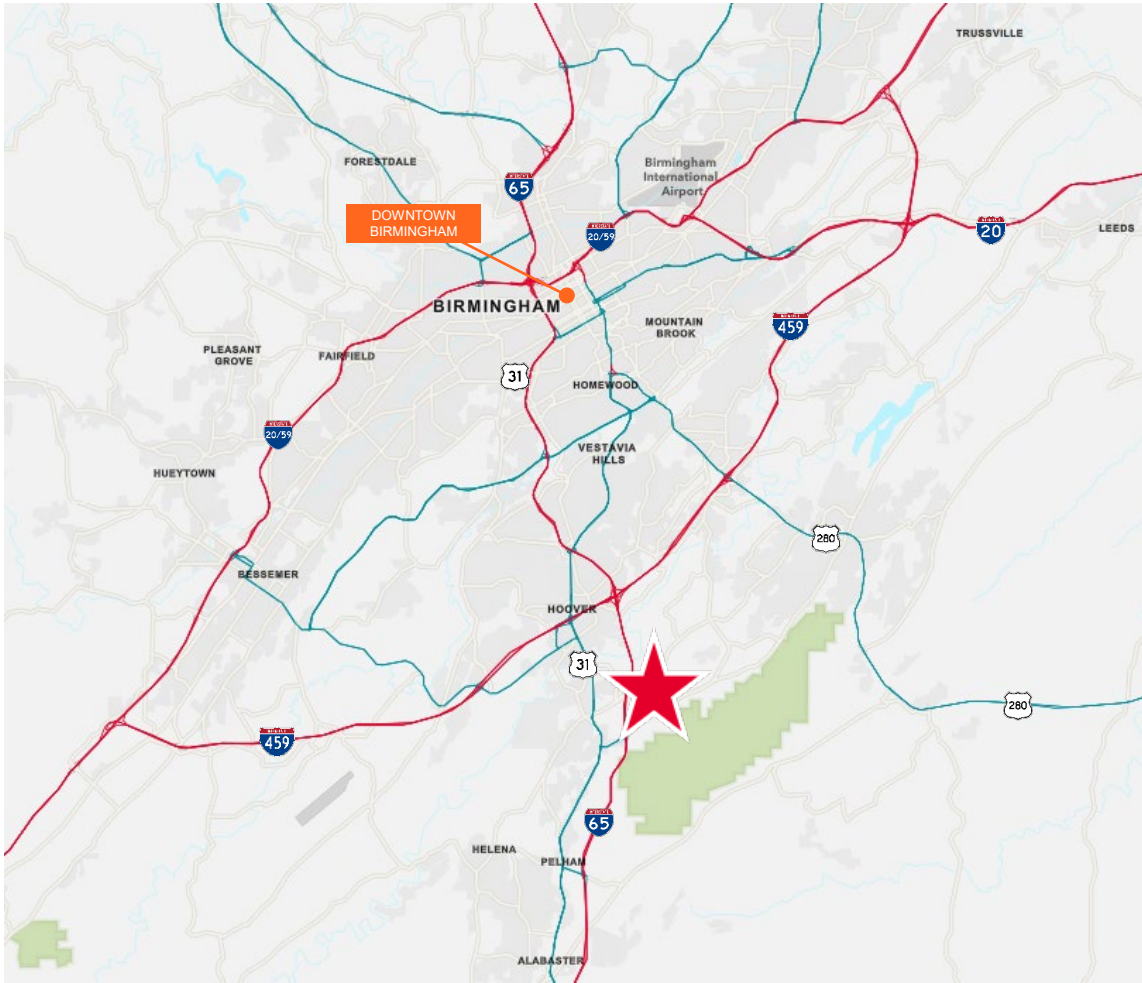




±38.7 ACRES AVAILABLE
SALE PRICE: \$4,000,000

PROPERTY HIGHLIGHTS

- Highly visible location for single user or multiple office building development
- Less than one mile from I-65
- All utilities available
- Close proximity to hotels, retail shops and restaurants
- Traffic Counts:
 - Valleydale Road – 26,785 vpd
 - I-65 at Valleydale Road – 125,801 vpd



KEY DISTANCES:

Interstate 65:	.6 Miles	2 Minutes
Interstate 459:	3.8 Miles	6 Minutes
U.S. Highway 31:	2.2 Miles	5 Minutes
U.S. Highway 280:	8.4 Miles	11 Minutes
Interstate 20/59 (Downtown Birmingham):	14.2 Miles	16 Minutes
Interstate 20:	17.6 Miles	19 Minutes

DEMOGRAPHICS:

	1-Mile	3-Miles	10-Miles
Population (2020)	3,165	42,963	360,454
Employees (2020)	1,100	23,721	296,936
Average HH Income (2020)	\$109,093	\$71,172	\$77,387

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