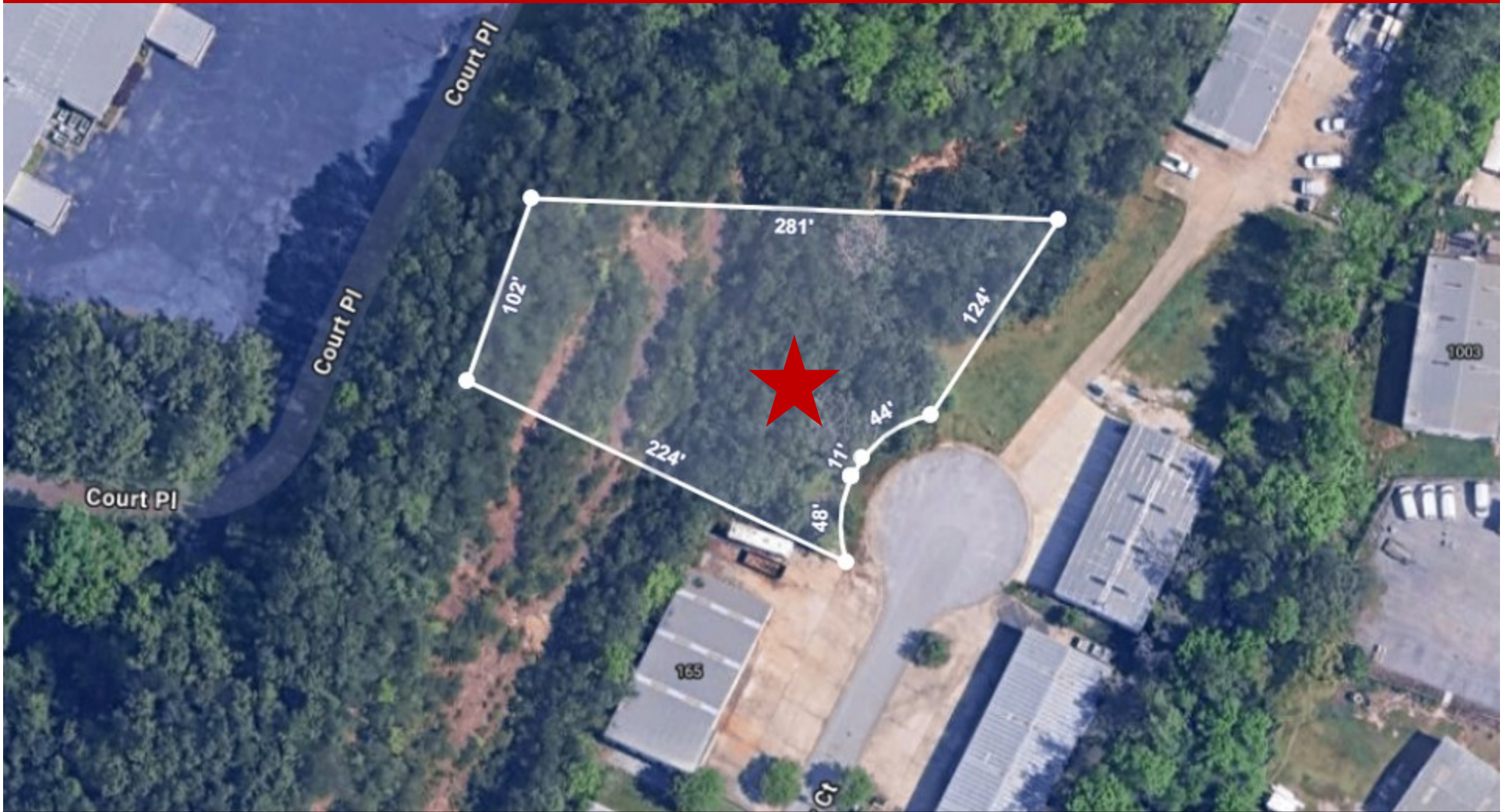


COMMERCIAL LOT FOR SALE

Yeager Court ♦ Pelham, AL ♦ 35124 ♦ Shelby County



.87 +/- Acres • Sale Price: \$40,000

MARK DINAN
Commercial & Investment Real Estate

205-980-3434

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

PROPERTY DETAILS

Yeager Court ♦ Pelham, AL ♦ 35124 ♦ Shelby County

- ◆ B-2 General Business Zoning, City of Pelham
- ◆ Ideal for small business owner, user or someone that needs fill dirt.
- ◆ Excellent value for owner/user who can do site work and construction
- ◆ Superior location, close to I-65 and Highway 31
- ◆ Highly sought-after Pelham Area
- ◆ Lot Dimensions are +/- 120 sq. ft. x 224 sq. ft.
- ◆ .87± Acre Lot
- ◆ Cul-de-sac access
- ◆ Prime location within the Pelham commercial trade area
- ◆ Excellent opportunity for commercial or mixed-use development
- ◆ Surrounded by established retail, office, and residential growth
- ◆ Located within one of Alabama's strongest suburban growth markets
- ◆ Property Taxes: \$1,407.08
- ◆ Call for details



Mark Dinan, MBA, CCIM

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markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate

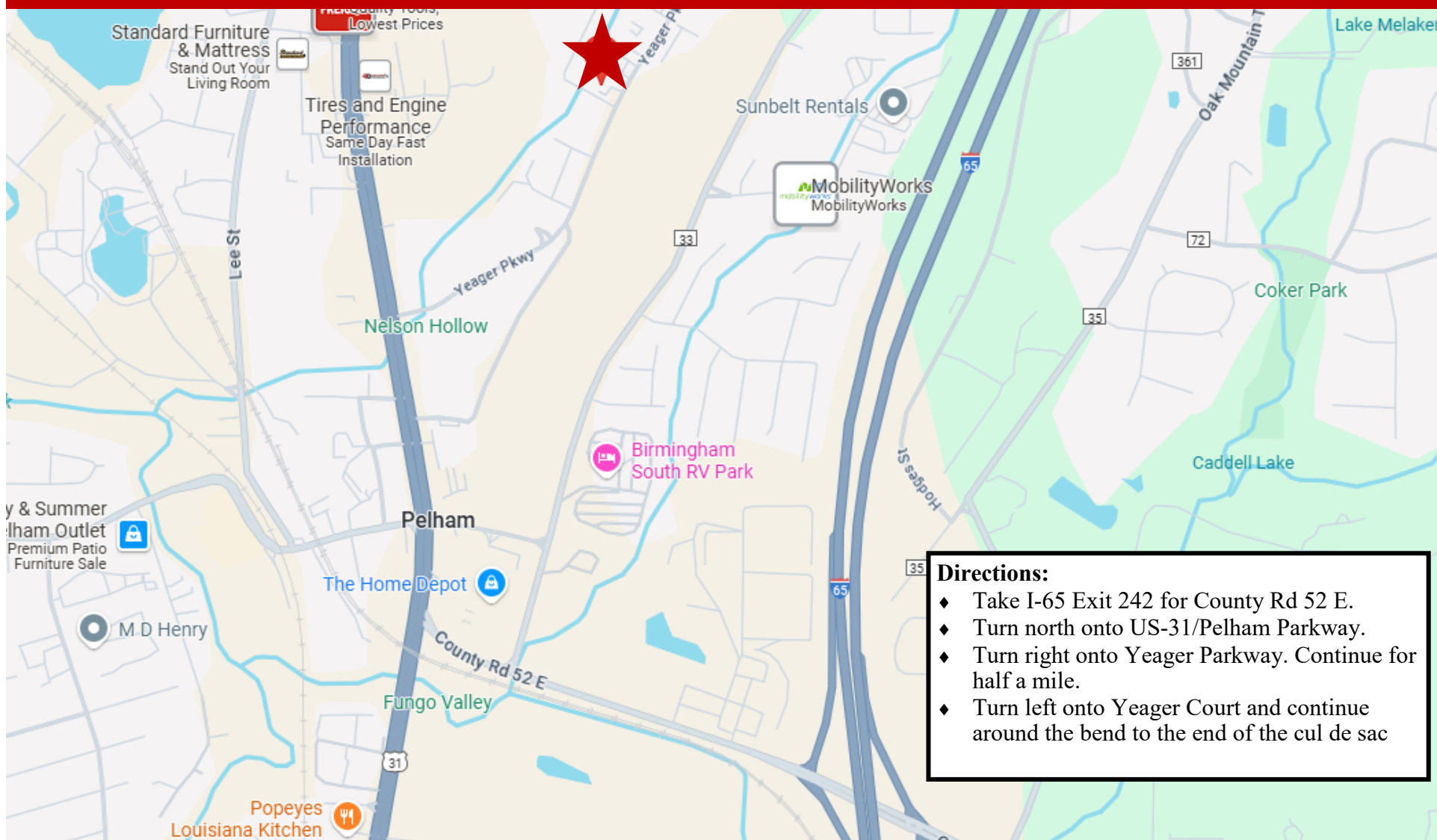
MEMBER: **CCIM** Experts in Commercial Investment Real Estate



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LOCATION MAP

Yeager Court ♦ Pelham, AL ♦ 35124 ♦ Shelby County



Directions:

- ♦ Take I-65 Exit 242 for County Rd 52 E.
- ♦ Turn north onto US-31/Pelham Parkway.
- ♦ Turn right onto Yeager Parkway. Continue for half a mile.
- ♦ Turn left onto Yeager Court and continue around the bend to the end of the cul de sac

DEMOGRAPHICS

Yeager Court ♦ Pelham, AL ♦ 35124 ♦ Shelby County

DEMOGRAPHIC SUMMARY

Ring of 5 miles

KEY FACTS

79,394

Population



30,549

Households

39.6

Median Age

\$75,268

Median Disposable Income

EDUCATION

3.9%

No High School Diploma



19.1%

High School Graduate



25.1%

Some College/
Associate's Degree



51.9%

Bachelor's/Grad/
Prof Degree

INCOME



\$92,786

Median Household Income



\$48,147

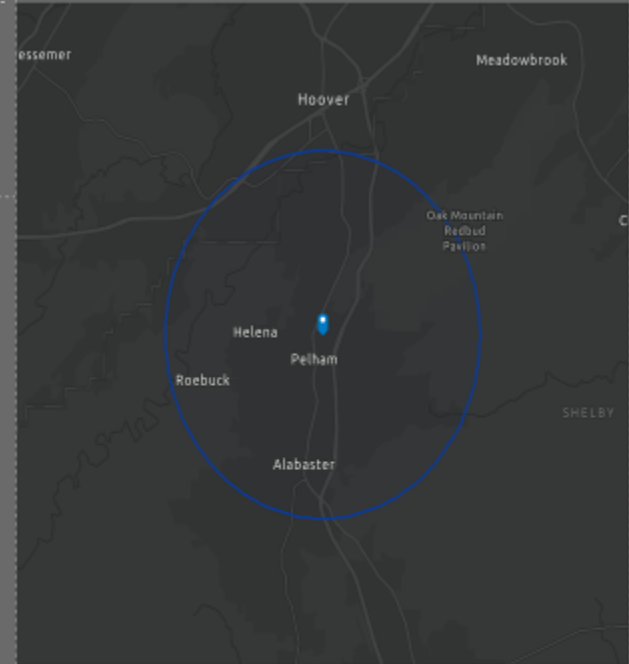
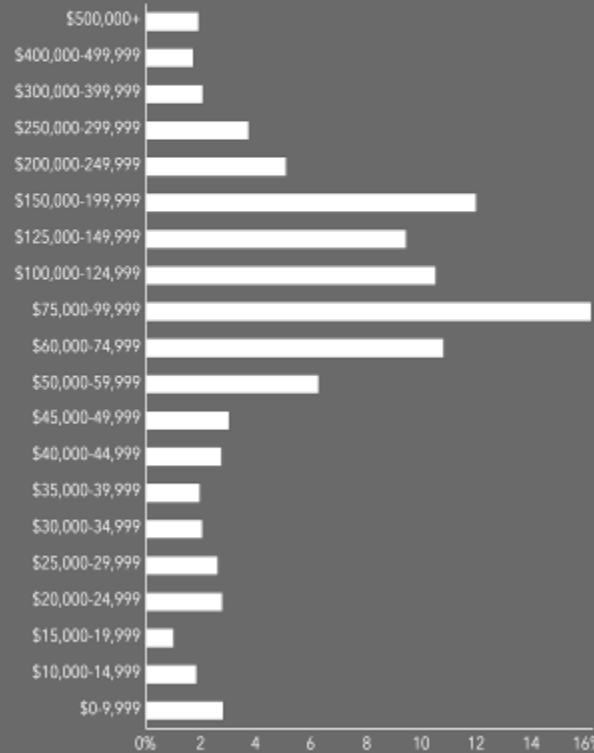
Per Capita Income



\$355,987

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



74.3%

White Collar



14.9%

Blue Collar



11.7%

Services

2.5%

Unemployment Rate