

# COMMERCIAL LOT FOR SALE

11575 Old Highway 280 @ Highway 11 ♦ Chelsea, AL ♦ 35043 ♦ Shelby County



1.65 +/- ACRE LOT / SALE PRICE: \$299,000

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

11575 Old Highway 280 @ Highway 11 ♦ Chelsea, AL ♦ 35043 ♦ Shelby County

- A+ Location poised for high growth.
- 1.65 +/- Acres
- 220' Road frontage on Old Hwy 280.
- Access installed at Highway 11.
- Zoned B-2, Overlay District, City of Chelsea
- Next to brand new Neighborhood Convenience Store.
- High visibility and exposure.
- Rough graded site has utilities available.
- Highway 11 traffic growing rapidly from I-65 in Pelham and Alabaster to U.S Highway 280 to Chelsea.
- Rare development opportunity with good land.
- Gateway to rapidly growing area.
- Outstanding growth trends.



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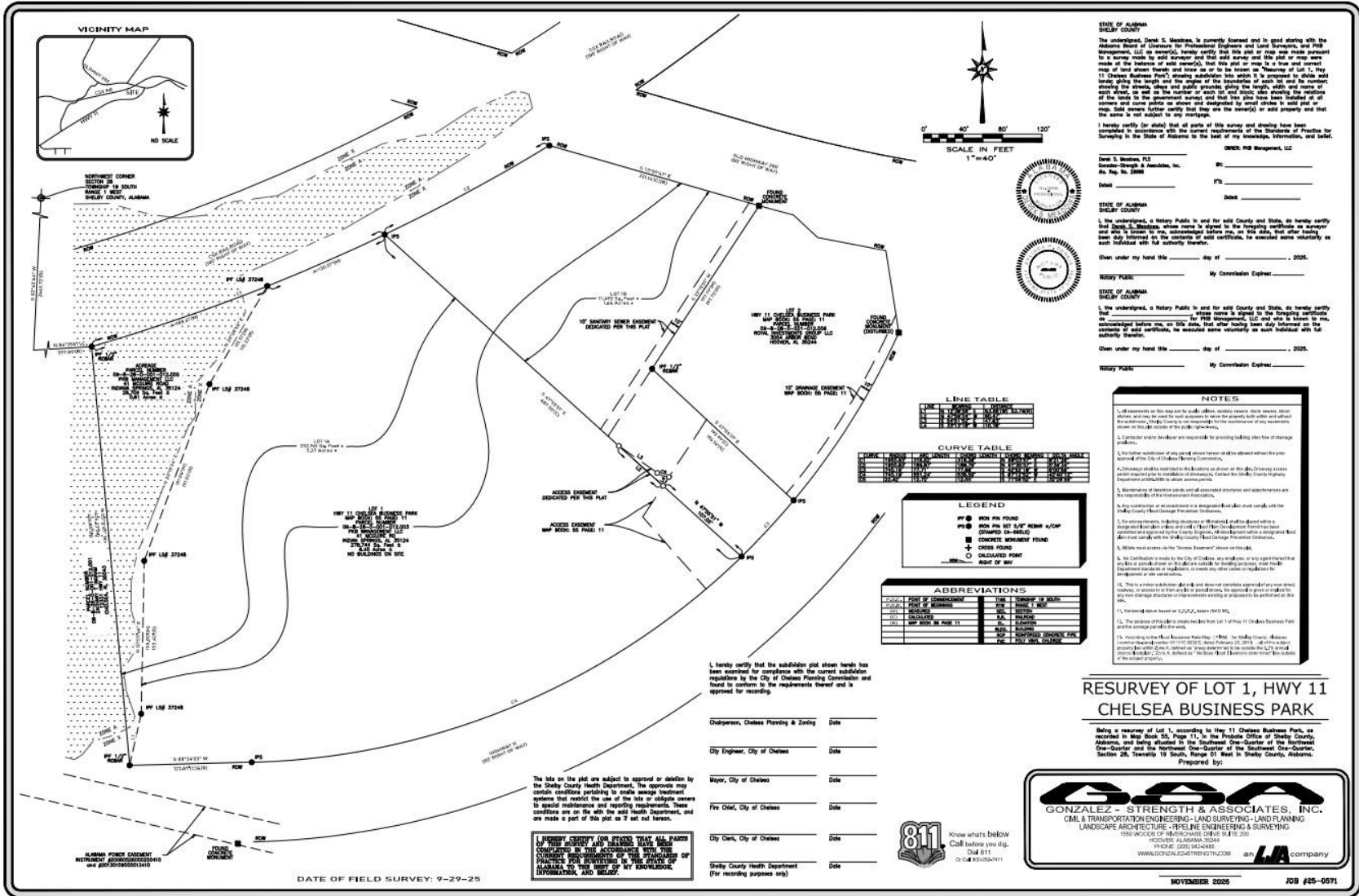
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# PROPOSED RESURVEY

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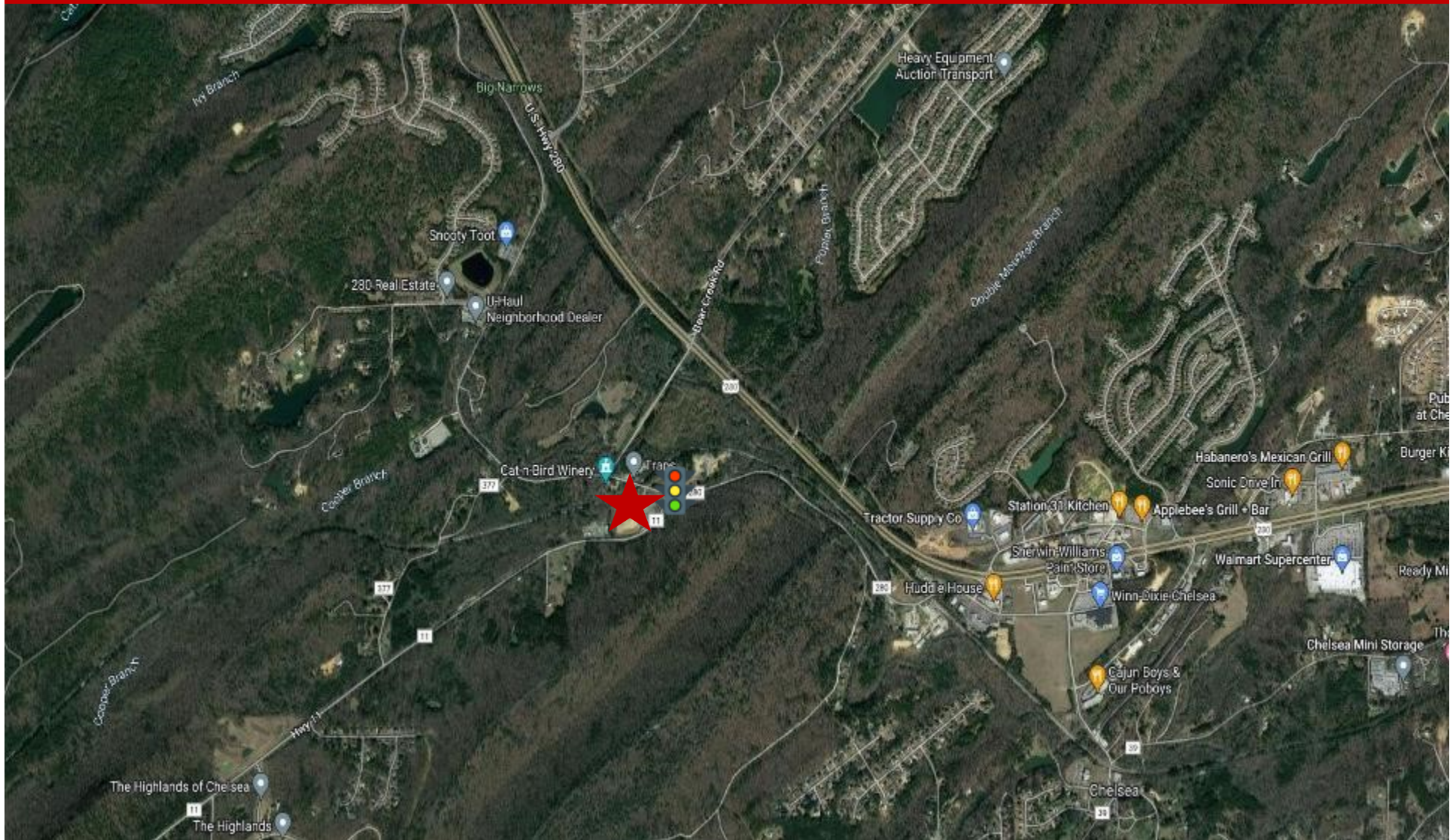
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# AERIAL PHOTO

11575 Old Highway 280 @ Highway 11 ♦ Chelsea, AL ♦ 35043 ♦ Shelby County

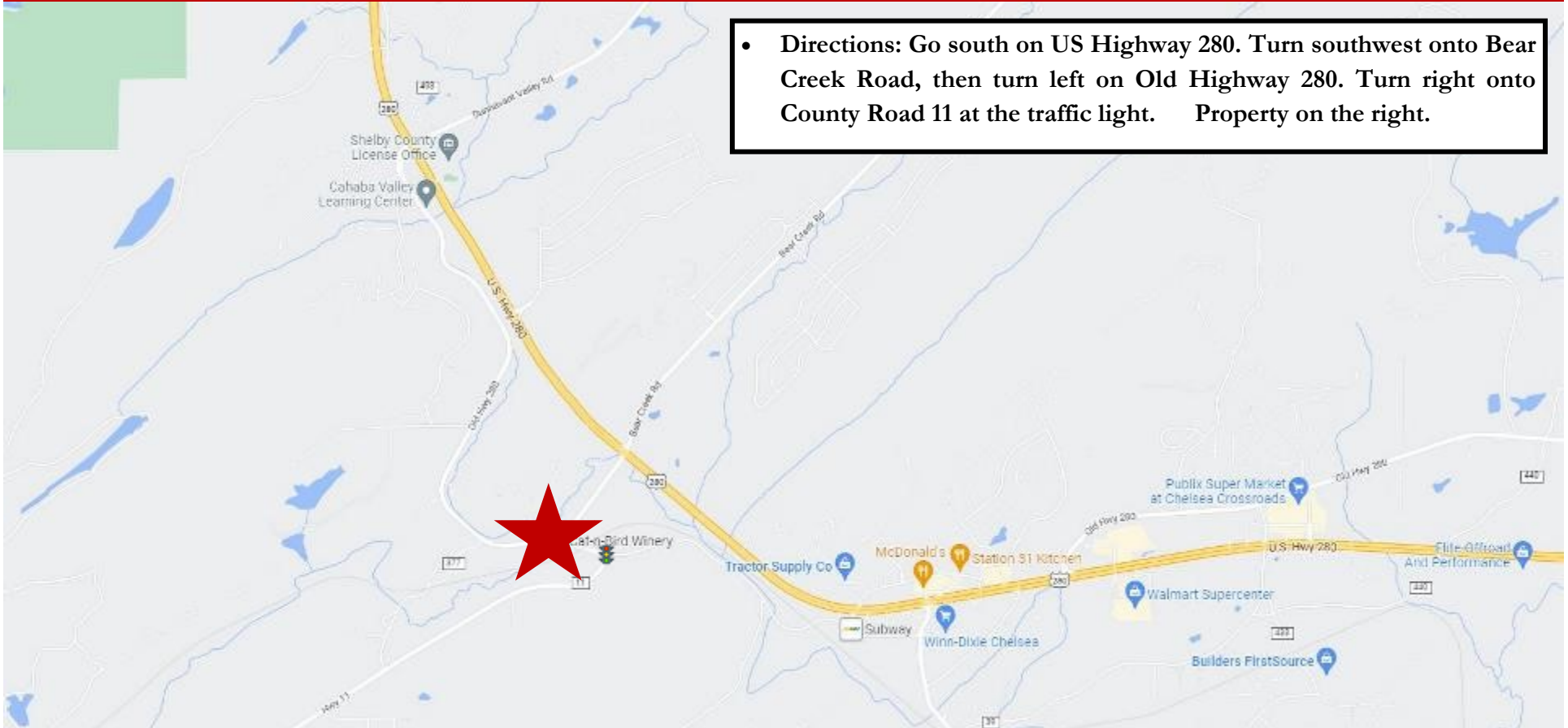




# LOCATION MAP

11575 Old Highway 280 @ Highway 11 ♦ Chelsea, AL ♦ 35043 ♦ Shelby County

- **Directions:** Go south on US Highway 280. Turn southwest onto Bear Creek Road, then turn left on Old Highway 280. Turn right onto County Road 11 at the traffic light. Property on the right.



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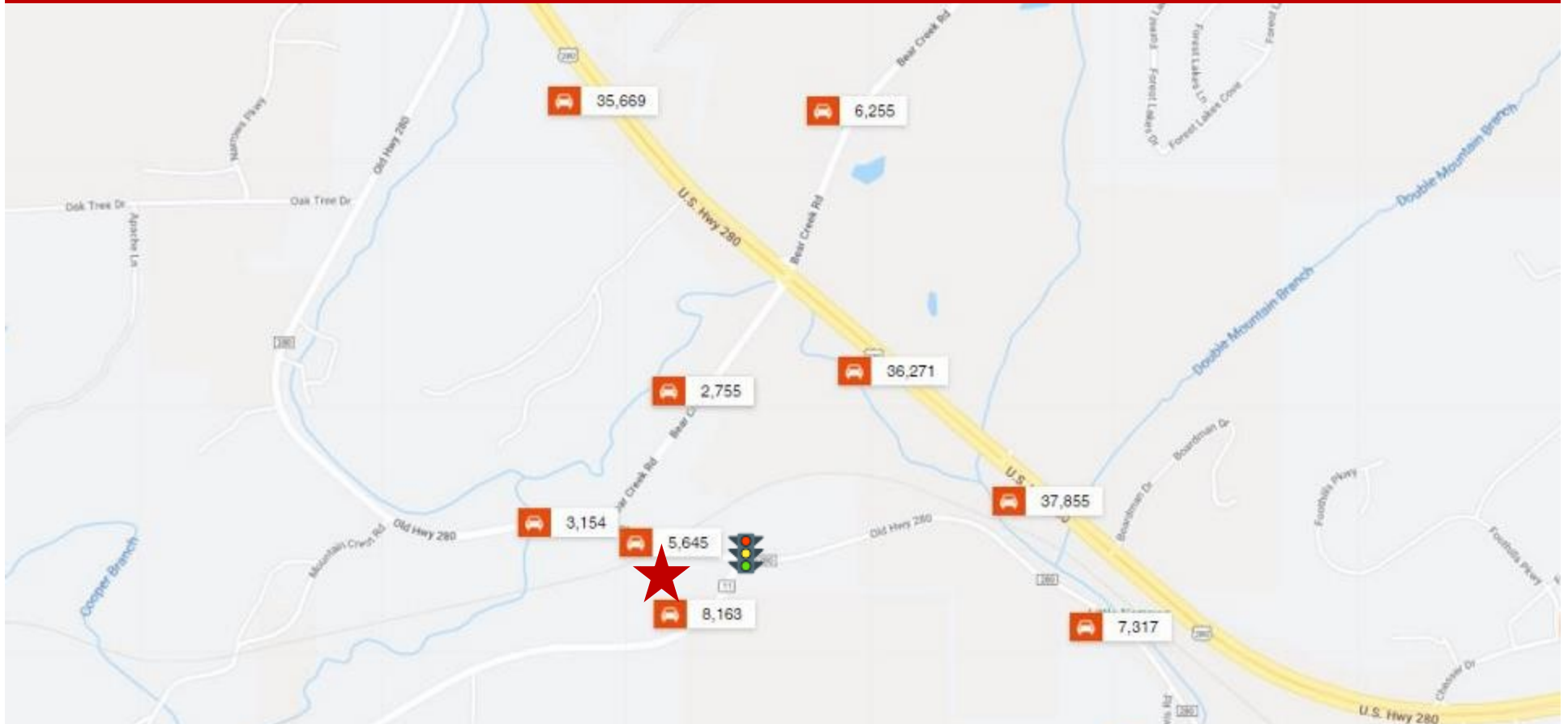
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# TRAFFIC COUNTS

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# DEMOGRAPHICS

11575 Old Highway 280 @ Highway 11 ♦ Chelsea, AL ♦ 35043 ♦ Shelby County

## DEMOGRAPHIC SUMMARY

11575 Old Hwy 280

Ring of 10 miles

### KEY FACTS

182,312

Population



75,744

Households

40.0

Median Age

\$78,080

Median Disposable Income

### EDUCATION

2.8%

No High School Diploma



14.1%

High School Graduate



23.1%

Some College/  
Associate's Degree



60.1%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$97,337

Median Household Income



\$58,076

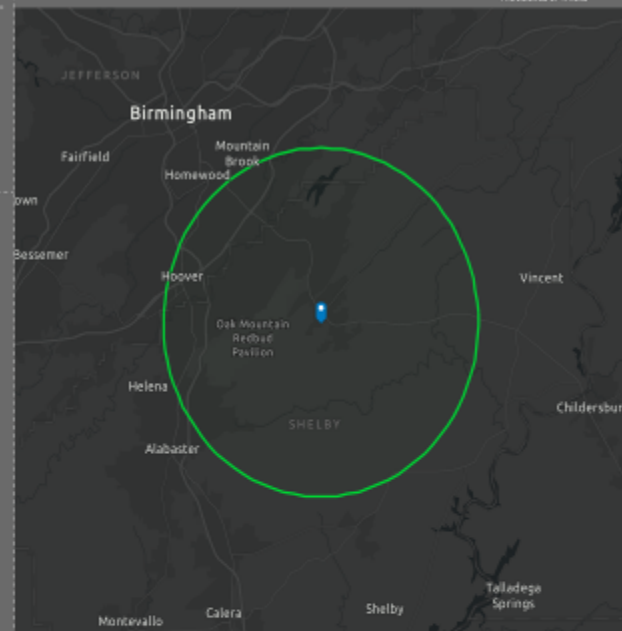
Per Capita Income



\$339,976

Median Net Worth

### HOUSEHOLD INCOME



### EMPLOYMENT



White Collar

78.5%



Blue Collar

11.7%



Services

11.3%

2.5%

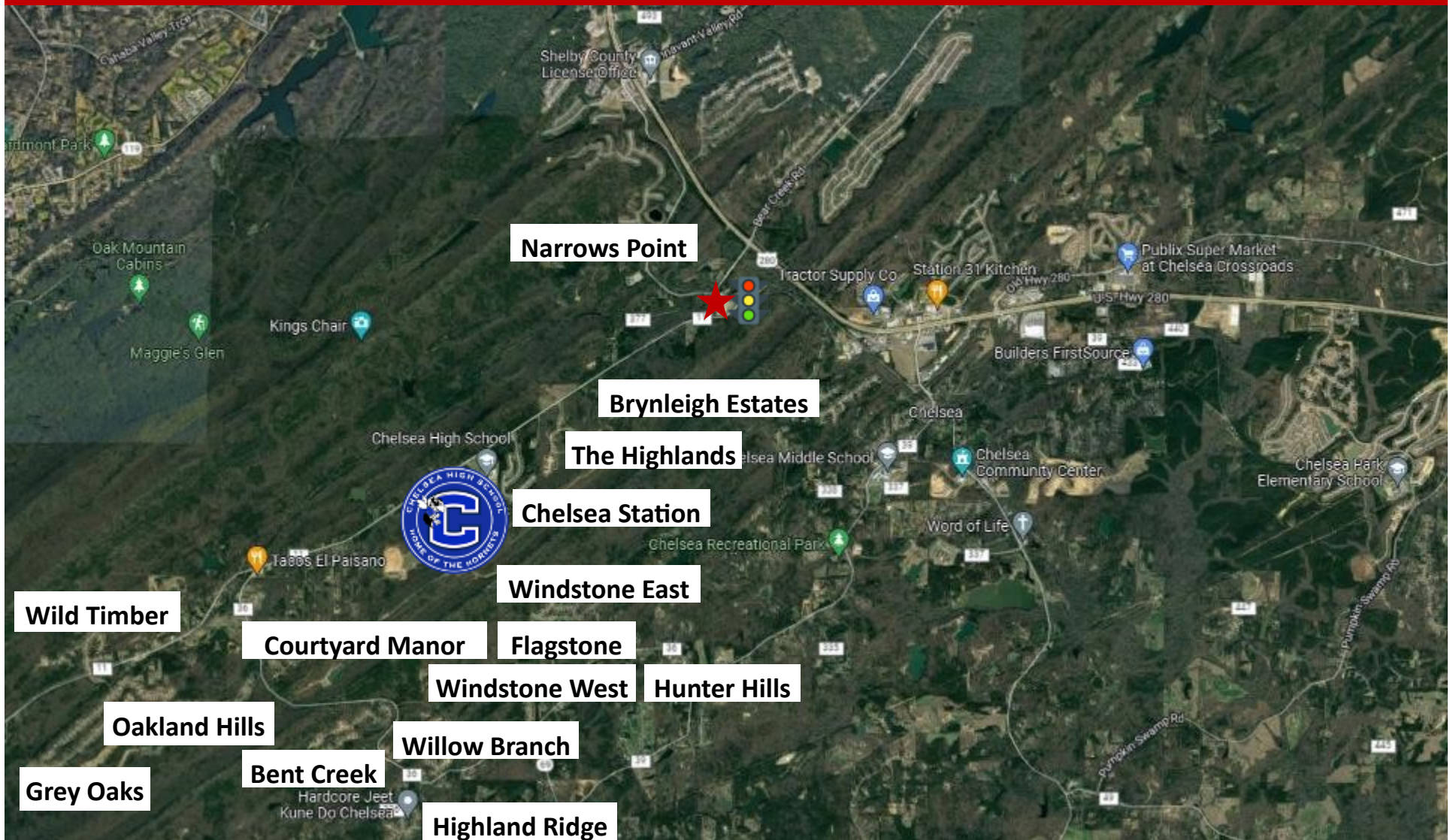
Unemployment Rate

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



# NEARBY NEIGHBORHOODS

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