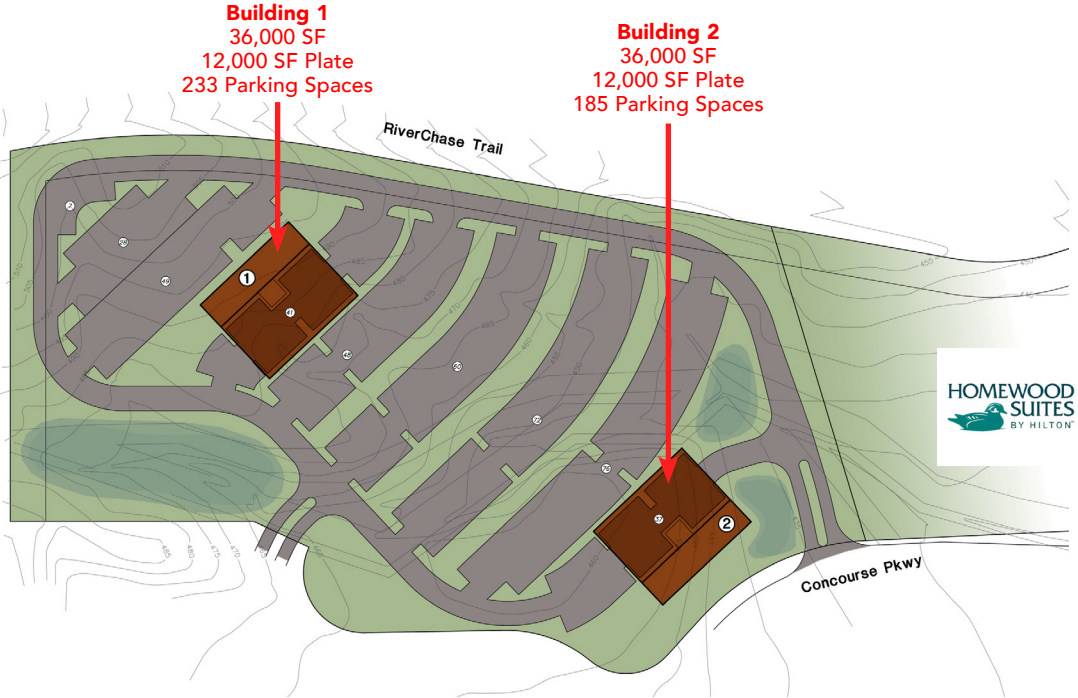


DEVELOPMENT LAND FOR SALE

CALL FOR PRICING

- 7.5 Acres
- Ideal for Medical, Office or Industrial Use
- North Shelby County - Riverchase Address
- Easy access to I-65 and Highway 31
- Growing High Traffic Area/Communities
- Site planned for two 36,000 SF Buildings
- Covered parking and great parking ratio



DEMOGRAPHICS:

POPULATION

1 miles	3,982
3 miles	41,424
5 miles	97,029

AVERAGE HH INCOME

1 miles	\$ 70,537
3 miles	\$ 93,924
5 miles	\$ 111,013

DAYTIME BUSINESS POPULATION

1 miles	9,262
3 miles	33,781
5 miles	59,739

TRAFFIC COUNTS

On Valleydale Road:	± 25,750 vehicles/day
On Highway 31:	± 26,900 vehicles/day



The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

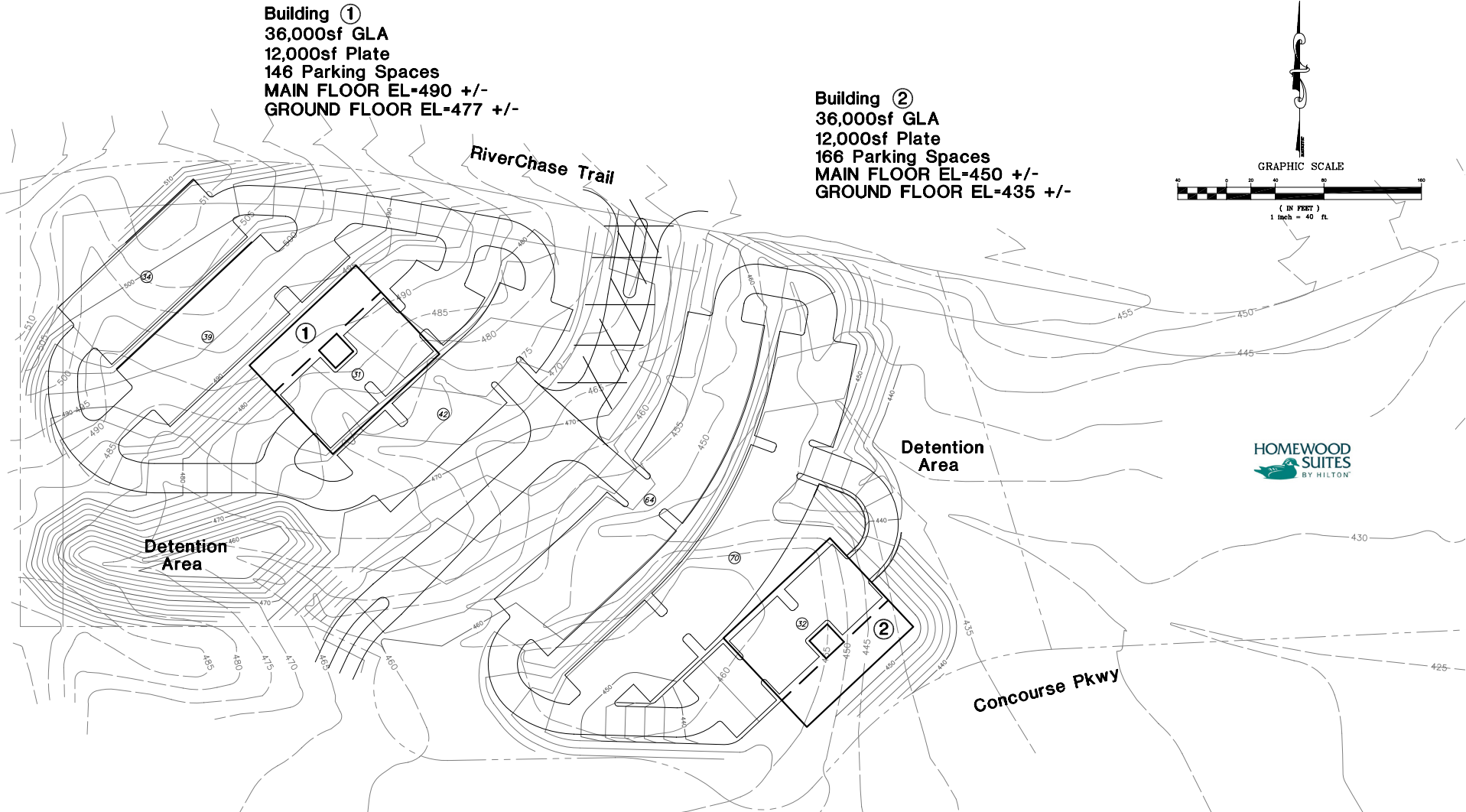
Charlie Norton
 cnorton@harbertrealty.com
 205.458.8116

2 North Twentieth Street
 Suite 1700
 Birmingham, AL 35203

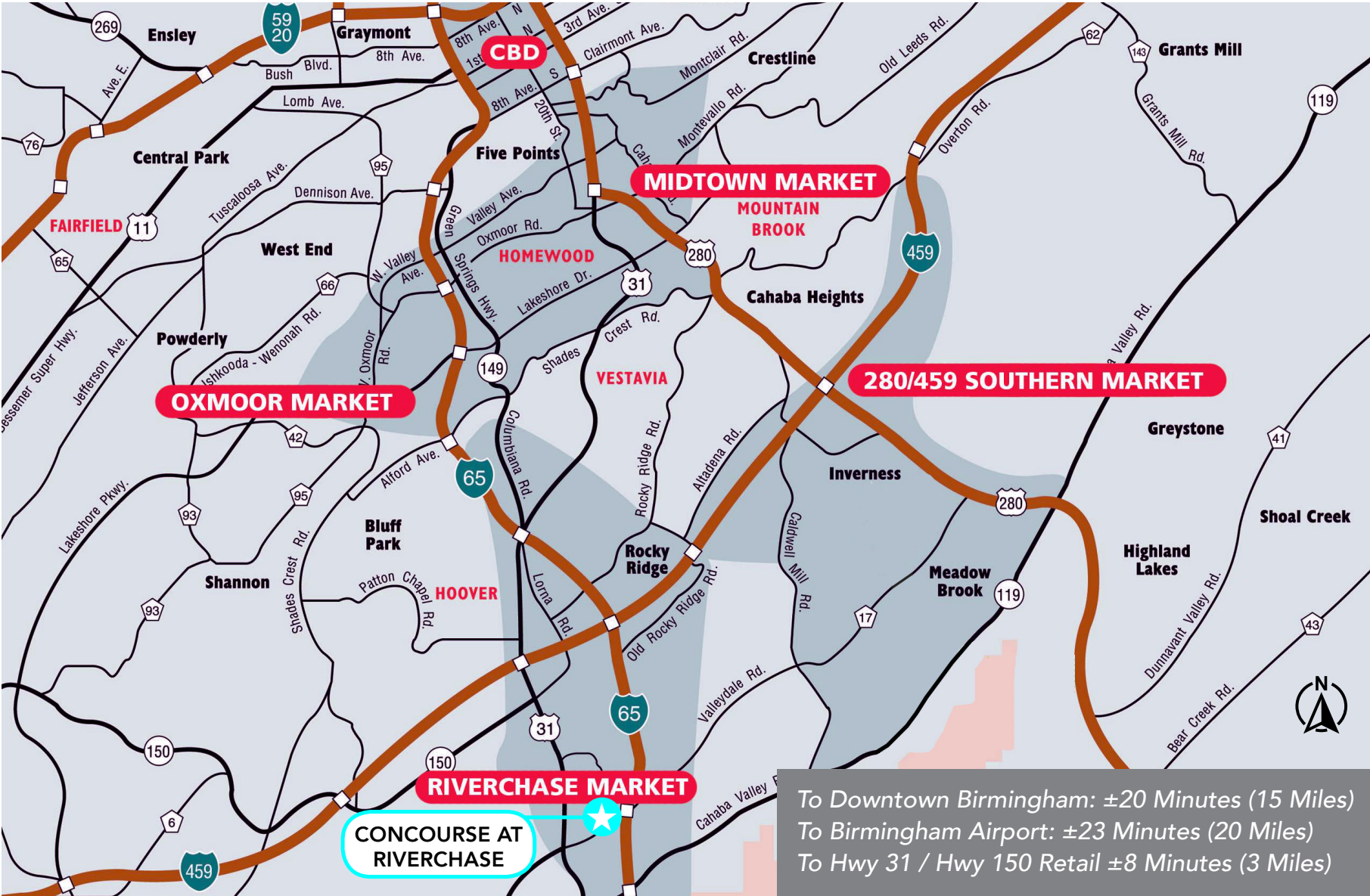
HarbertRealty.com
 205.323.2020

Building ①
36,000sf GLA
12,000sf Plate
146 Parking Spaces
MAIN FLOOR EL-490 +/-
GROUND FLOOR EL-477 +/-

Building ②
36,000sf GLA
12,000sf Plate
166 Parking Spaces
MAIN FLOOR EL-450 +/-
GROUND FLOOR EL-435 +/-







To Downtown Birmingham: ±20 Minutes (15 Miles)
 To Birmingham Airport: ±23 Minutes (20 Miles)
 To Hwy 31 / Hwy 150 Retail ±8 Minutes (3 Miles)