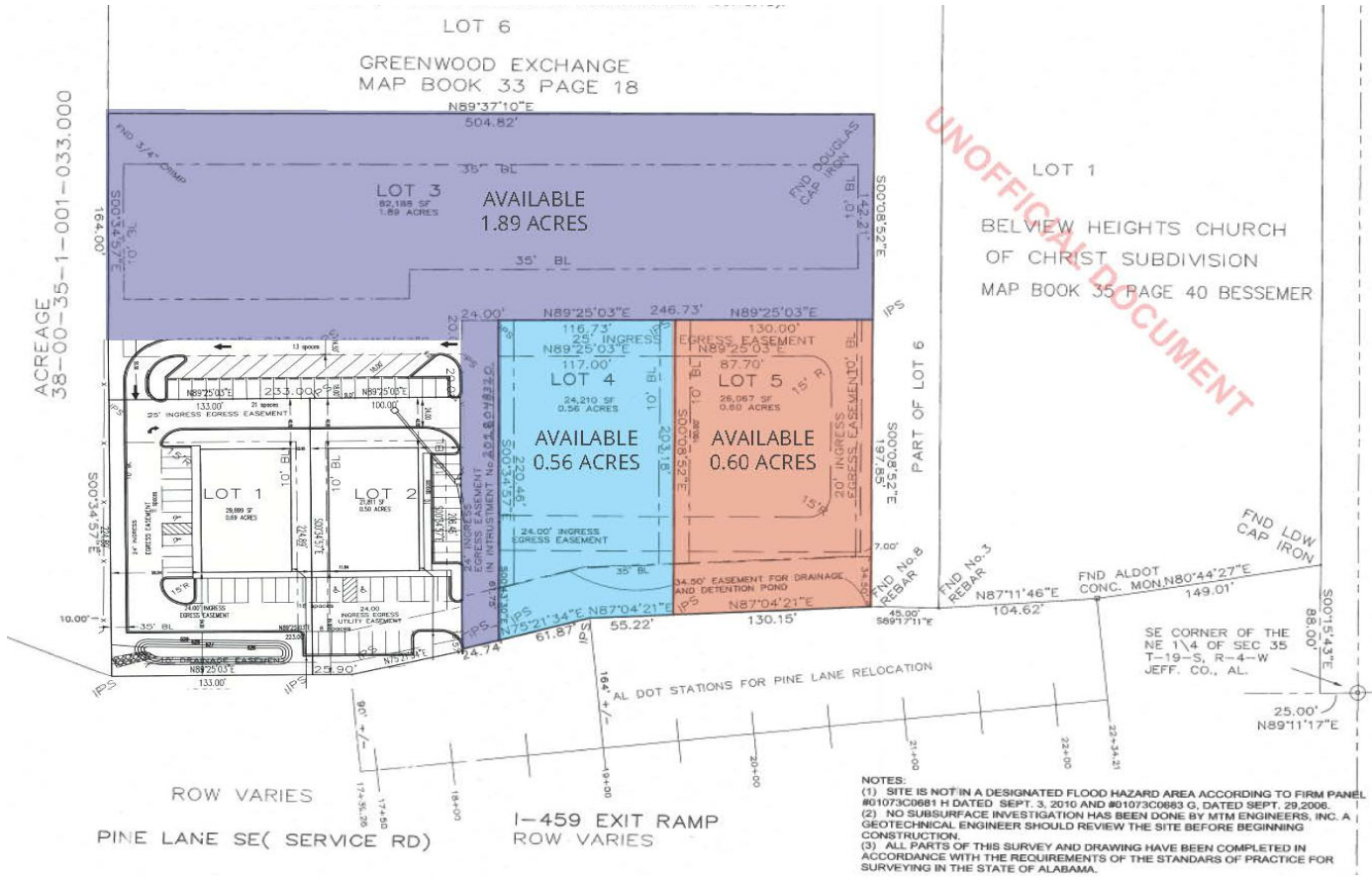
3 Finished, Entitled (I-4) Commercial Sites Zoned, graded with utilities, & on-site detention in place

Features:

- 3965, 3969, and 3973 Pine Lane, Bessemer, AL 35022 - Exit 6, I-459 Morgan Road Interchange
- Minutes from new UAB West New Hospital and Bessemer Airport
- Conveniently serves Western Jefferson County (McCalla, Hoover, Helena)
- Great branding opportunity - sites visible from I-459 (69K traffic count)
- Sites may be combined



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View from I-459: GREAT BRANDING OPPORTUNITY

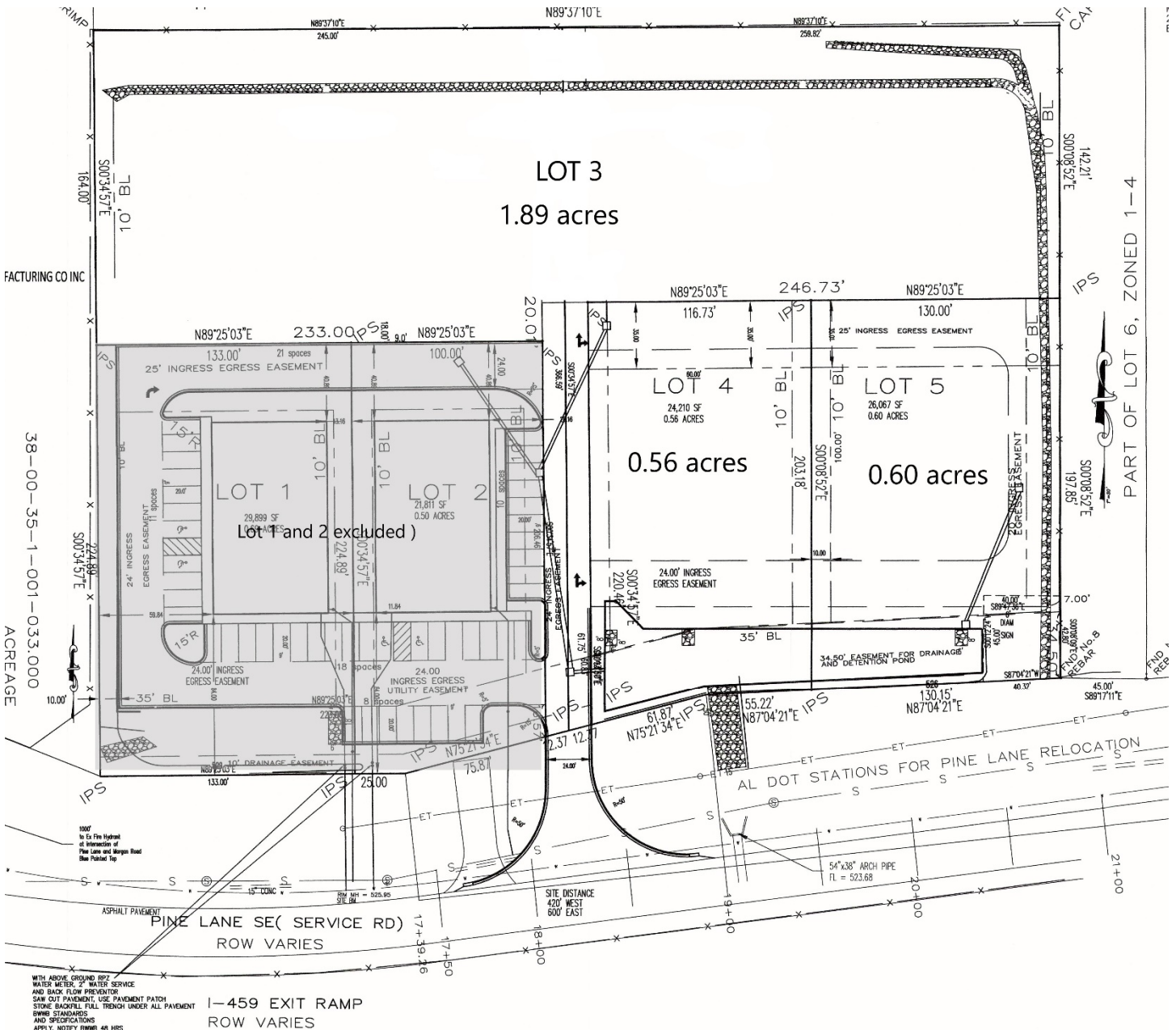


SITES ARE FINISHED AND READY TO DEVELOP

Pine Lane, City of Bessemer (Jefferson County), AL 35022

| Address | parcel ID | lot | size | price |
|---------|------------------------|-----|------|-----------|
| 3965 | 38 00 35 1 001 034.004 | 4 | 0.56 | \$375,000 |
| 3969 | 38 00 35 1 001 034.003 | 5 | 0.60 | \$400,000 |
| 3973 | 38 00 35 1 001 034.002 | 3 | 1.90 | \$820,000 |

- Pads are cleared and graded
- 60' drainage easement and detention pond on-site (Site is Flood Zone X - not in flood hazard area)
- Fully entitled: I-1 zoning (light industrial, also permitting C-1 uses. See attached excerpt from Bessemer zoning ordinance for permitted uses)
- Utilities adjacent to site and readily available



View from back of site



MINUTES FROM NEW UAB WEST NEW HOSPITAL AND BESSEMER AIRPORT



DEMAND: HIGHEST GROWTH SECTOR OF BIRMINGHAM-HOOVER MSA

Pine Lane is located in the West Jefferson/ Southern I-459 corridor. This area has experienced the highest job and housing growth in the MSA. Demand for services is high and only getting higher:

ROOFTOPS (new housing starts): New job announcements predict additional housing demand **5,101 units** (2021 – 2024)*

TRANSPORTATION INFRASTRUCTURE:

Exit 6 (Morgan Road Interchange): Pine Lane Park is highly visible from I-459, with traffic counts of 61,661 AADT and 59,204 AADT on either side of the exit. Pine Lane is in the interchange's NE quadrant - its entrance is approx. 1/3 mile from the interchange.

A relatively new and modern Shell gas station/C-Store is situated at Pine Lane and Morgan Road. Directly across (NW quadrant of interchange) is the CVS regional distribution center (440,000 sf)

Morgan Road is being expanded from two lanes to five lanes from Interstate 459 to South Shades Crest Road, and additional patching, leveling and repaving is underway Morgan Road from Interstate 459 to Alabama 150 - all part of a two year, \$20-\$22 million project. Jefferson County (Alabama) also plans to extend Lakeshore Drive from Alabama 150 to Morgan Road.

Bessemer Municipal Airport (EKY) is on the opposite side of Exit 6, 8-minutes from Pine Lane Park.

EKY operates as a public-use, General Aviation airport catering to business. *EKY is classified as a reliever airport for the Birmingham International Airport (BHM), 27.8 miles east of EKY.* Birmingham city center is a 30-minute commute from EKY.

EKY is evolving as the go-to airport for private business in Central Alabama because of its close proximity to the concentration of large manufacturing and distribution facilities nearby, and the favorable landing fees relative to BHM.

Especially with the \$1 million expansion of the Mercedes automotive plant to its west, the newly opened 855,000 sf Amazon distribution Center at Academy Drive, and the opening of the \$255 million arc furnace at USX, EKY is experiencing a surge in general business aviation demand for the Birmingham-Hoover and Tuscaloosa-Vance Metropolitan Areas. This will multiply as the new UAB West Hospital (now under construction) opens, and construction of the \$1.3 billion Smucker's plant starts. EKY also has a robust use for transient general aviation (think UA football, NASCAR at Talladega, Ross Bridge Golf & Resort, etc. EKY is expanding with 10 additional hangers.

BUSINESS EXPANSION:

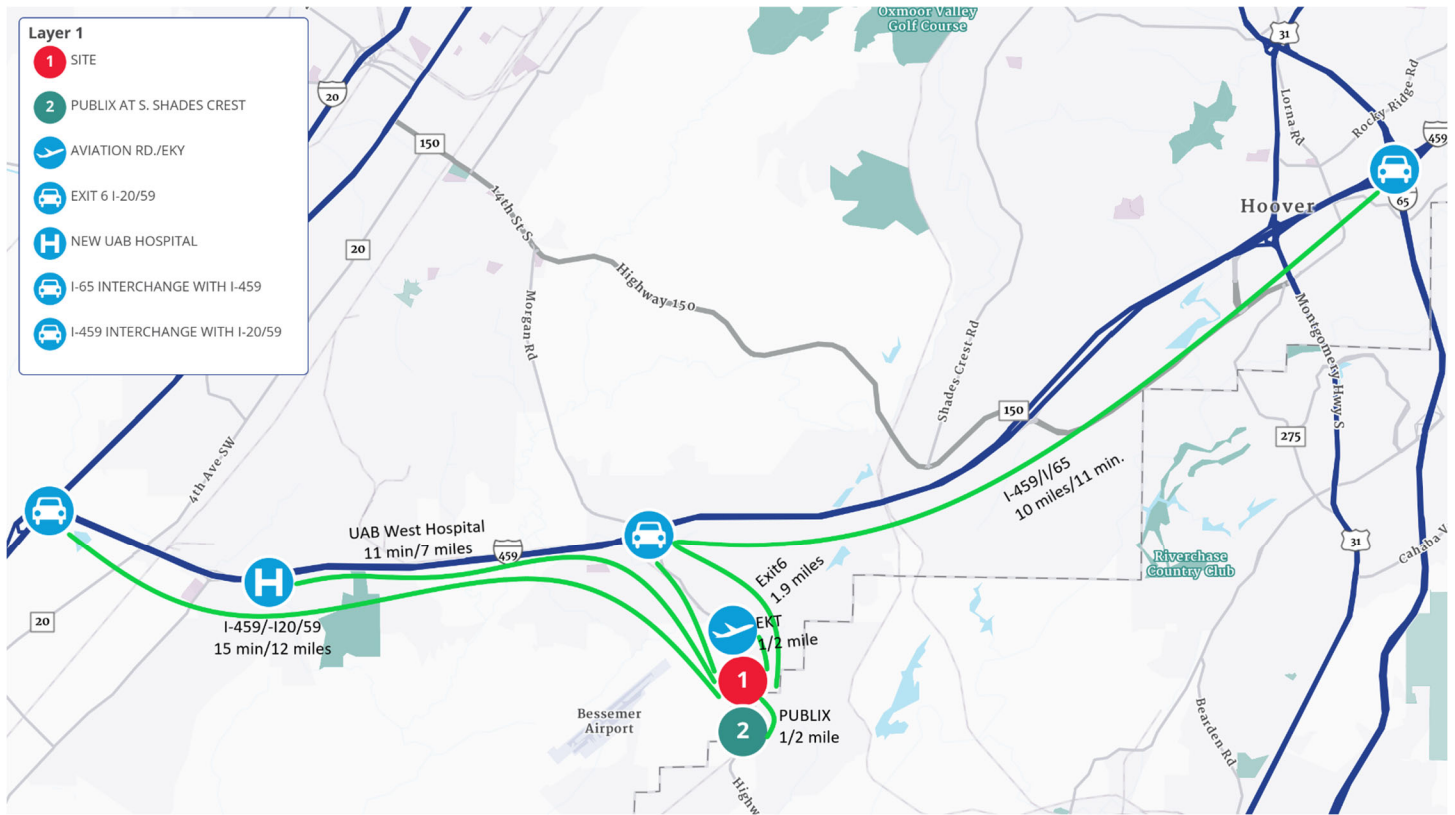
Jobs & job growth - New (direct FTE) Job announcements 2021-2025 for West Jefferson County total 1,993 (with corresponding multiplier = **8,609 jobs**). **Most of these new jobs are within a 10-minute commute of Pine Lane.**

Expansion announcements 2021-2024 represent \$2 Billion of new commercial construction during the 2021-2024 period (already under way). Most significant of these:

- Medical West Hospital (part of the part of the UAB system) was CON approved summer 2019 and construction is underway. The new hospital will include a 412,000 sf 9-story structure, with 200 beds and a separate 127,000 sf POB. Opening is expected in 2024. Pine Lane Park is an 8-minute travel time (5.8 miles, one exit west on I-459).

- Smucker's announced location of a new \$1.3 Billion plant to be located in McCalla. Completion is expected in 2025, with 750 new FTE's created.

CONVENIENCE & CONNECTIVITY



Dist to

. Site
1.9 miles

Landmark

Exit 6 (Morgan Rd. & I-459) Exit 6 is used by commuters from communities along Morgan Rd. on either side of the Site and the subdivisions up and down S. Shades Crest, and , Helena (pop. 21,862)

½ mile

Aviation Rd., the entry to **Bessemer Airport (EKY)** is ½ mile from the site. EKY has become the preferred corporate airport for the Birmingham metro area due to space limitations at BHM, the significant cost advantages of EKY (parking or landing fees), and EHY's convenience to both downtown and west Jefferson and east Tuscaloosa country where Birmingham's largest industrial and distribution companies are located. The Site is a perfect off-site location for logistics, rental car and other businesses serving EKY, especially because EKY has no land for on-site location of these services. (Norte also that EKY is the reliever airport for Birmingham's main airport (especially important because BHM has limited runway redundancy).

½ mile

The new **Publix** at S, Shades Crest Rd. and Morgan Rd. This intersection connects the bedroom communities on either side of S. Shades Crest, and creates a convenient rout for commutes from Helena to I-459 (Exit 6).

**11 minutes/
7.3 miles**

New UAB Metro West Hospital –from Site. The Site is a convenient location between the new hospital and the residential concentrations that would pass the Site for routine and acute medical services. Set to open this summer, the facility will include a 412,000 sf, 9-story full-service hospital with 200 beds, plus a 127,000 sf on-campus medical office bldg. The hospital will replace the 1964 vintage hospital in Bessemer and will serve the huge growth western Jefferson County is experiencing.

ROADWAY EXPANSIONS

The Site fronts on the East side of the ***newly completed 4-lane widening of Mogan Rd.*** plus a center turn lane from its interchange with I-459 (Exit 6) to S. Shades Crest Rd.

This portion of Morgan Rd. serves as primary access to Exit 6/I-459 for the fastest growing communities of western Jefferson County and NW Shelby County.

- City of Helena and surrounding peer communities (Black Ridge, Lake Wilburn, Abington, Russett Woods, Trace Crossings, etc.)
- USX Realty's landholdings between Helena, including the Riverwoods and Hillsborough communities which continue to grow in phases.
- USX's 868-acre Trigger Creek approved for 1,868 new homes.

Further road projects Coming – all accommodating the significant growth of the location:

- Further widening of Morgan Rd. is slated to continue from S. Shades Crest Rd. (Publix) further south to CR-13, and east into downtown Helena Pkwy (SR-231/Hwy 17).
- Lakeshore Pkwy Extension: AL Hwy 150 will be widened from 2-lane to 5-lane and realign Morgan Rd. to Lakeshore Pkwy to form a single intersection Hwy 150. It will also widen Morgan Rd. from just north of Hopewell near the Carvana facility to Hwy150. The Target completion date of this phase is 2025.
- Bell Hill Rd. (where UAB Metro West Hospital is under construction) connects Pocahontas Rd. with Eastern Valley Rd. next to I-459. Jefferson County is expanding the existing two and 3-lane roadway to 5-lanes along with improvements of intersections.
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CITY OF BESSEMER ZONING ORDINANCE

Sec. 6.1. - I-1 Light industrial district.

(Ord. No. 3529, § II, 12-16-2014)

- (1) *Generally.* To provide for light industrial facilities, distribution, warehousing, etc.
- (2) *Permitted uses.*
 - (a) Light industrial, fabricating, processing, assembling and manufacturing uses, but expressly prohibiting uses which are in lower class districts and those uses which are especially detrimental to property or to the health and safety beyond the district by reason of the emission of odor, dust, gas, fumes, smoke, noise, vibration or waste material.
 - (b) Bottling and distribution plant.
 - (c) Distribution yards for gasoline and fuel oil tank trucks, provided that all bulk storage tanks and loading platforms shall be set back from the adjoining property lines a distance of not less than one hundred fifty (150) feet.
 - (e)[(d)] Heavy equipment sales and services.
 - (f)[(e)] Highway maintenance yards and buildings.
 - (g)[(f)] Helistops (permitted on review only).
 - (h)[(g)] Laundry and dry cleaning plants.
 - (i)[(h)] Service of agricultural machinery, automobiles, buses, trucks, boats, boat trailers, pre-fabricated structures, and mobile homes.
 - (j)[(i)] Service stations with garages.
 - (k)[(j)] Signs and billboards, provided that such uses meet the requirements of [the] signs and use regulations of [this] section.
 - (l)[(k)] Truck or bus terminal facilities.
 - (m)[(l)] Wholesaling, warehousing, lumber yards storage and those businesses which are incidental thereto, including building materials yards, provided that the operation does not involve the storage of any materials of an explosive nature and provided that there is no open storage of junk or salvage materials of any type in connection with the operation.
 - (n)[(m)] Commercial recreation facilities and uses such as indoor and outdoor sports and amusement facilities including but not limited to go kart racetracks, miniature golf courses, fitness facilities or gymnasiums, and other recreational facilities.
 - (o)[(n)] Any use permitted under C-1 Commercial.
- (3) *Uses permitted upon review.*
 - (a) Uses permitted in C-1 through C-4 Business districts.
- (4) *District regulations.*
 - (a) See district development criteria section.
 - (b) See off-street parking and loading requirements section.
 - (c) See sign regulations section.
- (5) *Development plan requirements.*
 - (a) Development shall be in accord with approved development plan as described elsewhere in the ordinance.