

LAND FOR SALE

Chesser Park Drive ♦ Chelsea, AL ♦ 35043 ♦ Shelby County



2.69 +,- Acre Lot • Ask Price: \$1,000,000

Mark Dinan, MBA, CCIM

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MARK DINAN
Commercial & Investment Real Estate

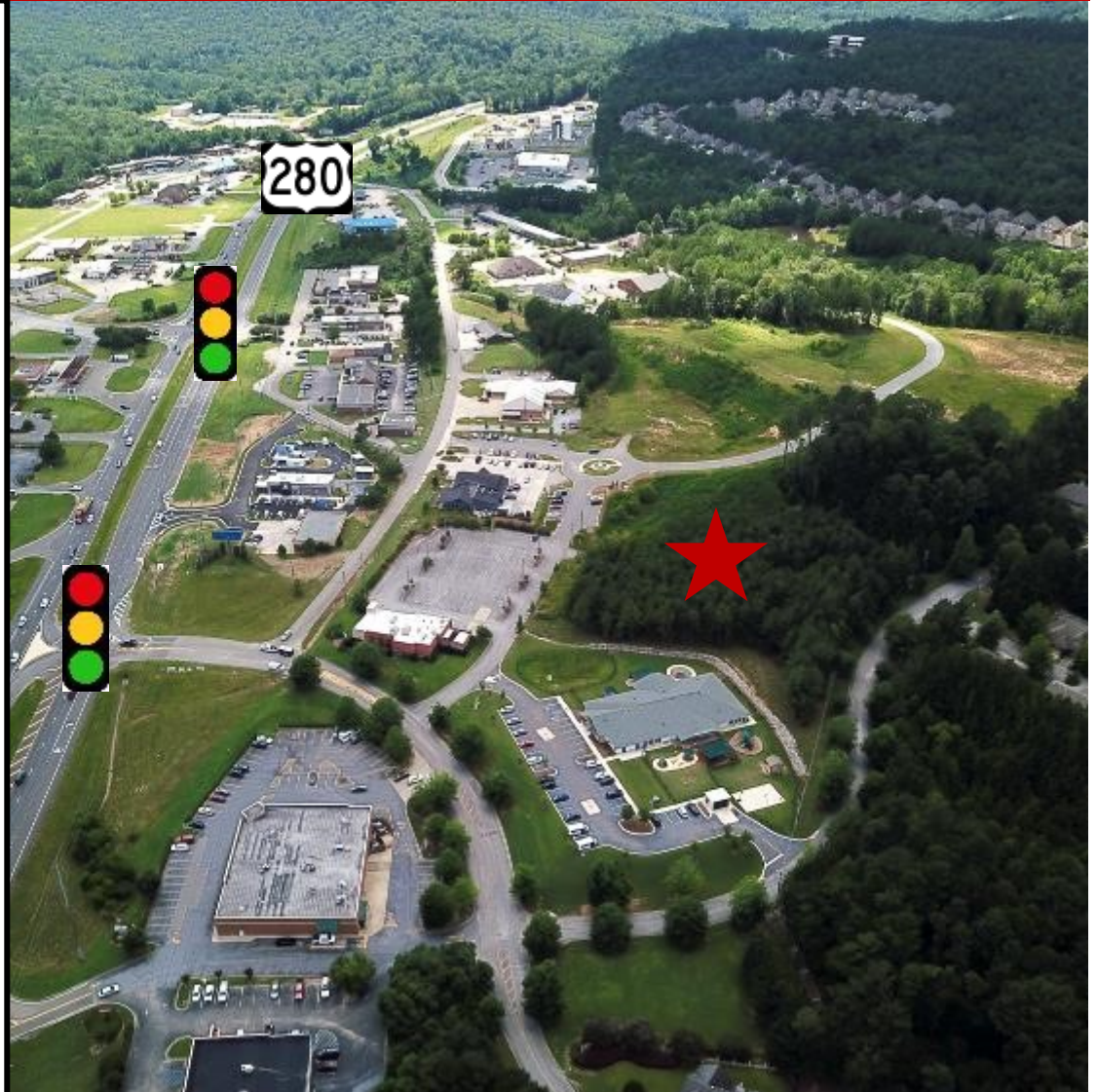


*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

PROPERTY DETAILS

Chesser Park Drive ♦ Chelsea, AL ♦ 35043 ♦ Shelby County

- ♦ 2.69 +/- Acre Lot
- ♦ Ideal for restaurant, hotel, medical.
- ♦ Traffic Signal planned for Hwy 280 in front of property.
- ♦ Across Hwy 280, City of Chelsea recently approved \$75 million Chelsea Plaza; a major retail/commercial project with completion slated for 2026
- ♦ Zoned B-2 City of Chelsea,
- ♦ Over 39,000 Vehicles Per Day on US Hwy 280
- ♦ Premier access and visibility from US Hwy 280
- ♦ Easy ingress/egress in Chelsea's most active corridor
- ♦ Signalized intersection recently approved by City
- ♦ Continued population growth and residential expansion feed consistent demand for neighborhood retail, service, personal services, medical professionals and restaurants.
- ♦ Chelsea 280 Corridor features Publix, Aldi, Wal-Mart and other activity generators
- ♦ Chelsea is one of the fastest growing cities in Alabama
- ♦ 1 Mile population has median incomes over \$100,000 and over 80% owner occupancy rates.
- ♦ Call for details.



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BIRDS EYE VIEW

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PLAT MAP

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AERIAL PLAT MAP

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CHELSEA PLAZA PLAN

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This aerial map shows a commercial area in Jacksonville, Florida. A large, irregularly shaped area is outlined in orange, indicating a proposed development site. The site is located near Interstate 280 (labeled '280') and US Highway 1 (labeled '1'). Surrounding businesses and landmarks include McDonald's, Taco Bell, Circle K, Winn-Dixie, and Shell. A red star is placed on the map, likely indicating a specific point of interest or a location related to the project. The map also shows various other commercial establishments and parking lots in the vicinity.

AERIAL MAP

Chesser Park Drive ♦ Chelsea, AL ♦ 35043 ♦ Shelby County



Directions:

- ♦ Take US Hwy 280 to the turnoff for Chesser Plantation Ln. The destination will be on the left.

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DEMOGRAPHICS

Chesser Park Drive ♦ Chelsea, AL ♦ 35043 ♦ Shelby County

DEMOGRAPHIC SUMMARY

Ring of 5 miles

KEY FACTS

35,309

Population



13,102

Households

41.2

Median Age

\$87,618

Median Disposable Income

EDUCATION

3.3%

No High School Diploma



14.9%

High School Graduate



25.3%

Some College/
Associate's Degree



56.5%

Bachelor's/Grad/
Prof Degree

INCOME



\$108,930

Median Household Income



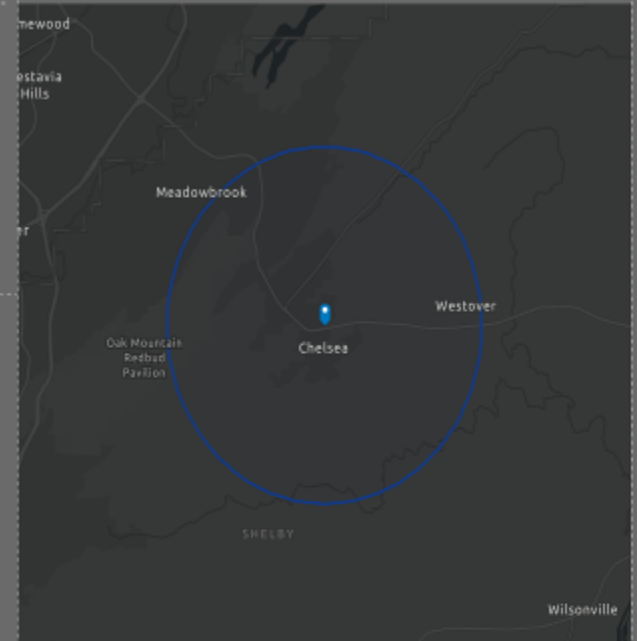
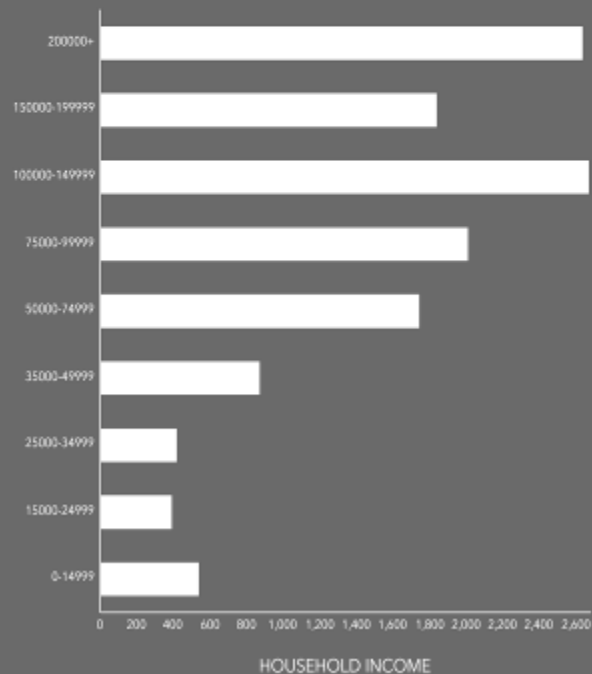
\$53,500

Per Capita Income



\$546,752

Median Net Worth



EMPLOYMENT



White Collar

79.4%



Blue Collar

12.1%



Services

10.1%

3.7%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

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