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## SELF-STORAGE OR COMMERCIAL FLEX SITE

**I-65 Crest Site - 1.8 acreS++**

**Immediately off I-65N exit 256-B**

**\$550,000**



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**FOR ADDITIONAL INFORMATION CONTACT:**

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## PROPERTY INFORMATION

The Property consists of 5 contiguous parcels together totaling 2.76 acres\*. Approx. 1.8 acres is usable (the remainder is on opposite side of road and has steep topo.)

\*as shown on Jefferson County Tax records

<u>Address</u>	<u>Parcel ID</u>
290 Costner Drive	22 00 01 1000 008.000
City of Fultondale	22 00 01 2 000 007.000
(Jefferson County)	22 00 01 1 000 007.000
AL 35068	22 00 01 1000 006.000
	22 00 01 2000 001.000



**Zoning:** B-2 General Business District, City of Fultondale.

This permits most typical commercial uses. Mini warehouses are permitted by Special Exception. (See attached excerpt from City of Fultondale Zoning Ordinance)

### Suggested

**Uses:** Storage (commercial, climate controlled self-storage), warehouse/commercial flex with retail frontage, service companies desiring customer visibility, small distribution businesses.

### Opportunity

**Zone:** Yes

**Utilities:** Sewer: (Jefferson County) runs along Decatur Hwy, and the site has two sewer easements along borders. The site is also expected to perc satisfactory to support septic waste treatment.

Water: (Birmingham Water Works)

Power: (Alabama Power) available at Sites



**Access:**

The Site is served by I-65 interstate exits at both its southern and northern approaches.

Costner Rd. provides access to the Site one block from the foot of Fultondale Exit 256-B on I-65N.

Fultondale's second exit from I-65, Walker Chapel Rd/Promenade Fultondale Power Center is 1.4 miles north of the Site.

A Shell gas station and two hotels landmark either side of the Costner Rd. entry to the Site on Decatur Hwy.



**Visibility:**

The site is highly visible from I-65 travelling both north (**82,545 traffic count**) and south (**97,598 traffic count**).



The site sits approx. 30 feet above the interstate giving excellent visibility and landmarking of a building's signage.

## USES:

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**Flex Warehouse/Commercial:** The site's convenient access to interstate and signage capability overlooking I-65 make this a great location for small commercial flex space. The site's gentle rise allows for a two story configuration with grade-level access at each level.



**Self-Storage:** The Property is expected to compete with storage facilities in and around downtown Birmingham. (The Property is 6.7 miles/9 minutes from downtown.) It's location strength is quick and easy access from I-65 from downtown, and high visibility.

Demand from the downtown submarket is especially strong because downtown residential is composed of multifamily condominiums and apartments.

There are only two storage facilities north of downtown:

StoreEase, a single-story self-storage facility approx. 4.4 miles/8 minutes north of the Property and 11 miles/16 minutes north of the downtown. StoreEase is situated outside of any developed retail or dense residential uses, has not access cut in the divided Decatur Hwy, and survives off internet listings due to its lack of any high traffic exposure.

Fieldstone Rd. Self Storage, more of a traditional single story self-storage design sits on a secondary semi-rural road at the base of a large garden home development but is neither convenient to interstate or downtown.

Downtown storage prices (all 10x 10):

	<u>Inside, CC</u>	<u>outside access</u>	<u>address</u>
1. Property			290 Costner Drive 35068
2. StoreEase	N/A	\$117 - \$103	3006 Decatur Hwy. 35068
3. Fieldstown Rd. Storage	\$145	\$101	2241 Fieldstone Rd. 35117
4. Metro Ministorage	\$110	\$154	900 17 <sup>th</sup> St. N. 35203
5. Morningstar Storage	\$124	N/A	417 22 <sup>nd</sup> St. N 35203
6. Lakeview Self Storage	\$205*	N/A	612 32 <sup>nd</sup> St. 35233

\*only one unit avail., price shown is for 10 x 15

7. Public Storage	\$176	N/A	1224 27 <sup>th</sup> Place S 35205
8. Morningstar	\$129	\$149	1905 Richard Arrington Jr. Blvd. 35209
9. Extra Space	\$176	\$150	501 Palisades Blvd 35209
10. Neighbors	(wait list)		1549 Cooper Hill Rd. 35210
11. ExtraSpace	\$156	\$100	115 Grace Baker Rd 35210
12. Morningstar	\$219		1533 Montclair Rd. 35210
	\$288 (ground floor access)		
13. Public Storage	\$123 - \$146		5600 Oporto Madrid
14. Public Storage	\$157 - \$191		1911 Crestwood Blvd. 35210
15. Devon Self Storage	\$109 - \$135	\$110	2300 Crestwood Blvd. 35210
16.			

(Location Map of competitive properties shown on next page.)

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- COMPETITION**
- 1 290 Costner Dr
  - 2 3006 Decatur Hwy
  - 3 Point 3
  - 4 900 17th St N
  - 5 417 22nd St N
  - 6 612 32nd St S
  - 7 1224 27th Pl S
  - 8 1905 Richard Arrington Jr Blvd S
  - 9 501 Pallsades Blvd
  - 10 1549 Cooper Hill Rd
  - 11 115 Grace Baker Rd
  - 12 1533 Montclair Rd
  - 13 5600 Oporto Madrid Blvd S
  - 14 1911 Crestwood Blvd
  - 15 2300 Crestwood Blvd

