



For Sale

prime development Land For sale in Moody off of I-20 exit with owner financing available
3265 us highway 78
leeds, AL 35094



Property Description

Unlock a world of potential with this prime property located in the thriving Birmingham area. Boasting a strategic location with easy access to major transportation routes, the property at 3265 US Highway 78, Leeds, AL, 35094 is perfectly positioned for a variety of development opportunities. Spanning [+/- 5.3 acres], the expansive grounds offer ample space for diverse investment ventures, whether it be a new commercial development, industrial facility, or other lucrative projects. With its desirable Birmingham location and promising potential, this property presents a compelling opportunity for astute land and other investors seeking to make a strategic investment in this dynamic market.

Property Highlights

- -Tremendous development opportunity
- -one of the most rapidly growing areas in the metro
- -Located off exit 147 just off of I-20

Offering Summary

Sale Price:	\$799,000
Lot Size:	5.3 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	508	4,793	9,942
Total Population	1,252	11,869	24,434
Average HH Income	\$70,695	\$69,959	\$67,725

Vijayakumar Arunachalam

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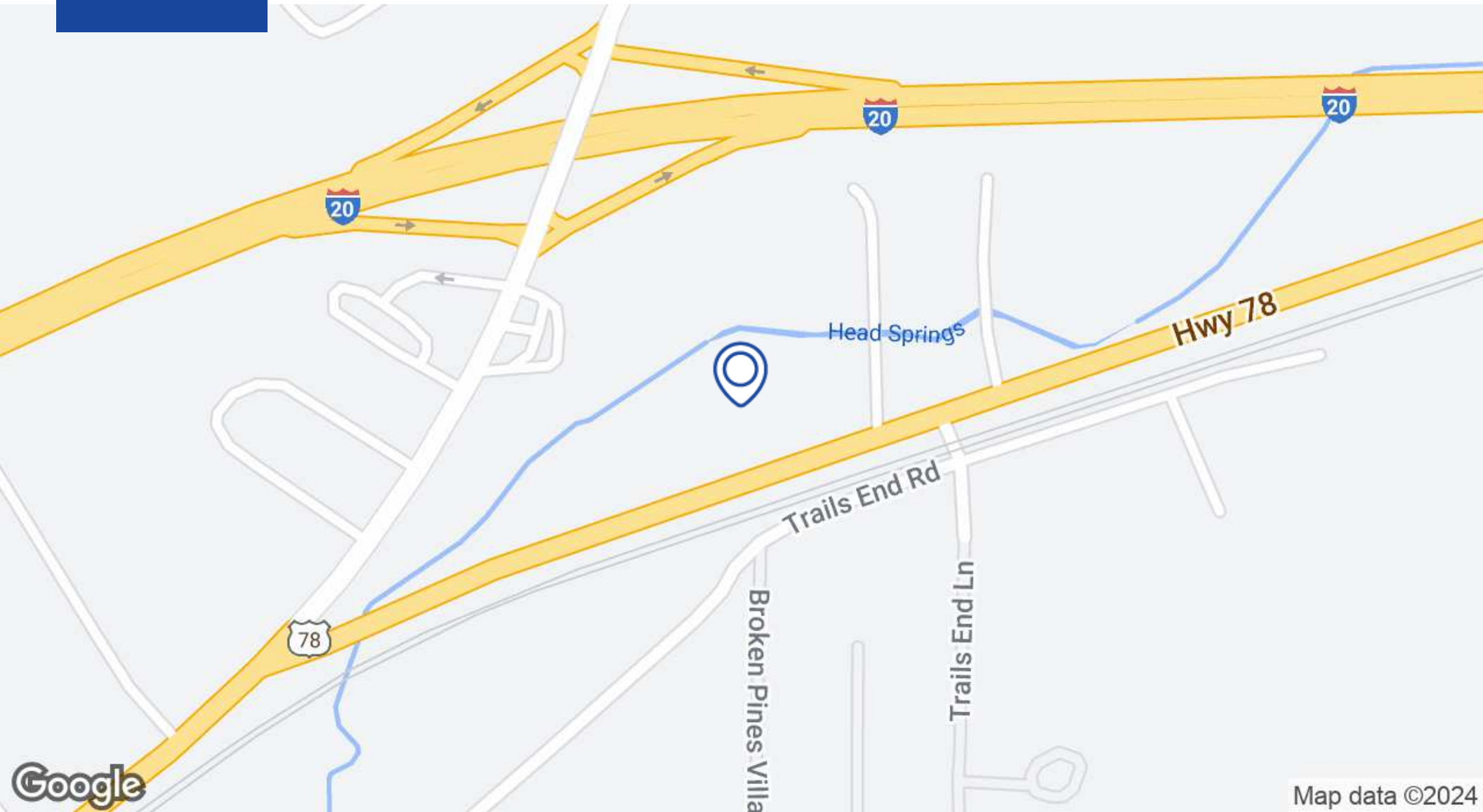
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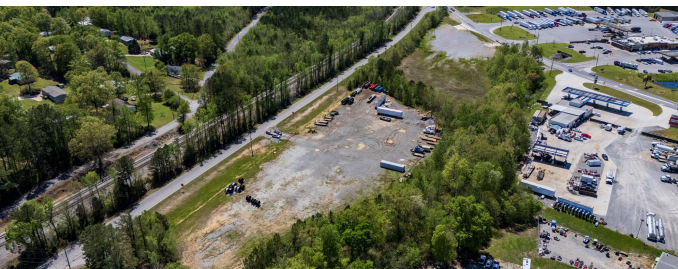
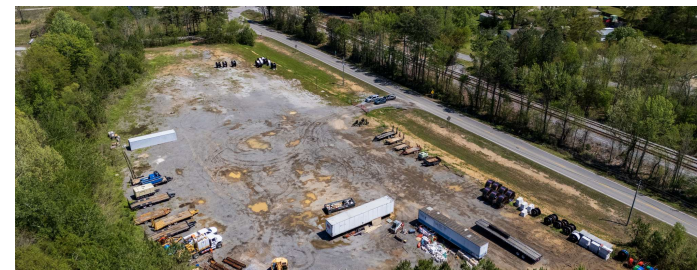
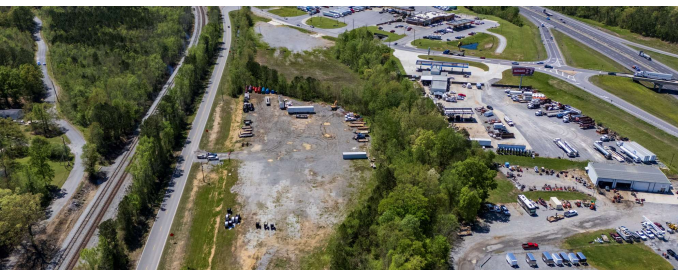
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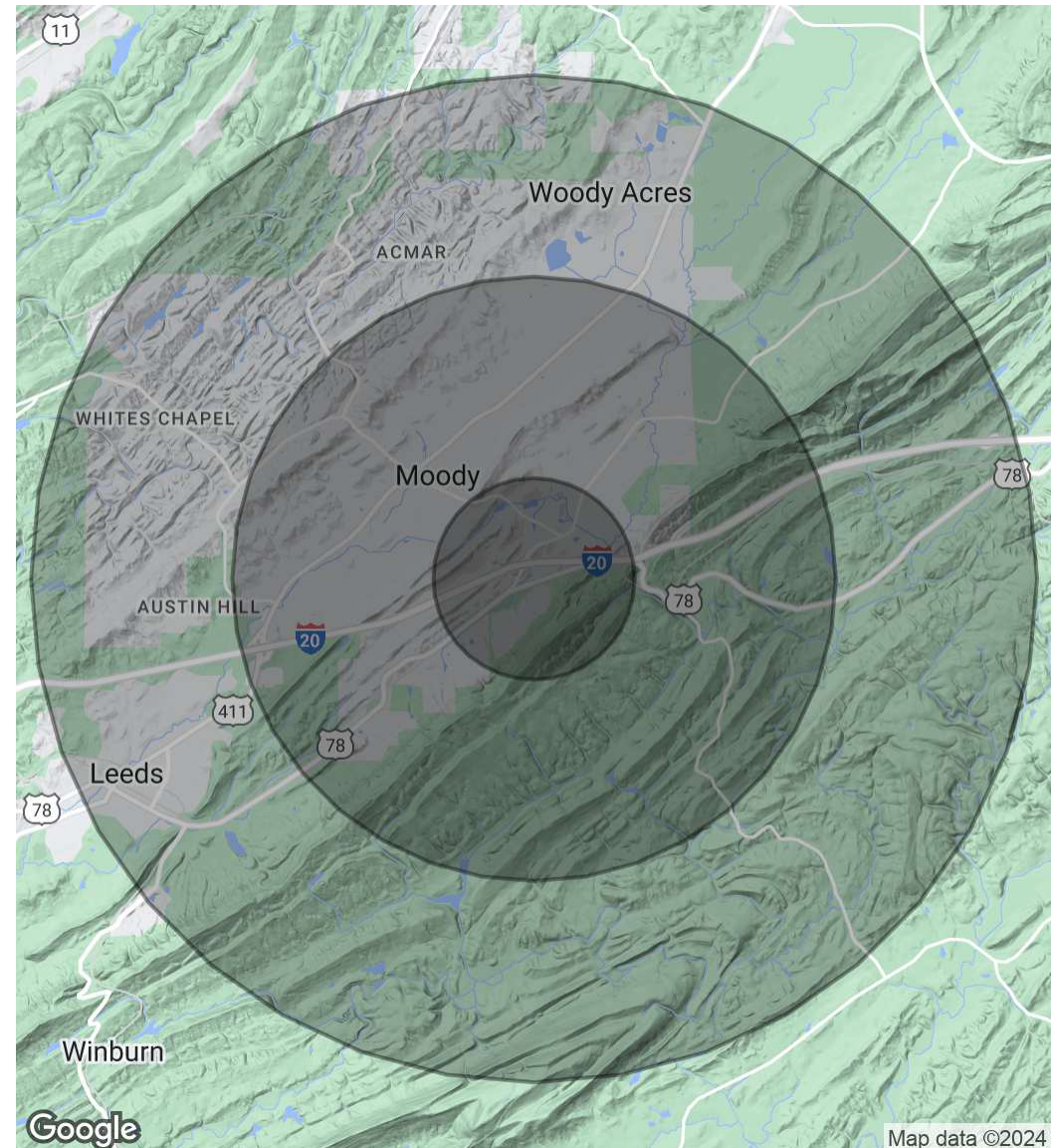
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	1 Mile	3 Miles	5 Miles
Total Population	1,252	11,869	24,434
Average Age	38.8	39.6	39.6
Average Age (Male)	35.4	37.2	37.3
Average Age (Female)	39.6	40.8	41.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	508	4,793	9,942
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$70,695	\$69,959	\$67,725
Average House Value	\$173,969	\$176,644	\$178,466

2020 American Community Survey (ACS)



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