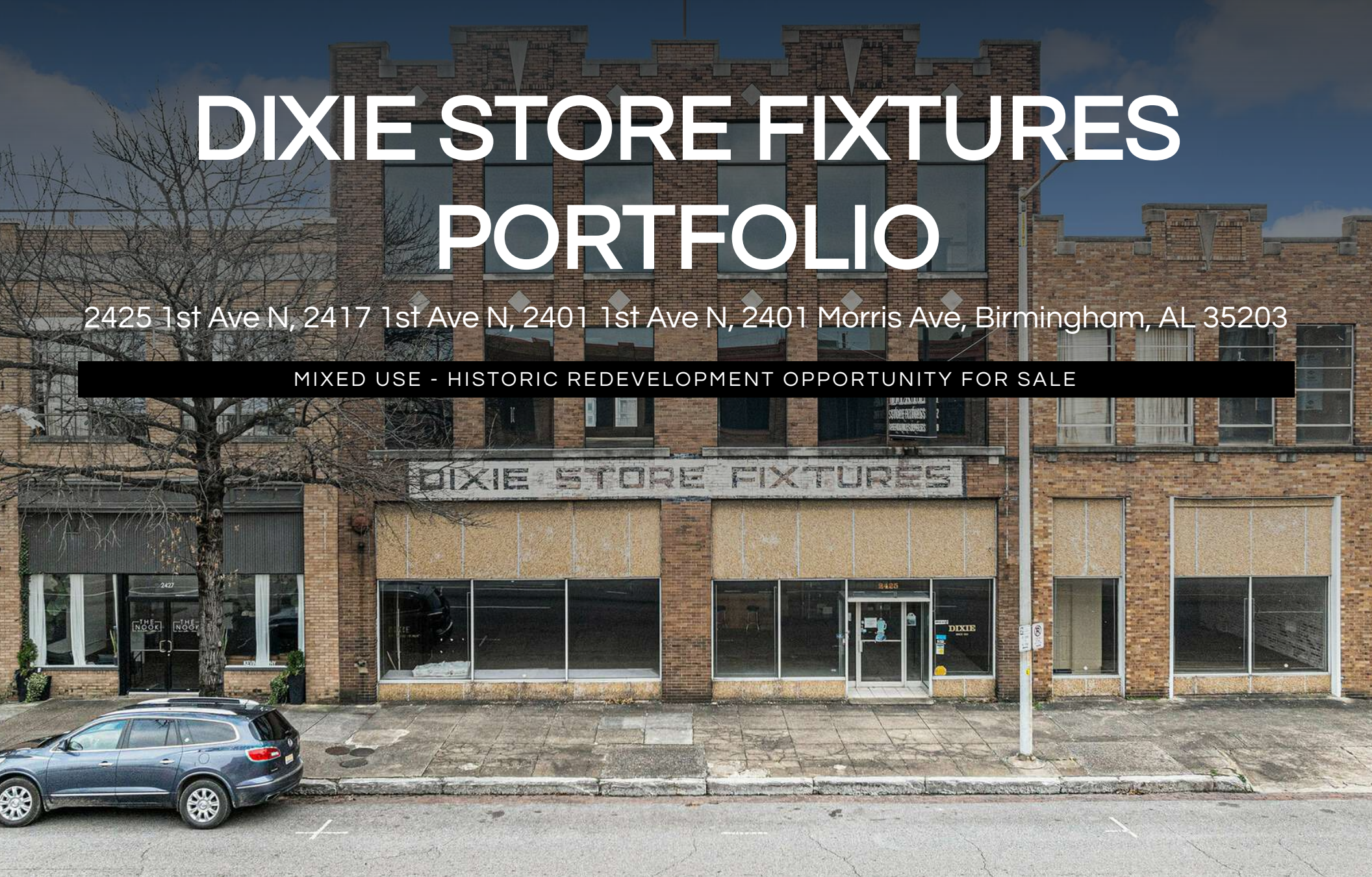


DIXIE STORE FIXTURES PORTFOLIO

2425 1st Ave N, 2417 1st Ave N, 2401 1st Ave N, 2401 Morris Ave, Birmingham, AL 35203

MIXED USE - HISTORIC REDEVELOPMENT OPPORTUNITY FOR SALE



JOHN TALLY

Principal and Qualifying Broker
205.757.0237
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Tally

DIXIE STORE FIXTURES PORTFOLIO

2425 1st Ave N, 2417 1st Ave N, 2401 1st Ave N, 2401 Morris Ave, Birmingham, AL 35203

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. JB Tally, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. JB Tally, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by JB Tally, LLC in compliance with all applicable fair housing and equal opportunity laws.

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DIXIE STORE FIXTURES PORTFOLIO

2425 1st Ave N, 2417 1st Ave N, 2401 1st Ave N, 2401 Morris Ave, Birmingham, AL 35203

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Outstanding Historic Redevelopment Opportunity consisting of 4 buildings totaling 62,000 SF and an extremely rare 19,008 SF parking lot. Ideal location in the heart of the loft district on the thriving 1st Ave North corridor.

OFFERING SUMMARY

Sale Price:	\$5,175,000
Building Size:	62,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,769	33,903	65,208
Total Population	7,176	73,092	150,485
Average HH Income	\$56,287	\$82,181	\$91,920

LOCATION DESCRIPTION

2400 Block of 1st Avenue North. Downtown Birmingham in the heart of the Loft District. Walking distance to all of Downtown Birmingham's Food and Beverage destinations. 1st Ave North has seen tremendous growth over the past decade including Founders Station, Mercantile on Morris, The Kelley Hotel, and the Brown Marx Hotel Redevelopment. 1st Ave North and 24th St have a combined traffic count of over 38,000 vehicles per day. 1st Avenue North is also the combined route of US Hwy 78 and US Hwy 11 as they come through town.

DIXIE STORE FIXTURES PORTFOLIO

2425 1st Ave N, 2417 1st Ave N, 2401 1st Ave N, 2401 Morris Ave, Birmingham, AL 35203

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Historic Redevelopment Opportunity
- Eligible for Historic Tax Credits, Facade Easement, and Opportunity Zone
- 2425 1st Ave North consists of a 22,959 SF three story building and a 7,650 SF two story building both built in 1900. Brick and beam construction. Original location of Martin Cracker Company and later home to Standard Brands, the maker of Chase and Sanborn Coffee.
- 2417 1st Ave North is a one story 7,900 SF clear span building constructed in 1924
- 2401 1st Ave North is a 23,700 SF three story building, reinforced concrete and masonry construction. Built in 1924. Originally home of Batterton Coffee maker of the Royal Cup Coffee brand.
- 2401 Morris Avenue is a 19,008 SF parking lot behind the buildings across Morris Avenue that could be used to service the buildings or build vertical.
- This is a unique opportunity to redevelop and reactivate a landmark section of 1st Ave North creating a new mixed use destination.
- 2425 three story section roof replaced in 2005. Two story section was replaced in 2014. 2417 roof replaced in 2014. and 2401 roof replaced in 2019.
- Clean phase 1 from 2019.
- Comprehensive survey also available.

DIXIE STORE FIXTURES PORTFOLIO

2425 1st Ave N, 2417 1st Ave N, 2401 1st Ave N, 2401 Morris Ave, Birmingham, AL 35203

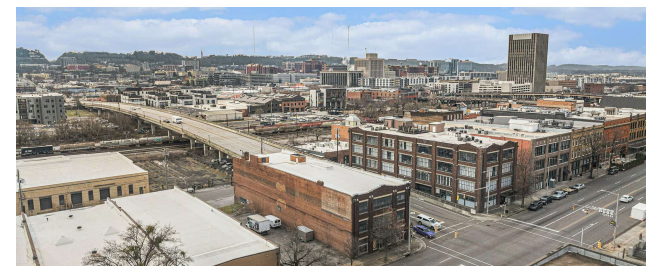
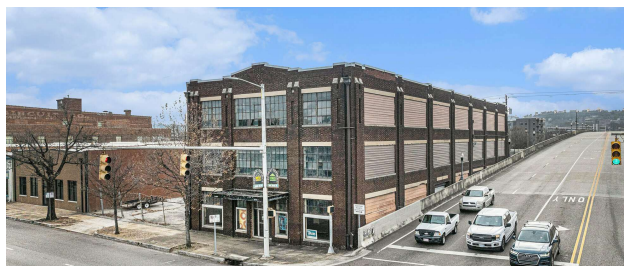
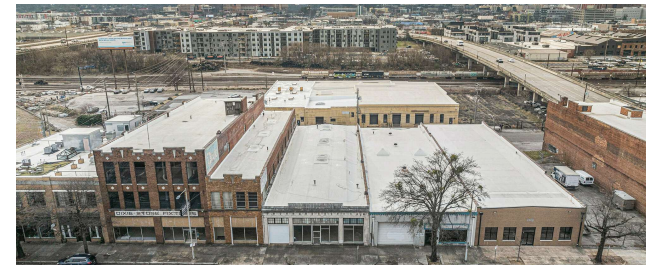
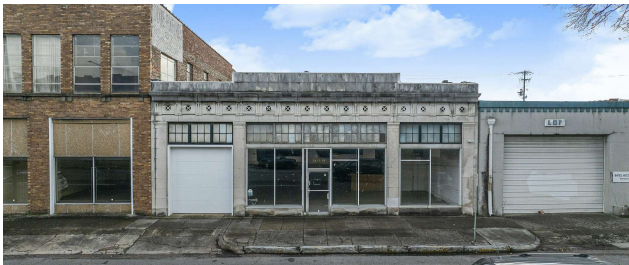
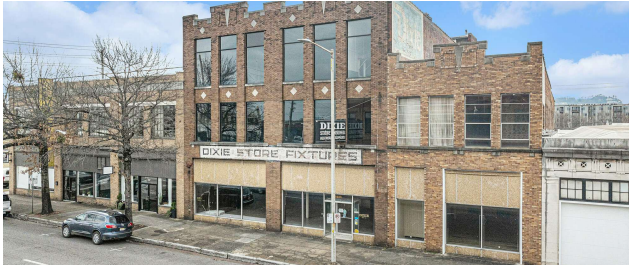
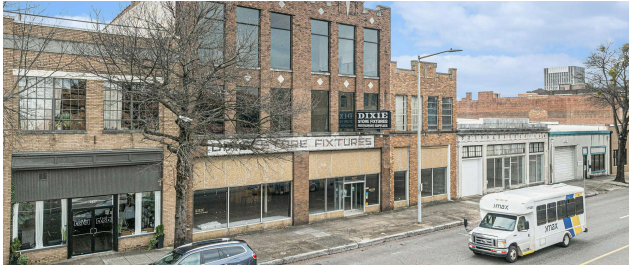
ADDITIONAL PHOTOS



DIXIE STORE FIXTURES PORTFOLIO

2425 1st Ave N, 2417 1st Ave N, 2401 1st Ave N, 2401 Morris Ave, Birmingham, AL 35203

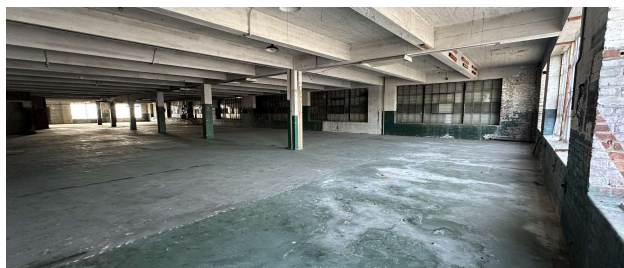
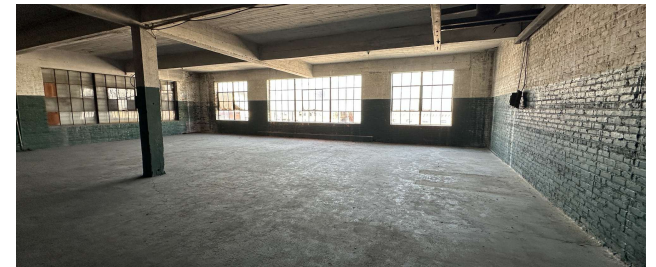
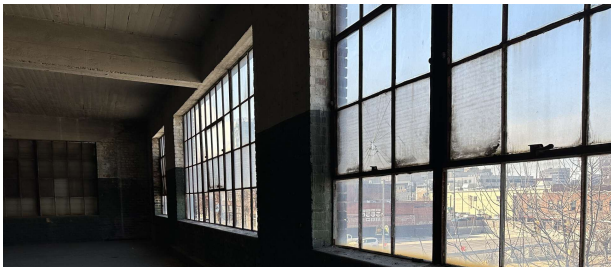
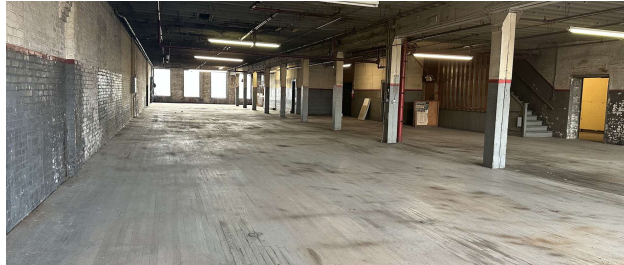
ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



DIXIE STORE FIXTURES PORTFOLIO

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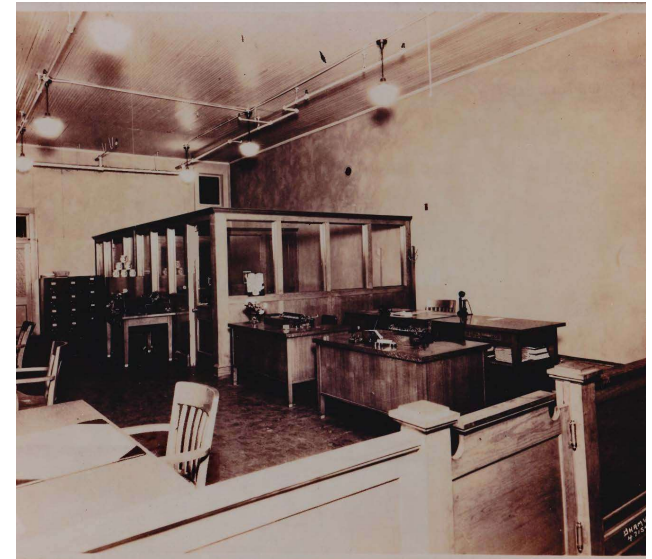
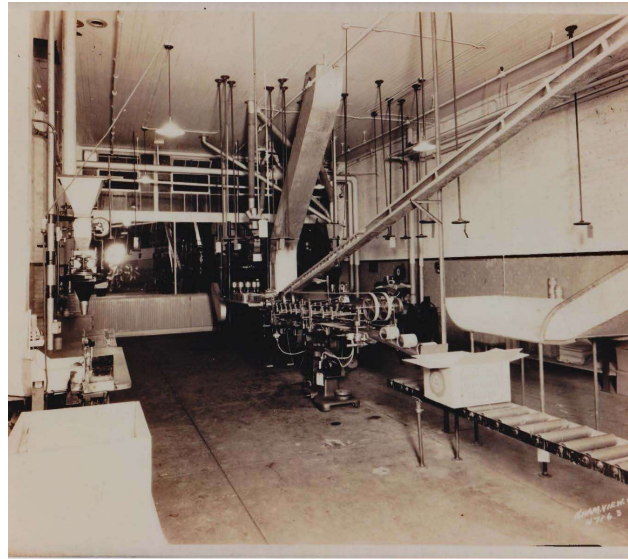
HISTORIC PHOTOS



DIXIE STORE FIXTURES PORTFOLIO

2425 1st Ave N, 2417 1st Ave N, 2401 1st Ave N, 2401 Morris Ave, Birmingham, AL 35203

HISTORIC PHOTOS



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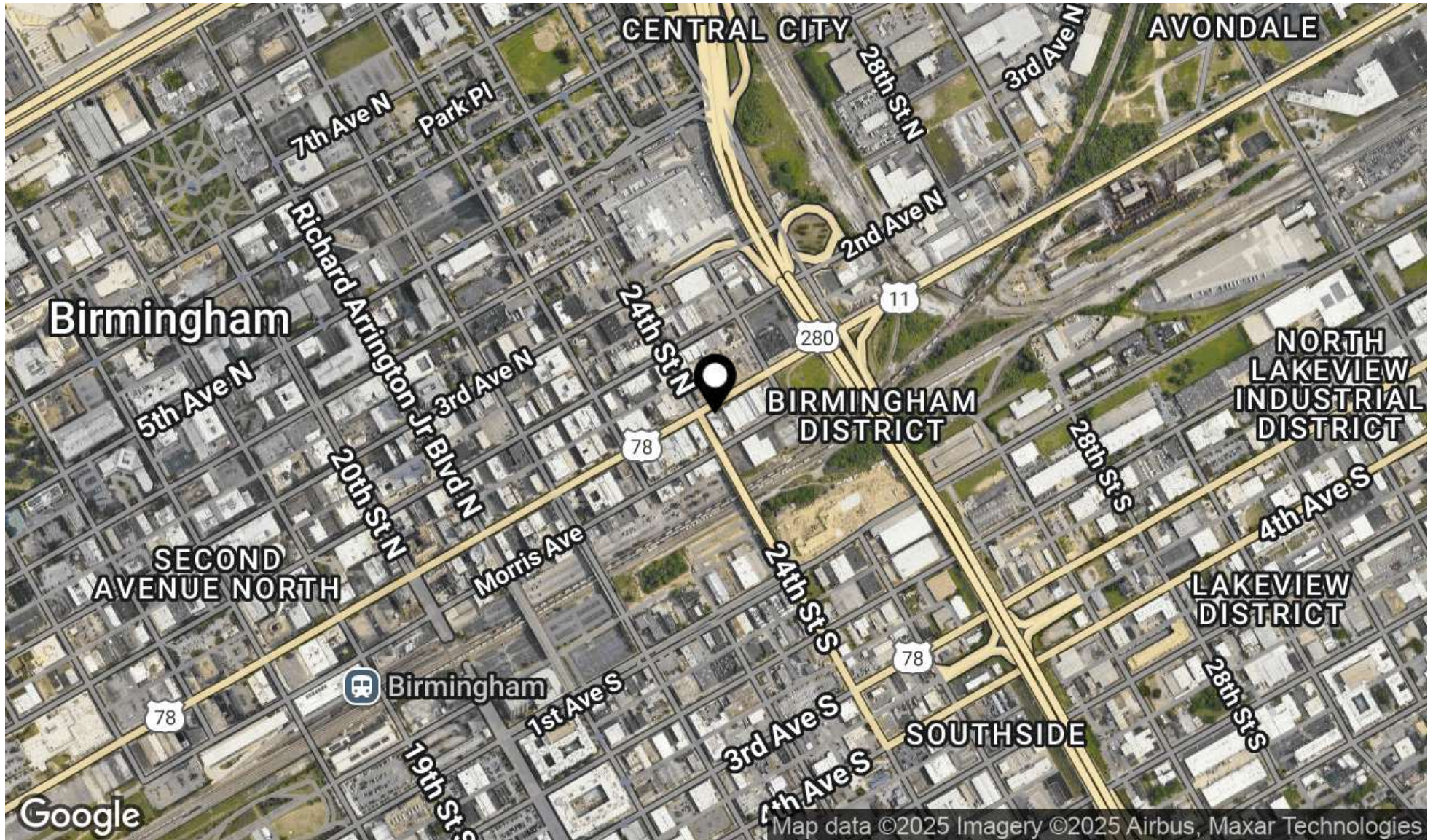
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DIXIE STORE FIXTURES PORTFOLIO

2425 1st Ave N, 2417 1st Ave N, 2401 1st Ave N, 2401 Morris Ave, Birmingham, AL 35203

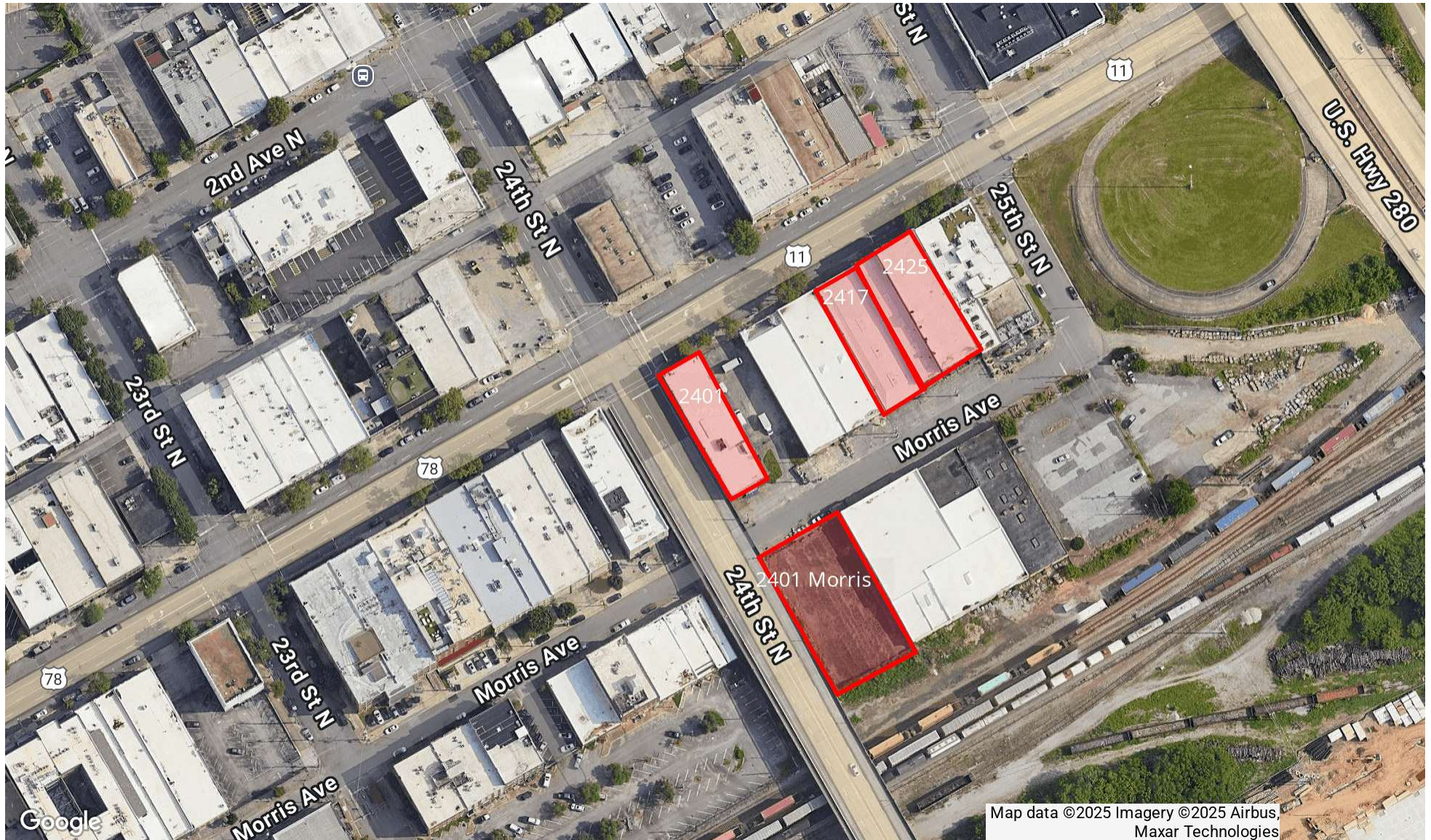
AERIAL MAP



DIXIE STORE FIXTURES PORTFOLIO

2425 1st Ave N, 2417 1st Ave N, 2401 1st Ave N, 2401 Morris Ave, Birmingham, AL 35203

LOCATION MAP



DIXIE STORE FIXTURES PORTFOLIO

2425 1st Ave N, 2417 1st Ave N, 2401 1st Ave N, 2401 Morris Ave, Birmingham, AL 35203

RETAILER MAP



SALE COMPARABLES

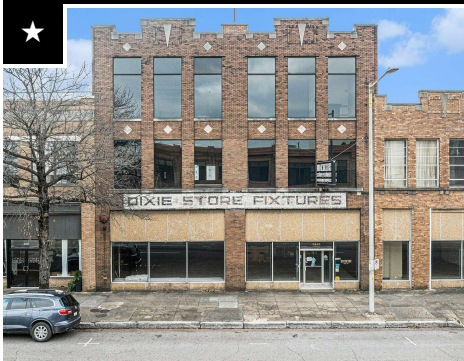
SECTION 2



DIXIE STORE FIXTURES PORTFOLIO

2425 1st Ave N, 2417 1st Ave N, 2401 1st Ave N, 2401 Morris Ave, Birmingham, AL 35203

SALE COMPS



DIXIE STORE FIXTURES PORTFOLIO

2425 1st Ave N, 2417 1st Ave N, 2401 1st Ave N, 2401 Morris Ave, Birmingham, AL 35203

Price: \$5,175,000 Bldg Size: 62,000 SF
Price/SF: \$83.47



2400 1ST AVE N

2400 1st Ave N, Birmingham, AL 35203

Price: \$1,600,000 Bldg Size: 10,000 SF
Price/SF: \$160.00



MIKES PAWN SHOP

2324 1st Ave N, Birmingham, AL 35203

Price: \$1,250,000 Bldg Size: 7,860 SF
Price/SF: \$159.03



DIXIE STORE FIXTURES PORTFOLIO

2425 1st Ave N, 2417 1st Ave N, 2401 1st Ave N, 2401 Morris Ave, Birmingham, AL 35203

SALE COMPS

3



BUCKEYE BUILDING

2335 Morris Ave, Birmingham, AL 35203

Price:	\$850,000	Bldg Size:	8,200 SF
Price/SF:	\$103.66		



4



BALDONE TAILOR

2301 2nd Ave N, Birmingham, AL 35203

Price:	\$930,000	Bldg Size:	9,768 SF
Price/SF:	\$95.21		



5



MAGIC CITY GRILL

2205 3rd Ave N, Birmingham, AL 35203

Price:	\$1,660,000	Bldg Size:	10,000 SF
Price/SF:	\$166.00		



DIXIE STORE FIXTURES PORTFOLIO

2425 1st Ave N, 2417 1st Ave N, 2401 1st Ave N, 2401 Morris Ave, Birmingham, AL 35203

SALE COMPS

6



MR. BURCH

2420 1st Ave N, Birmingham, AL 35203

Price:	\$2,254,675	Bldg Size:	21,000 SF
Price/SF:	\$107.37		



7



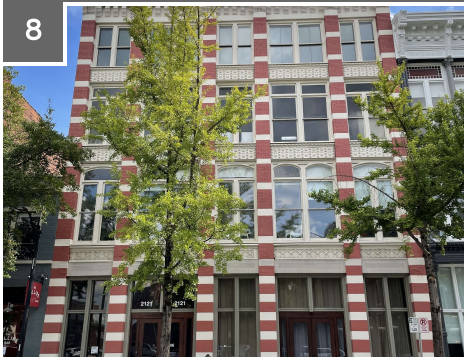
BIRMINGHAM BAR ASSOCIATION

2021 2nd Ave North, Birmingham, AL 35203

Price:	\$1,875,000	Bldg Size:	28,000 SF
Price/SF:	\$66.96		



8



PEPPERMINT BUILDING

2121 2nd Ave North, Birmingham, AL 35203

Price:	\$3,600,000	Bldg Size:	26,000 SF
Price/SF:	\$138.46		



DIXIE STORE FIXTURES PORTFOLIO

2425 1st Ave N, 2417 1st Ave N, 2401 1st Ave N, 2401 Morris Ave, Birmingham, AL 35203

SALE COMPS

9



BLACK DIAMOND

2229 1st Ave N, Birmingham, AL 35203

Price:	\$2,350,000	Bldg Size:	13,782 SF
Price/SF:	\$170.51		



A



IRON AGE BUILDING

212-218 20th St North, Birmingham, AL 35203

Price:	\$2,900,000	Bldg Size:	27,770 SF
Price/SF:	\$104.43		



B



MORRIS AVE WAREHOUSE

2409 Morris Ave, Birmingham, AL 35203

Price:	\$2,217,560	Bldg Size:	31,480 SF
Price/SF:	\$70.44		



DIXIE STORE FIXTURES PORTFOLIO

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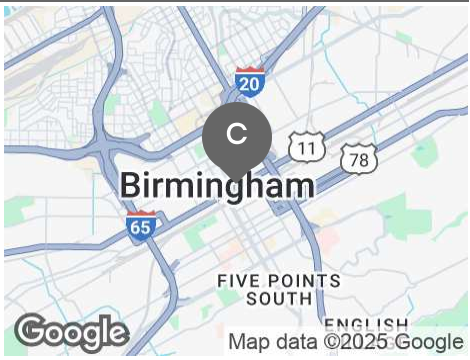
SALE COMPS



FORMER YEILDINGS DEPARTMENT STORE

2129 2nd Ave N, Birmingham, AL 35203

Price:	\$2,800,000	Bldg Size:	40,000 SF
Price/SF:	\$70.00		

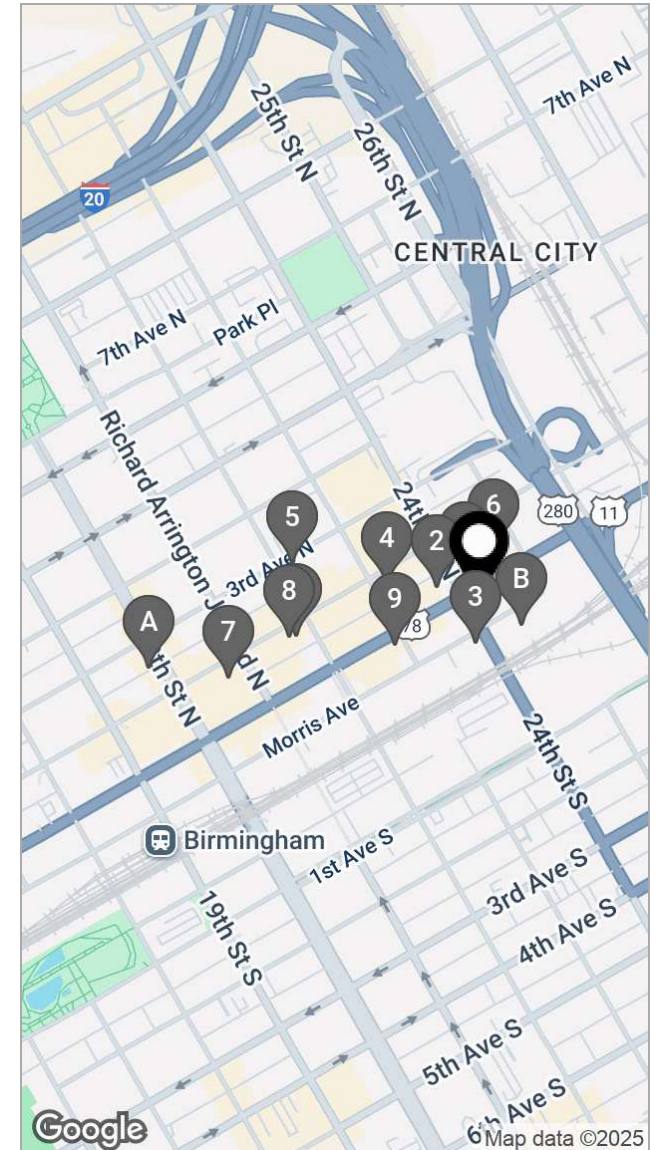


DIXIE STORE FIXTURES PORTFOLIO

2425 1st Ave N, 2417 1st Ave N, 2401 1st Ave N, 2401 Morris Ave, Birmingham, AL 35203

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	PRICE/SF
★	Dixie Store Fixtures Portfolio 2425 1st Ave N, 2417 1st Ave N, 2401 1st Ave N, 2401 Morris Ave Birmingham, AL	\$5,175,000	62,000 SF	\$83.47
1	2400 1st Ave N 2400 1st Ave N Birmingham, AL	\$1,600,000	10,000 SF	\$160.00
2	Mikes Pawn Shop 2324 1st Ave N Birmingham, AL	\$1,250,000	7,860 SF	\$159.03
3	Buckeye Building 2335 Morris Ave Birmingham, AL	\$850,000	8,200 SF	\$103.66
4	Baldone Tailor 2301 2nd Ave N Birmingham, AL	\$930,000	9,768 SF	\$95.21
5	Magic City Grill 2205 3rd Ave N Birmingham, AL	\$1,660,000	10,000 SF	\$166.00
6	Mr. Burch 2420 1st Ave N Birmingham, AL	\$2,254,675	21,000 SF	\$107.37
7	Birmingham Bar Association 2021 2nd Ave North Birmingham, AL	\$1,875,000	28,000 SF	\$66.96
8	Peppermint Building 2121 2nd Ave North Birmingham, AL	\$3,600,000	26,000 SF	\$138.46
9	Black Diamond 2229 1st Ave N Birmingham, AL	\$2,350,000	13,782 SF	\$170.51
A	Iron Age Building 212-218 20th St North Birmingham, AL	\$2,900,000	27,770 SF	\$104.43

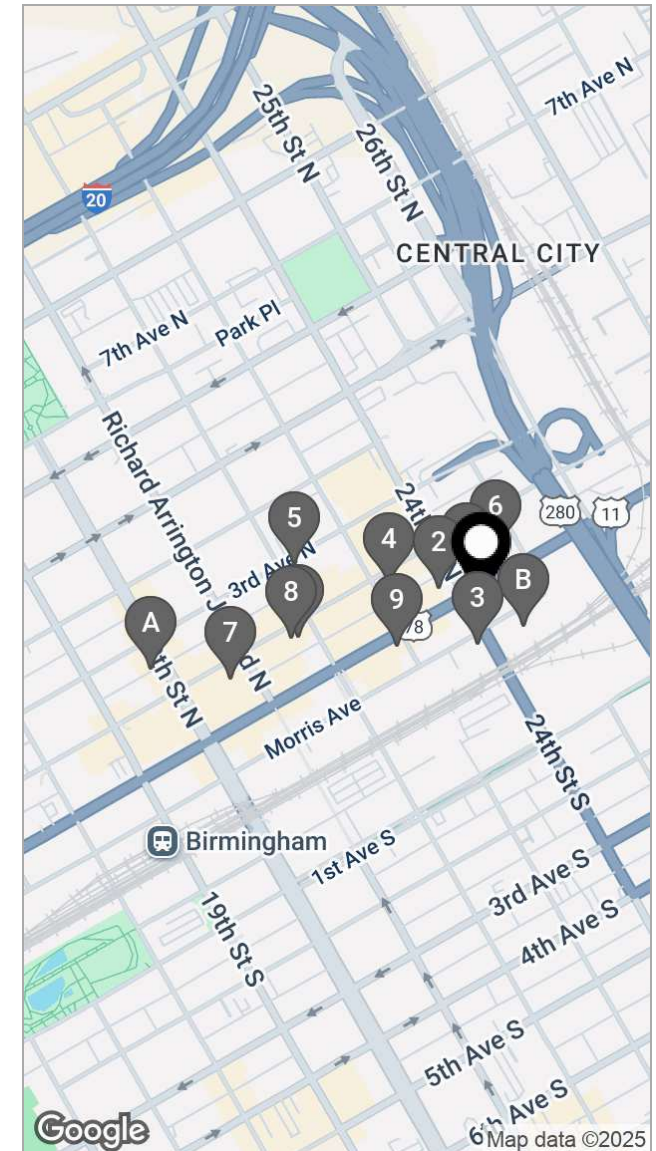


DIXIE STORE FIXTURES PORTFOLIO

2425 1st Ave N, 2417 1st Ave N, 2401 1st Ave N, 2401 Morris Ave, Birmingham, AL 35203

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	PRICE/SF
B	Morris Ave Warehouse 2409 Morris Ave Birmingham, AL	\$2,217,560	31,480 SF	\$70.44
C	Former Yeildings Department Store 2129 2nd Ave N Birmingham, AL	\$2,800,000	40,000 SF	\$70.00
	AVERAGES	\$2,023,936	19,488 SF	\$117.67



DEMOGRAPHICS

SECTION 3

DIXIE STORE FIXTURES PORTFOLIO

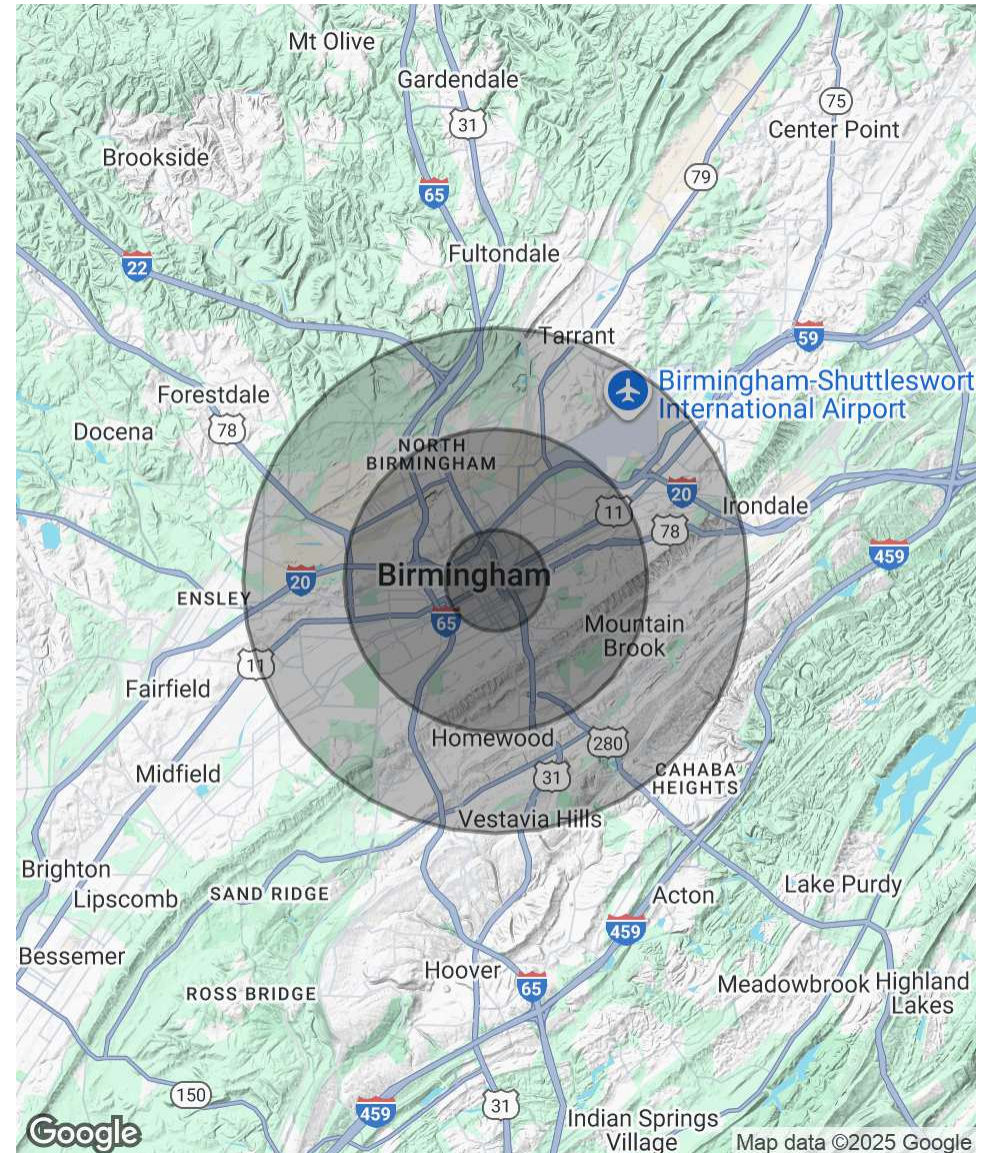
2425 1st Ave N, 2417 1st Ave N, 2401 1st Ave N, 2401 Morris Ave, Birmingham, AL 35203

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,176	73,092	150,485
Average Age	36	39	39
Average Age (Male)	35	38	38
Average Age (Female)	37	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,769	33,903	65,208
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$56,287	\$82,181	\$91,920
Average House Value	\$310,627	\$380,009	\$382,161

Demographics data derived from AlphaMap





ADVISOR BIOS

SECTION 4

DIXIE STORE FIXTURES PORTFOLIO

2425 1st Ave N, 2417 1st Ave N, 2401 1st Ave N, 2401 Morris Ave, Birmingham, AL 35203

ADVISOR BIO 1



JOHN TALLY

Principal and Qualifying Broker

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Direct: 205.757.0237

PROFESSIONAL BACKGROUND

Anchored in the heart of downtown Birmingham's real estate landscape, I have specialized in the sale and leasing of office and retail properties in the CBD since 2012. Offering dedicated, focused, expert commercial real estate advisory service, my approach is always tailored to the unique needs of each client.

I excel in fostering significant transactions that shape the city's skyline as well as the streetscape. I take pride in my ability to navigate the complexities of real estate deals, solving problems, and ensuring seamless experiences for all parties involved.

EDUCATION

Auburn University B.S. Business Administration - Transportation and Physical Distribution 2000

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