

# BUILD-READY LOT FOR SALE

Yeager Court ♦ Pelham, AL ♦ 35124 ♦ Shelby County



**2.62 ± Acres with Lot ♦ Site Engineered for 9,800 ± SF Building ♦ Sale Price: \$350,000**

**MARK DINAN**  
Commercial & Investment Real Estate

**205-980-3434**

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

# PROPERTY DETAILS

Yeager Court ♦ Pelham, AL ♦ 35124 ♦ Shelby County

- ♦ Fully prepared Lot ready to construct your new, dream building.
- ♦ 7,500 +,- 9,600 +,- SF Building Pad.
- ♦ 2.62 ± Acre Lot.
- ♦ Easy parking, loading and turnaround areas.
- ♦ Dock and Drive-in truck loading available.
- ♦ All utilities stubbed to the Lot.
- ♦ Turnkey design build opportunity available.
- ♦ Driveway installed.
- ♦ Highly sought-after Pelham area.
- ♦ Zoned M-1 Light Industrial
- ♦ Very Rare availability of a pad ready lot.
- ♦ Outstanding location for business.
- ♦ Ideal for Office Warehouse development.
- ♦ Excellent Access to I-65 and U.S. Highway 31/Pelham Parkway.



**Mark Dinan, MBA, CCIM**

(o) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

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Commercial & Investment Real Estate

MEMBER:  Experts in Commercial Investment Real Estate  
  LoopNet™  CREXi

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# LOT PHOTO

Yeager Court ♦ Pelham, AL ♦ 35124 ♦ Shelby County



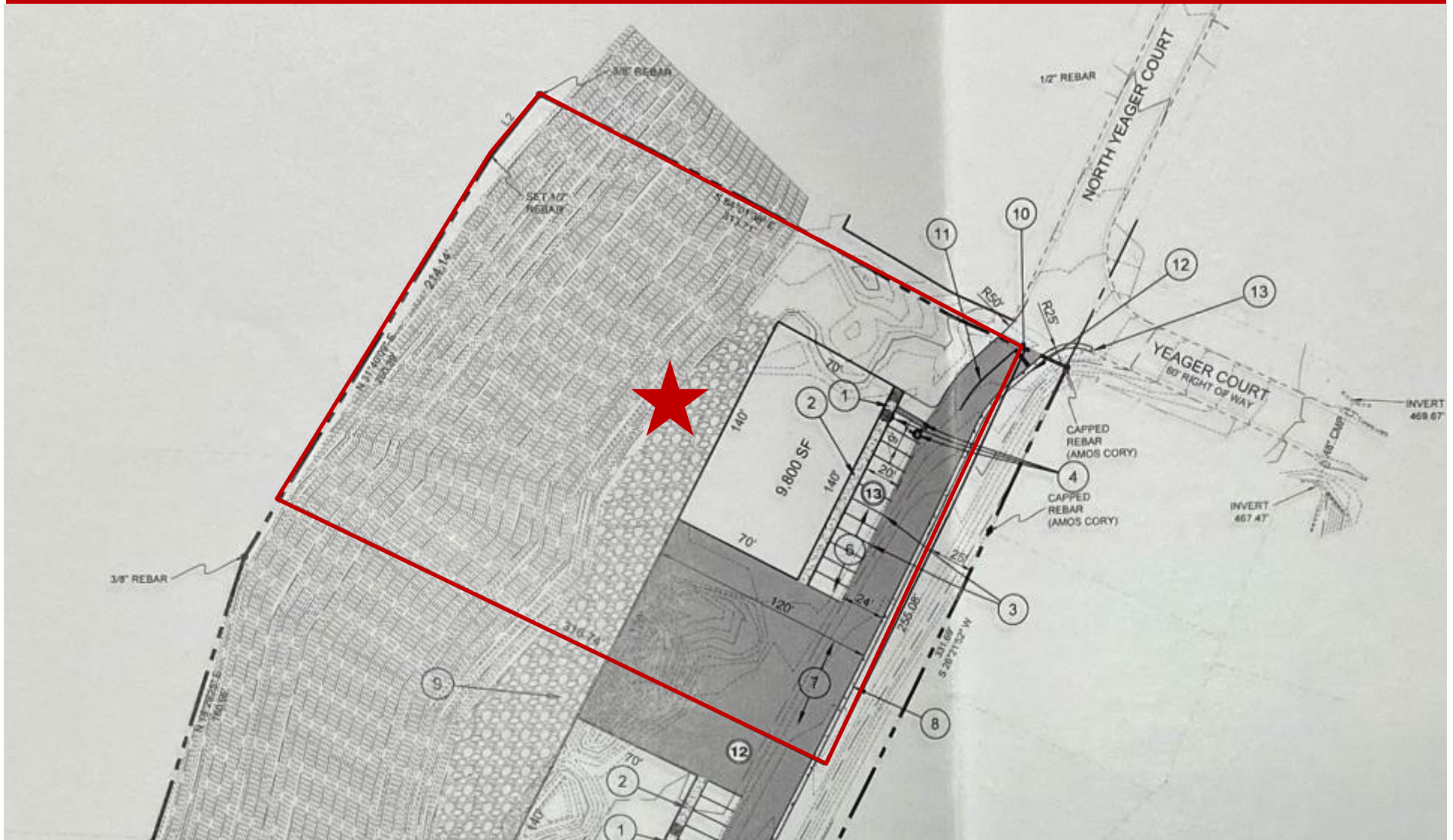
# LOT PHOTO

Yeager Court ♦ Pelham, AL ♦ 35124 ♦ Shelby County



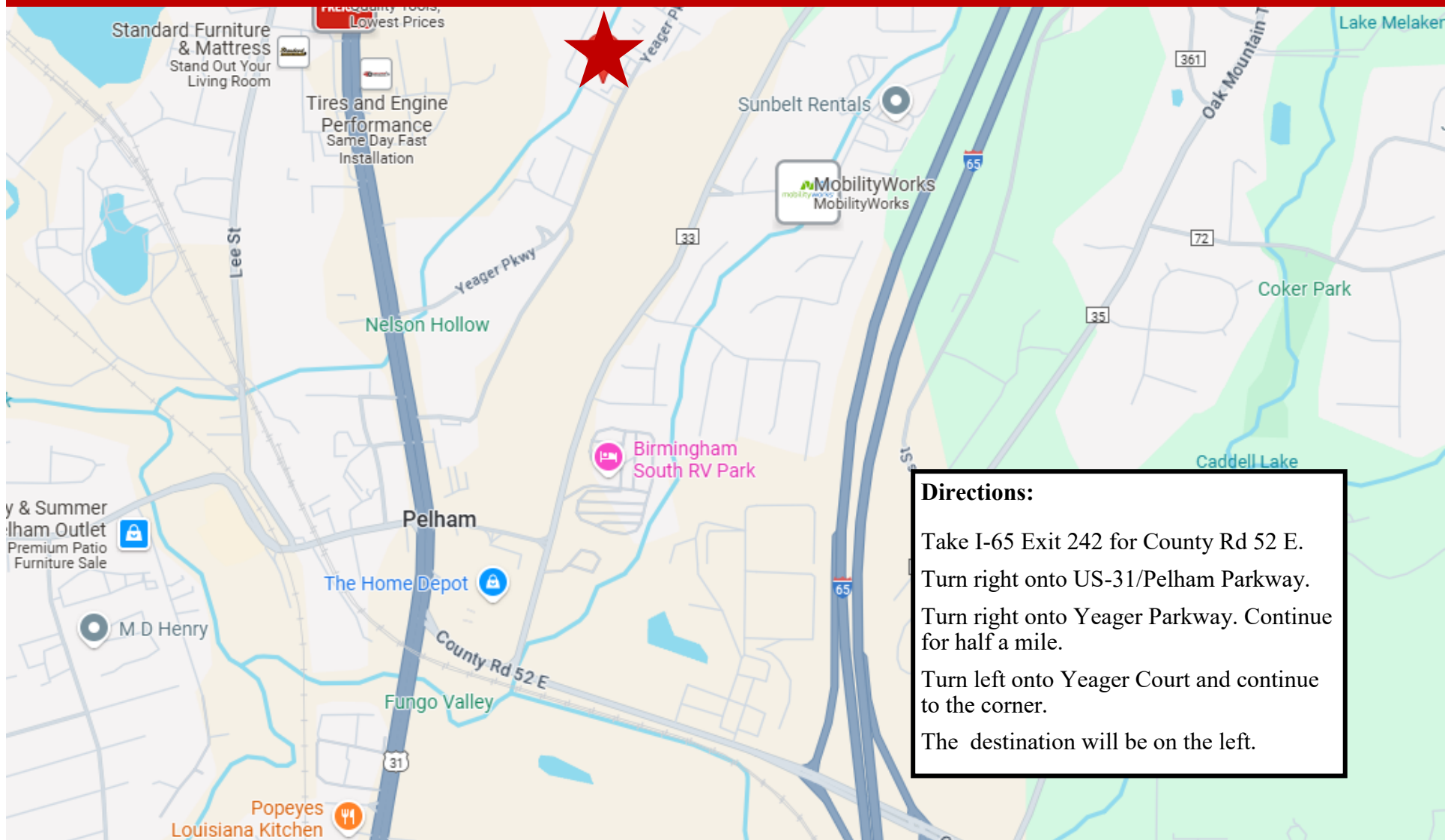
# SITE PLAN

Yeager Court ♦ Pelham, AL ♦ 35124 ♦ Shelby County



# LOCATION MAP

Yeager Court ♦ Pelham, AL ♦ 35124 ♦ Shelby County



## Directions:

Take I-65 Exit 242 for County Rd 52 E.

Turn right onto US-31/Pelham Parkway.

Turn right onto Yeager Parkway. Continue for half a mile.

Turn left onto Yeager Court and continue to the corner.

The destination will be on the left.

# DEMOGRAPHICS

Yeager Court ♦ Pelham, AL ♦ 35124 ♦ Shelby County

## DEMOGRAPHIC SUMMARY

Ring of 5 miles

### KEY FACTS

79,394

Population



30,549

Households

39.6

Median Age

\$75,268

Median Disposable Income

### EDUCATION

3.9%

No High School Diploma



19.1%

High School Graduate



25.1%

Some College/  
Associate's Degree



51.9%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$92,786

Median Household Income



\$48,147

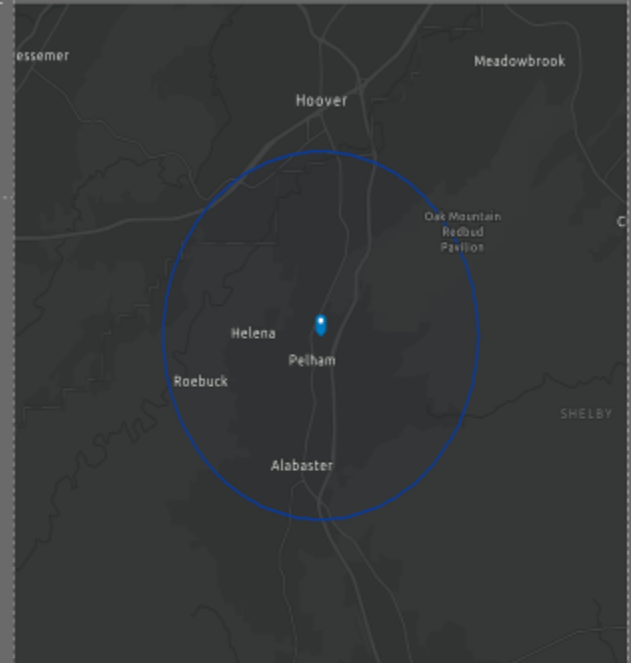
Per Capita Income



\$355,987

Median Net Worth

### HOUSEHOLD INCOME



### EMPLOYMENT



74.3%

White Collar



14.9%

Blue Collar



11.7%

Services

2.5%

Unemployment Rate