

Available for  
Ground Lease/BTS

# Premiere Corner Lot

## 9 +/- Acres (Divisible) Hwy 119, Alabaster, AL



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THE INFORMATION CONTAINED IS BELIEVED RELIABLE. WHILE WE DO NOT DOUBT THE ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTION, OPINION, ASSUMPTION OR ESTIMATED USES ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON MANY FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL, AND LEGAL COUNSEL. YOU AND YOUR COUNSEL SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE THAT IT IS SUITABLE TO YOUR NEEDS.

  
Tower Capital, LLC  
a real estate investment & development co.



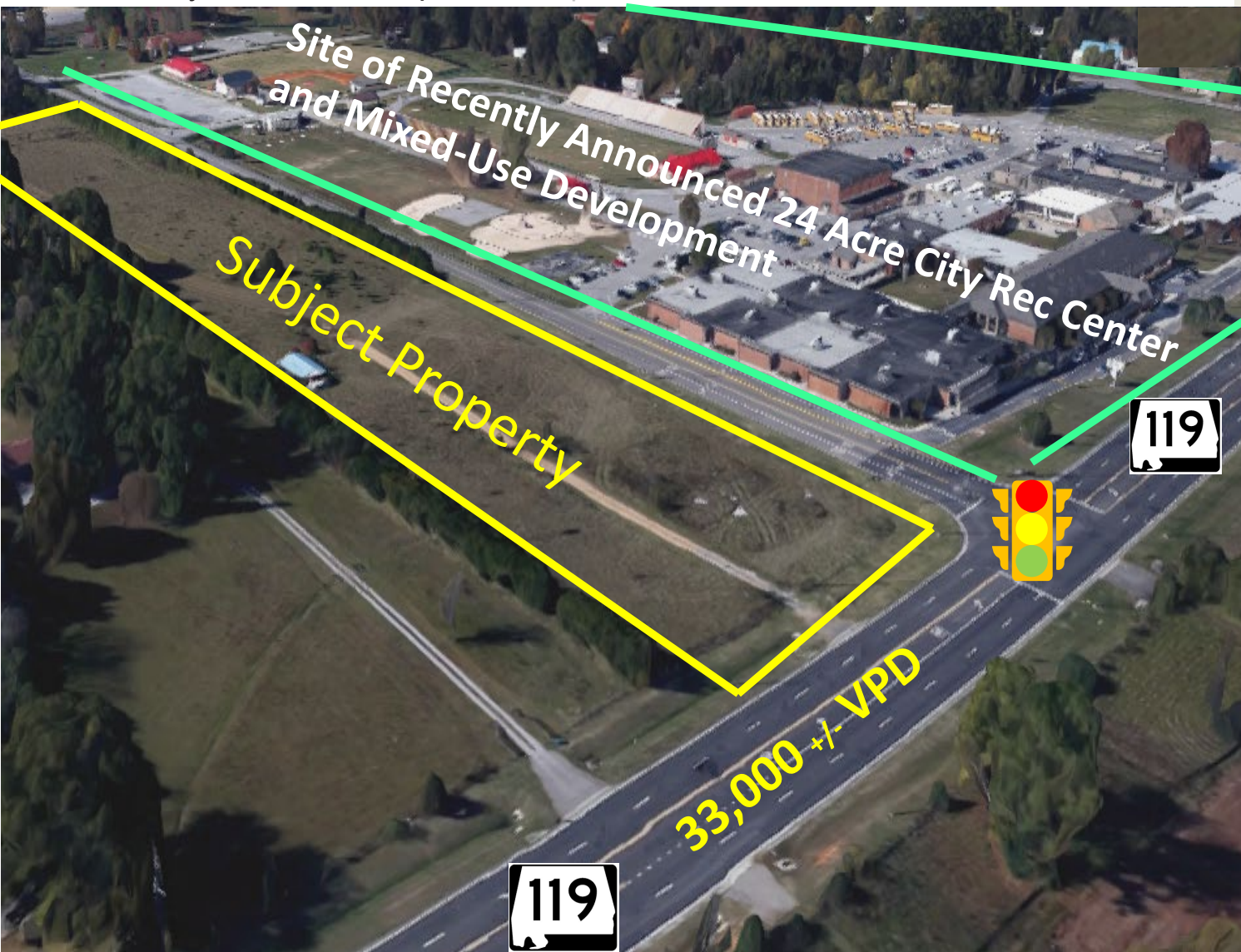
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Hwy 119 and Thompson Rd. | Alabaster, AL 35007

### PROPERTY HIGHLIGHTS



- 9+/- Acres in Alabaster and Shelby County Alabama. Over the last 10 years Alabaster has had a staggering growth rate of 66% and is predicted to grow 40% over the next 10 making it not only one of the fastest growing cities in the Southeast
- Adjacent to future site of recently announced \$43.7 Million 24-acre city rec center and mixed-use development
- Property sits on the corner of the busy signalized intersection of Hwy 119 (**250 ft frontage**) and Thompson Rd (**1,550 ft frontage**) with a VPD of 33,000+/-
- Two schools with a combined student body of over 3,000 students are within walking distance of the property including the new \$68 Million Thompson High School.
- Property sits on a virtual zoning "island". It has an open zoning in Shelby County allowing incredible flexibility in potential use.

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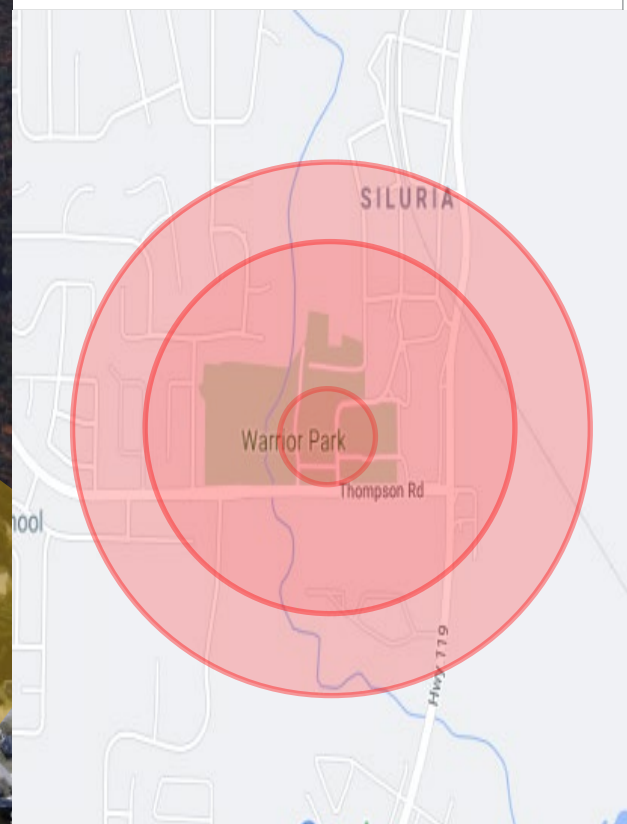
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### LOCATION

2020 Demographics	2 mile	5 mile	10 mile
Total Population	16,708	58,522	143,087
Average HH Income	\$86,098	\$92,739	\$93,957
2020 Forecasted by Esri			



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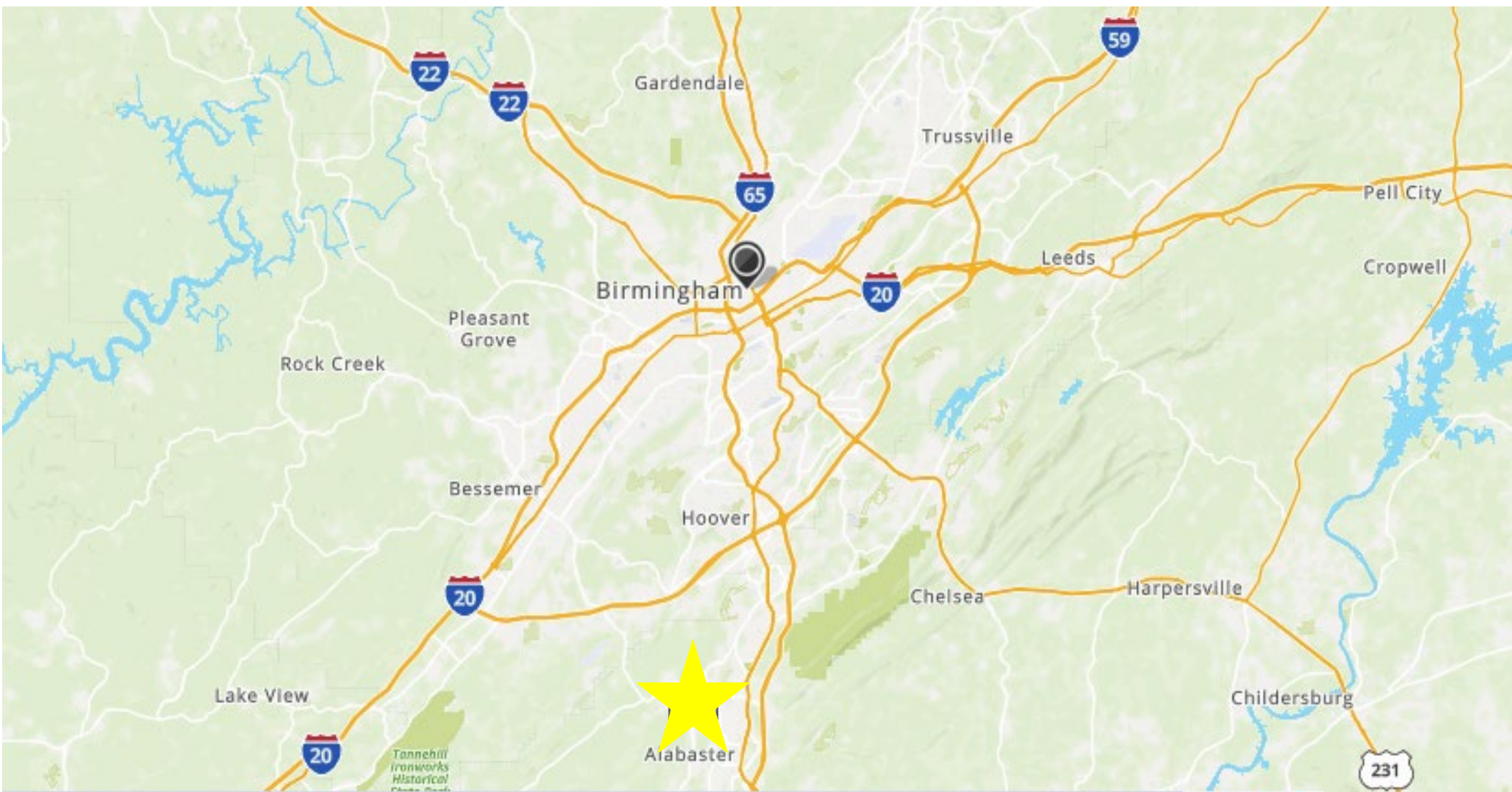
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### Birmingham | *The "Magic City"*

Iron ore, coal, and limestone defined Birmingham more than 140 years ago. Today, the Magic City is home to world-class medical research, a celebrated food and arts scene and is dedicated to fostering growth through a progressive business climate.

Nestled at the foothills of the Appalachian Mountains, Birmingham boasts more green space per capita than any other city its size in the nation, with breathtaking locations from Ruffner Mountain to Railroad Park

#### Birmingham Metro Area by the Numbers



**Largest**

Metro area in Alabama



**1,091,921**

Area Population



**398,830**

Households



**\$65,850**

Average Household Income



**21,836**

Total Businesses

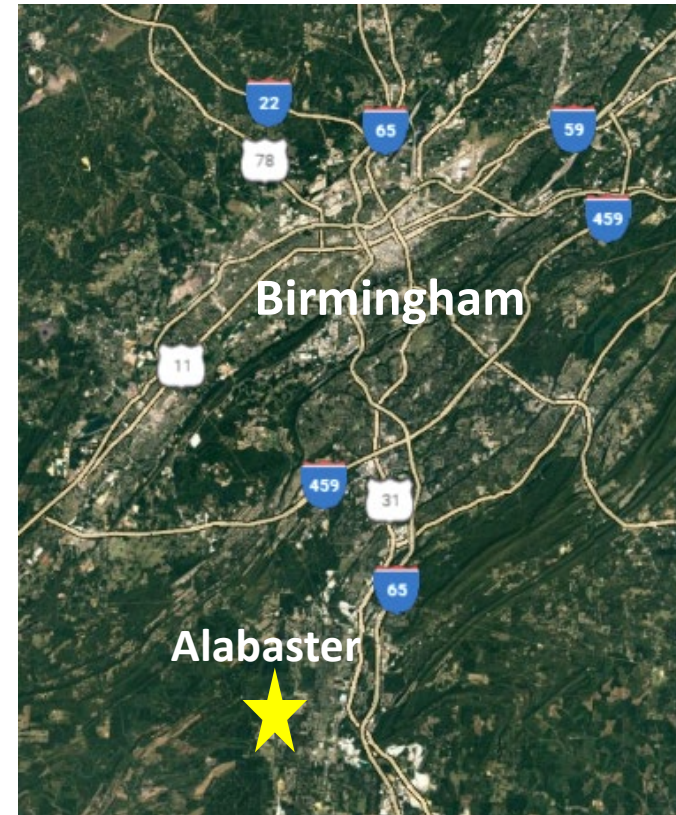


**497,560**

Total Employees

#### Birmingham Strengths

- World Class Medical Facilities
- Large pool of skilled labor with 18,000 automotive, 6,300 tech and 20,000 metal/machinery.
- Rapidly growing technology community with over 550 tech companies.
- Twelfth Largest banking center in the United States.



#### Birmingham "The Magic City"

Travel and Leisure rank one of the **"50 Best Places to Travel in 2021"**

Ranked as one of the **"Best Cities in the South"** by The Washington Post

Ranked as one of the **"#1 Best City for Millennial Entrepreneurs"** by Thumbtack

