

# BUILD TO SUIT OR LAND FOR SALE

HIGHWAY 280 / INVERNESS / SHELBY COUNTY / NEAR GRANDVIEW MEDICAL CENTER

**PRICE REDUCED**

**\$375,000**

**PRICE REDUCED**

**SUBJECT**

**776 Heatherwood Dr - Birmingham, AL 35242**

- Approx. 1.10± Acres or approx. 47,916± SF of land
- Zoned O & I (Office & Institutional)
- **REDUCED TO \$375,000—Was \$490,000**
- Perfect for owner occupant, unincorporated Shelby County, signaled intersection, etc.
- Engineering plans and architectural concepts available for a 10,200± SF BLDG (see pages 3 thru 7)
- Minutes from Interstate 459, Valleydale Road and Highway 119
- *Minutes from the GrandView Medical Center Hospital*

Ponder Properties CRE is NOW

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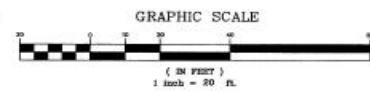
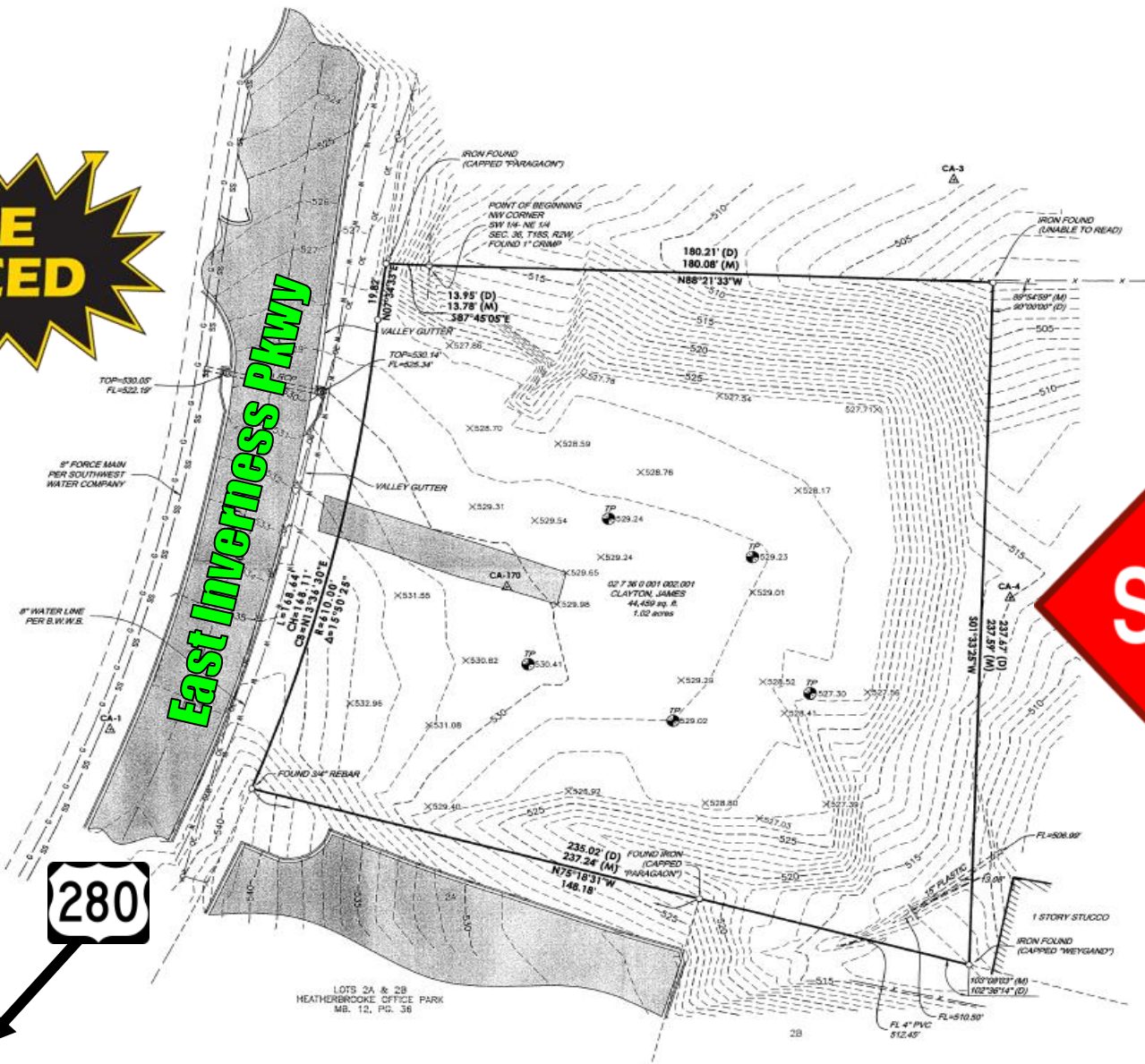
**776 HEATHERWOOD DRIVE**

SITUATED IN THE NORTH HALF OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA.

**LEGEND**

|  |                   |
|--|-------------------|
|  | UTILITY POLE      |
|  | GUY WIRE          |
|  | ELECTRIC BOX      |
|  | STORM MANHOLE     |
|  | SOIL BORE         |
|  | OVERHEAD ELECTRIC |
|  | CHAIN LINK FENCE  |
|  | ASPHALT           |

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**PRICE**  
**Reduced**

**SAMPLE**

COLOR OPTION 1





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**PRICE**  
**Reduced**

**SAMPLE**

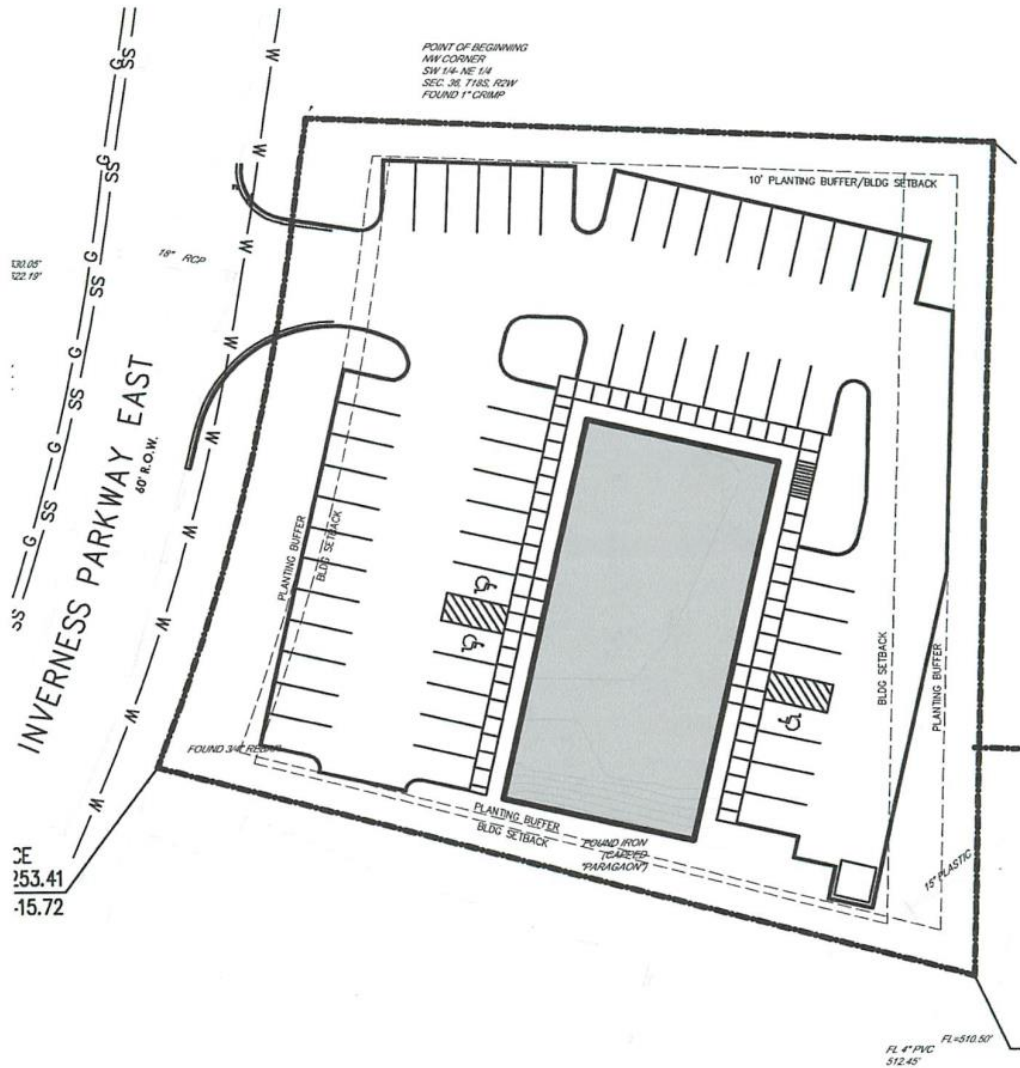
COLOR OPTION 2





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**SAMPLE**

**NEW LOWER PRICE**

### OPTION 1

10,000 TOTAL SQUARE FEET  
1 STORY STREET FRONT WITH LOWER STORY AT REAR OF BUILDING  
56 PARKING PLACES

Ponder Properties CRE is NOW



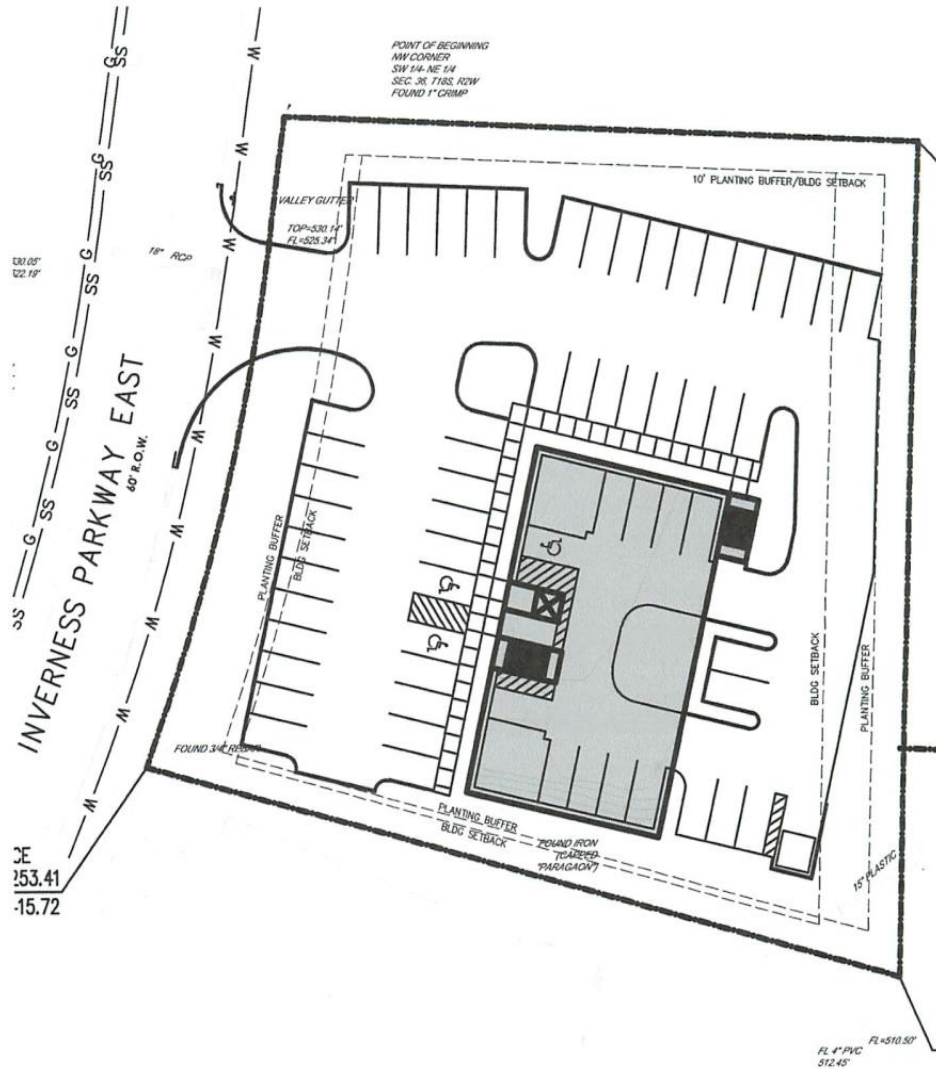
**Randy Thomas Glenn Ponder** Pg 5 of 7  
**(205)229-5417 (205)356-9884 R061221CC**

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**SAMPLE**

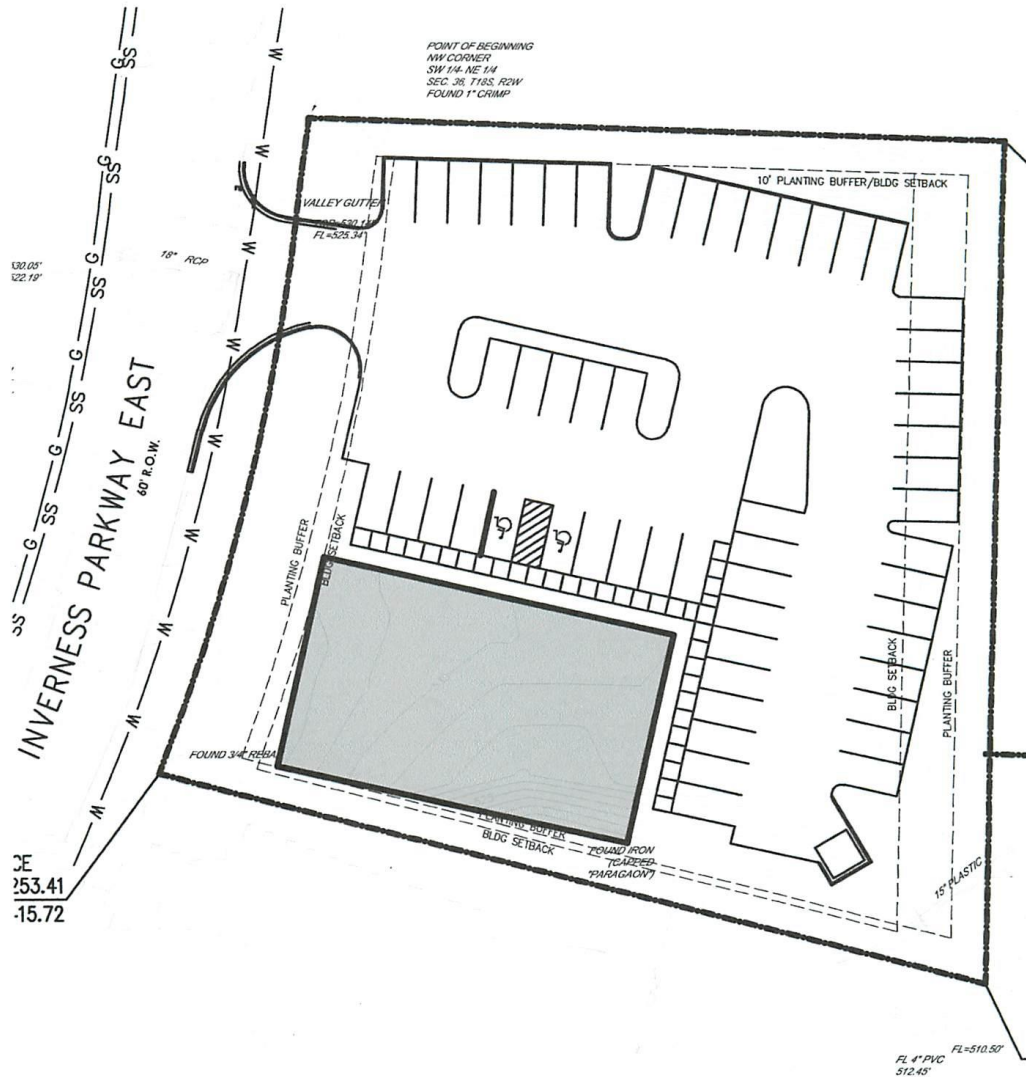
**NEW LOWER PRICE**

**OPTION 2**  
10,400 TOTAL SQUARE FEET  
2 STORY STREET FRONT WITH ADDITIONAL PARKING UNDER BUILDING  
62 PARKING PLACES



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# SAMPLE

**NEW  
LOWER  
PRICE**

### OPTION 3

10,000 TOTAL SQUARE FEET  
2 STORY STREET FRONT  
55 PARKING PLACES

Ponder Properties CRE is NOW



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