

2434 Old Rocky Ridge Road, Birmingham, AL 35216

FOR SALE

HOOVER DEVELOPMENT SITE

GrahamCompany.com

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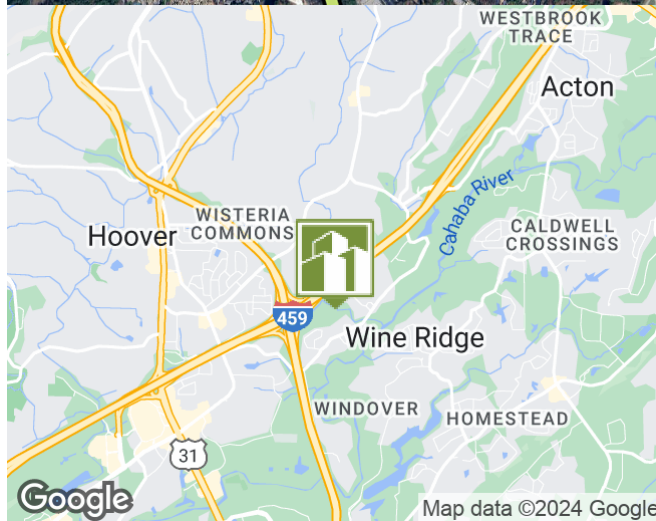
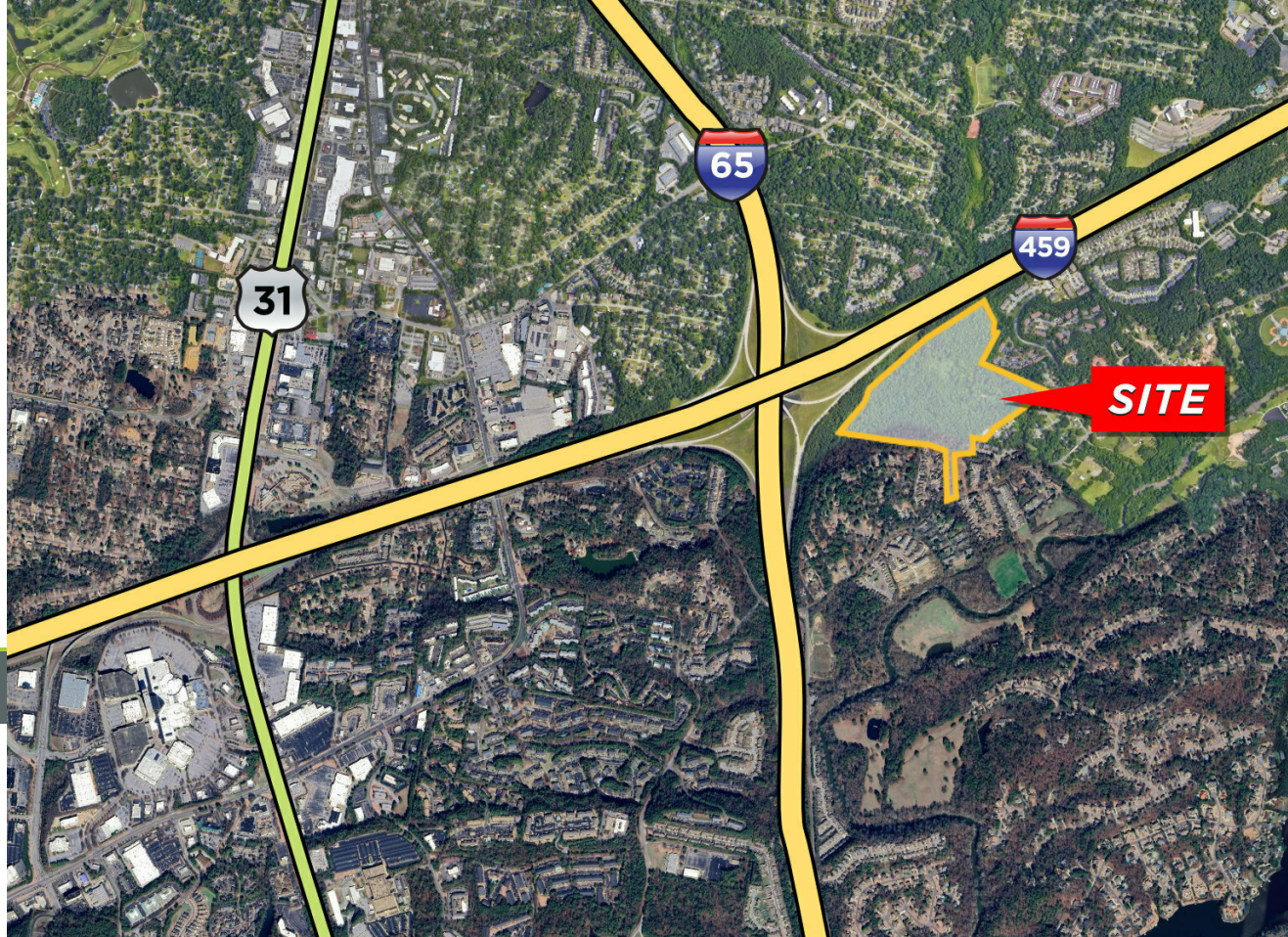
SITE SIZE 58.67 Acres

ZONING R-4, City of Hoover

SALE PRICE: \$3,900,000

PROPERTY HIGHLIGHTS

- Development site with great centralized location and perfect for residential community
- Utilities available to site
- Easy access from Old Rocky Ridge Road
- Property is surrounded by established neighborhoods: Acton Ridge, River Forest, Windhover Condominiums, Sky Ranch and Lennox Townhomes and Condominiums
- Fantastic location provides convenient access to US Hwy. 31, I-459 & I-65, banks, schools, shopping, and restaurants



AREA DESCRIPTION

The City of Hoover is one of the fastest growing cities in the State of Alabama. Hoover is a primary city of the census designated Birmingham-Hoover MSA and an economic driver for the region. The City of Hoover has an estimated population of 93,000 and an average household income of \$158,244. The city is home to several national and regional corporate headquarters, including AT&T Alabama, BlueCross BlueShield of Alabama, McLeod Software, and Hanna Steel. The City of Hoover is spearheading the new Riverwalk Village, a health wellness development on a 90-acre tract. It will incorporate existing 450,000 SF of corporate offices, which include the North and South buildings used for Regions Bank's Riverchase operations center.



Information deemed reliable; not guaranteed.

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