

HOTEL / RESTAURANT / RETAIL SITES FOR SALE

Highway 35 @ I-65 ♦ Pelham, AL ♦ 35124 ♦ Shelby County



1.06—3.66 +/- Acres • Price: \$11.59/sf

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MARK DINAN
Commercial & Investment Real Estate

MEMBER: **CCIM** Experts in Commercial Investment Real Estate
IR REALTOR **LoopNet™ CREXi**

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

PROPERTY DETAILS

Highway 35 @ I-65 ♦ Pelham, AL ♦ 35124 ♦ Shelby County

- ◆ Premiere visibility/access from Interstate 65. Immediate availability.
- ◆ Pad Ready Sites with off-site storm water management in place.
- ◆ All utilities available and turn lanes to be installed by Seller.
- ◆ Nearby major activity generators include Publix, Tractor Supply, Home Depot, Encompass Health, Pelham Racquet Club, new Pelham Elementary School, Oak Mountain State Park, Entertainment and Performing Arts Venues, and other exciting projects on the horizon.
- ◆ Nearby Oak Mountain Amphitheater is under redevelopment.
- ◆ Nearby Pelham Civic Center is home to The Birmingham Bulls, drawing thousands of fans to SPHL and NISL games.
- ◆ Nearby Pelham Racquet Club hosts over 20 annual events, including six USTA tournaments, drawing hundreds of players from across the United States
- ◆ Located just off 4 way signaled intersection.
- ◆ Booming Pelham Highway 52 area has outstanding growth.
- ◆ 1.06 - 3.66 Acres can be sold separately or together.
- ◆ Conceptual lot sizes are 1.06, 2.6 and 3.66 +/- acres.
- ◆ 371.50' frontage on CR 35 aka Oak Mountain Trail.
- ◆ Pelham recently named Best Places to Live by Money Magazine and Niche.com.
- ◆ City Owned Property most sought after and desired uses are retail, restaurant, hotel or other economically impactful project for this rare location 500' from I-65 Exit 242.



LOCATION AERIAL MAP

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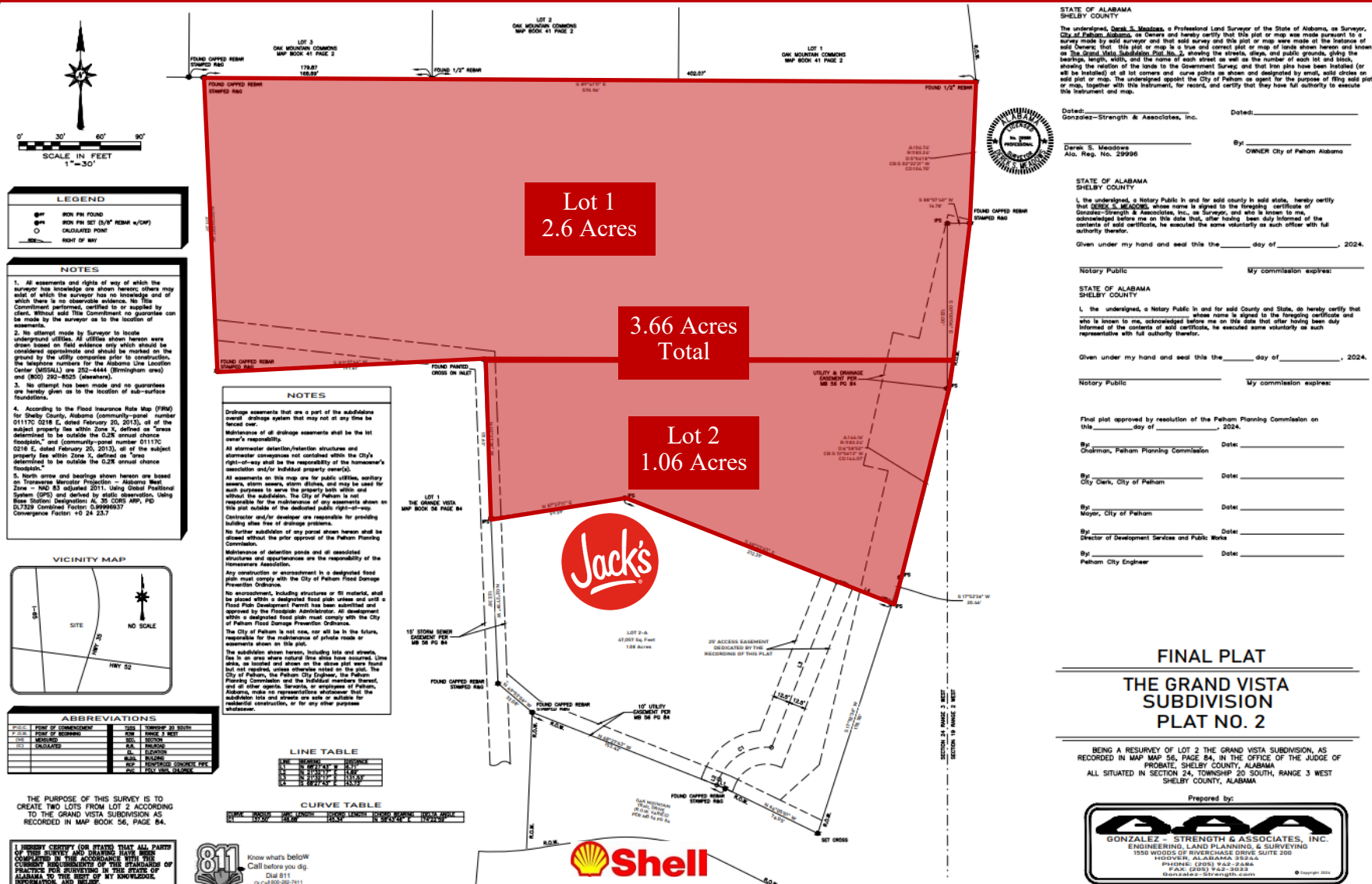
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PLAT MAP

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LOCATION MAP

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♦ From I-65 take Exit 242 towards Pelham/Helena. Go East on County Rd 52 to the intersection of CR 35 aka Oak Mountain Trail and McCain Parkway, then turn left onto Oak Mountain Trail. Continue past the Shell and Tractor Supply Company. The location is on the left.

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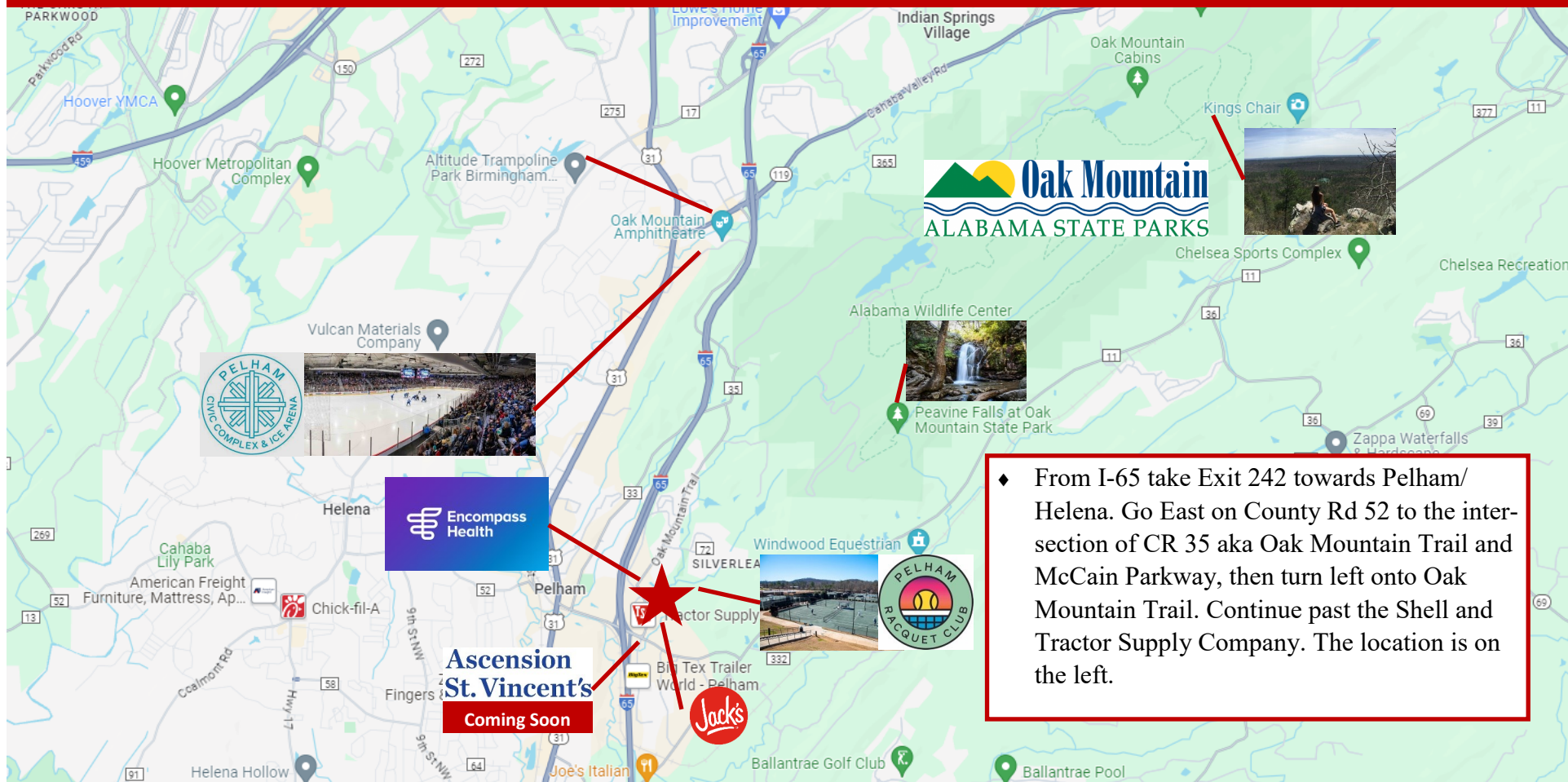
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ATTRACTIONS MAP

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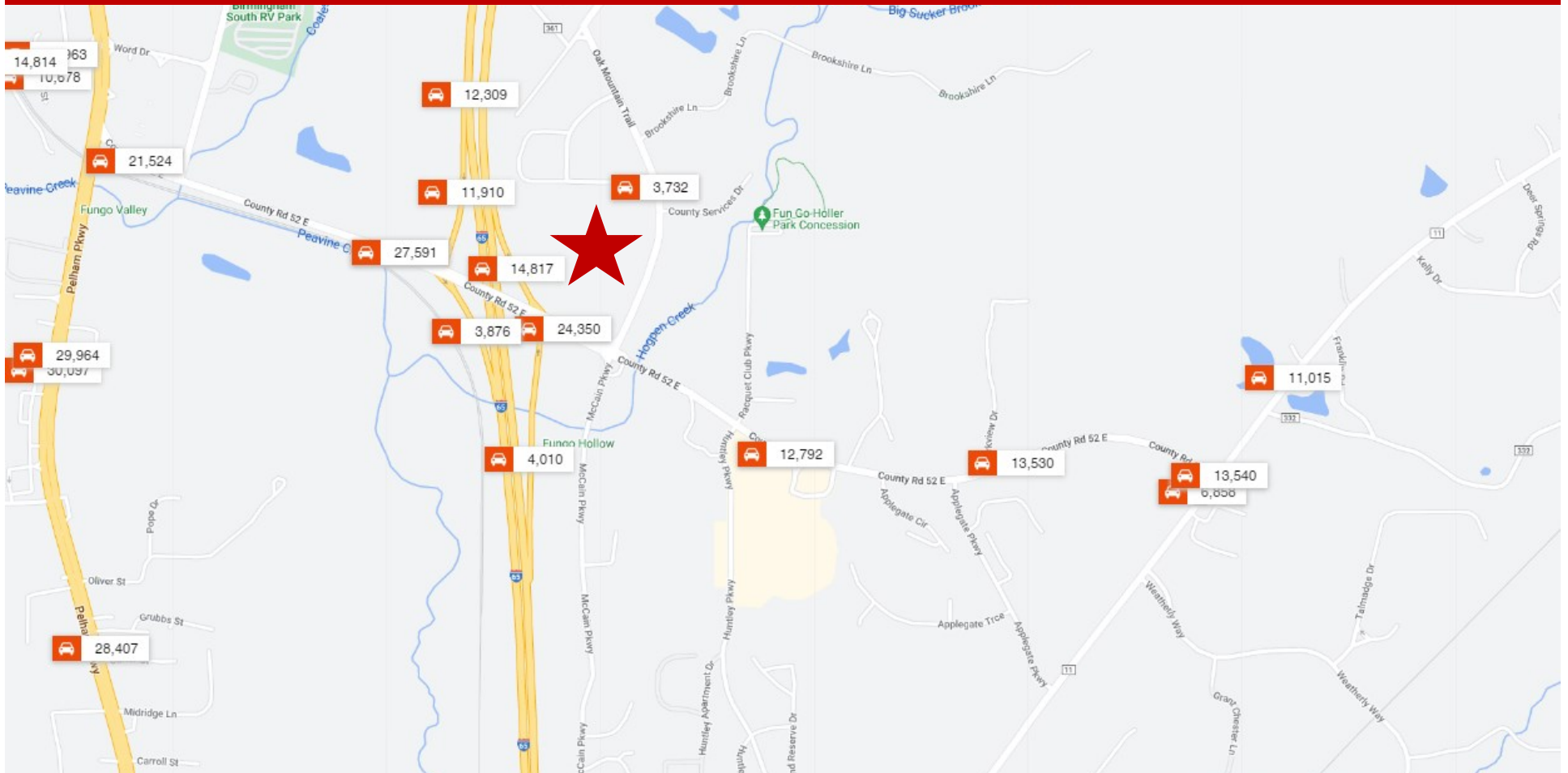
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TRAFFIC COUNTS

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DEMOGRAPHICS

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DEMOGRAPHIC SUMMARY

77-201 Oak Mountain Trl

Ring of 5 miles

KEY FACTS

68,340

Population



25,292

Households

37.8

Median Age

\$70,226

Median Disposable Income

EDUCATION

4.4%

No High School Diploma



21.9%

High School Graduate



28.7%

Some College/
Associate's Degree



45.0%

Bachelor's/Grad/ Prof Degree

INCOME



\$87,448

Median Household Income



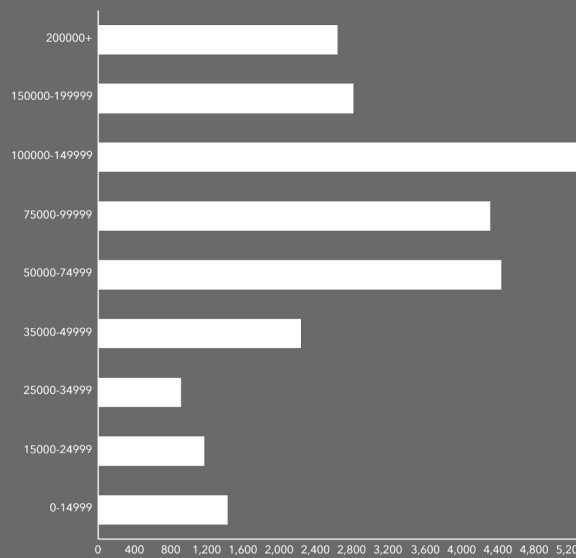
\$42,868

Per Capita Income

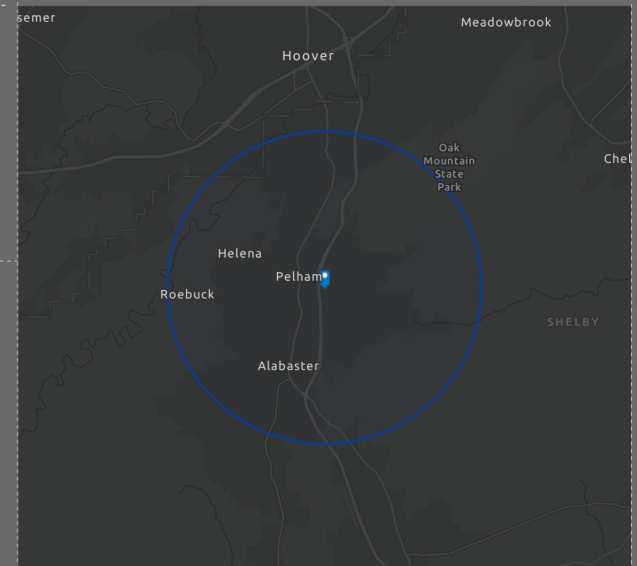


\$279,081

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

71.1%



Blue Collar

16.0%



Services

13.7%

2.5%

Unemployment Rate

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