



INDUSTRIAL OUTDOOR STORAGE

1838 VANDERBILT RD & 3517 27TH AVE N | BIRMINGHAM, AL 35234

OFFERING MEMORANDUM



*RENDERING IS POTENTIAL OPTION FOR TENANT



SUBJECT PROPERTY

AVAILABLE FOR SALE OR LEASE

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY LISTED BY:

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License No. 000110253-0 (AL)



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PROPERTY HIGHLIGHTS

- **Unique Facility** – This strategically located ± 9 acre outdoor storage with $\pm 12,000$ SF of warehouse space will fit the needs of countless different occupiers.
- **Proximity to Major Interstates in Alabama** – This site is ± 0.7 miles from I-20 that connects to Atlanta, ± 2.3 miles from I-65 that connects to Nashville, and ± 3.2 miles from I-59 that connects to Chattanooga.
- **Proximity to Birmingham-Shuttlesworth International Airport** – This site is located ± 3.2 miles to the Birmingham-Shuttlesworth International Airport.
- **Proximity to CSX Terminal** – This site is located ± 1.3 miles from the main CSX terminal in Birmingham, AL.
- **Proximity to Downtown Birmingham** – This site is located ± 2.9 miles from Downtown Birmingham.
- **Low Building Coverage Ratio (FAR)** – With over nine acres of land, this deal boasts a building coverage ratio that is just slightly over 3%. Long-term, future development capabilities are enabled through the excess land this facility has.
- **Opportunity Zone** – I-2 Heavy Industrial Zoning allows for many different uses including Industrial Outdoor Storage (IOS), scrap yards, manufacturing facilities, warehouses, distribution centers, construction yards, and other heavy industrial operations.



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PROPERTY OVERVIEW



CONTACT BROKER

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PROPERTY OVERVIEW	
Address	1838 Vanderbilt Rd & 3517 27th Ave N
City	Birmingham
State	AL
Zip Code	35234
Land Area (AC)	±9.10 AC
RBA (SF)	±12,000 SF
Drive-In Doors	Three (3) 14' x 16'
Zoning	I-2
Covered Open Shed	±2,800 SF

*PARCEL OUTLINES ARE APPROXIMATE

POTENTIAL RENDERING OPPORTUNITY



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Do-It-Yourself
Pull-A-Part
USED AUTO PARTS

Coca-Cola

BIRMINGHAM-SHUTTLESWORTH
INTERNATIONAL AIRPORT

SA
Recycling

CIRCLE K

CSX

ESTES



 **SUBJECT PROPERTY**



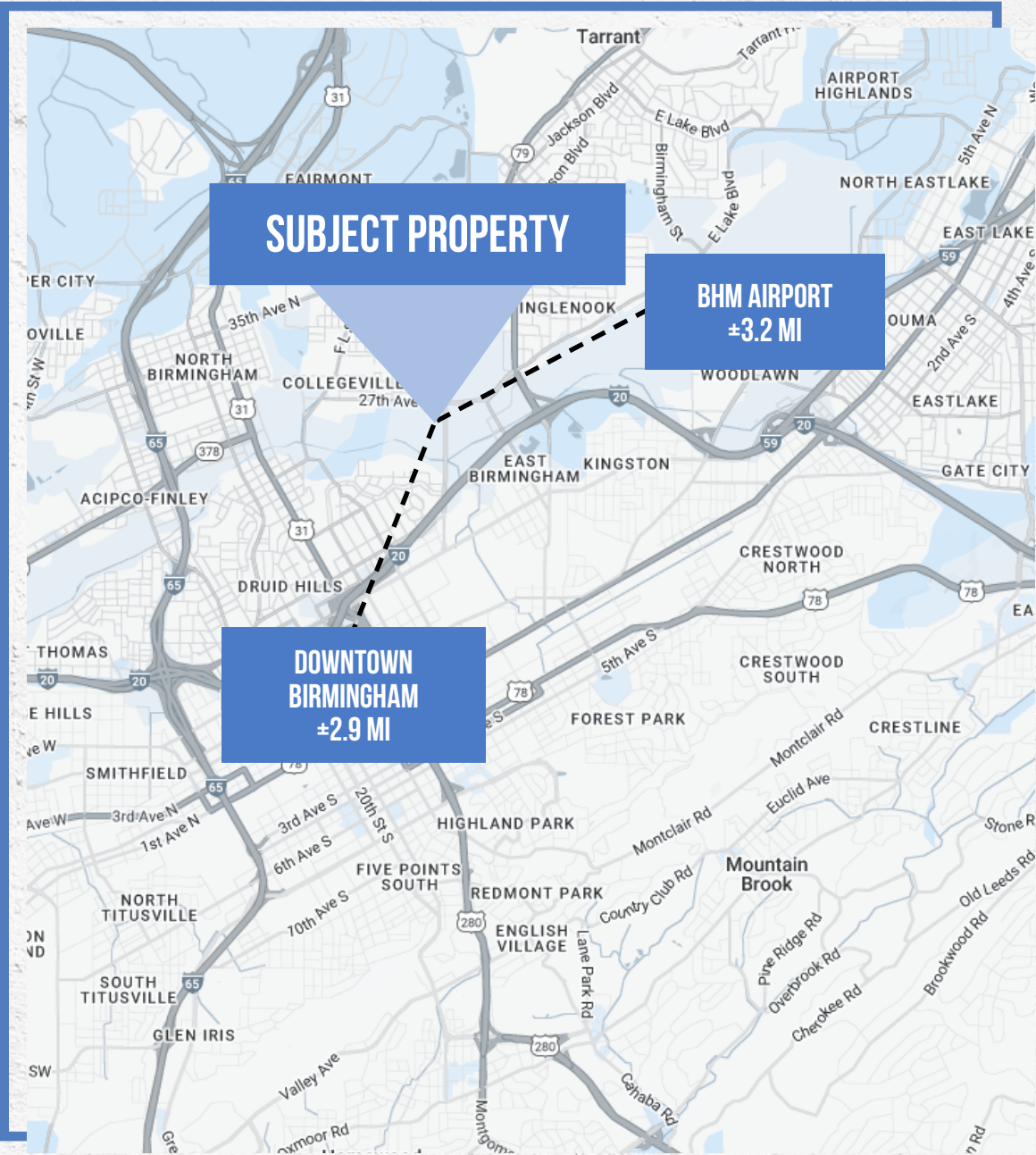
± 102,700 VPD

CMC

**JEFFERSON COUNTY FLEET
MANAGEMENT**

Attec

AREA OVERVIEW



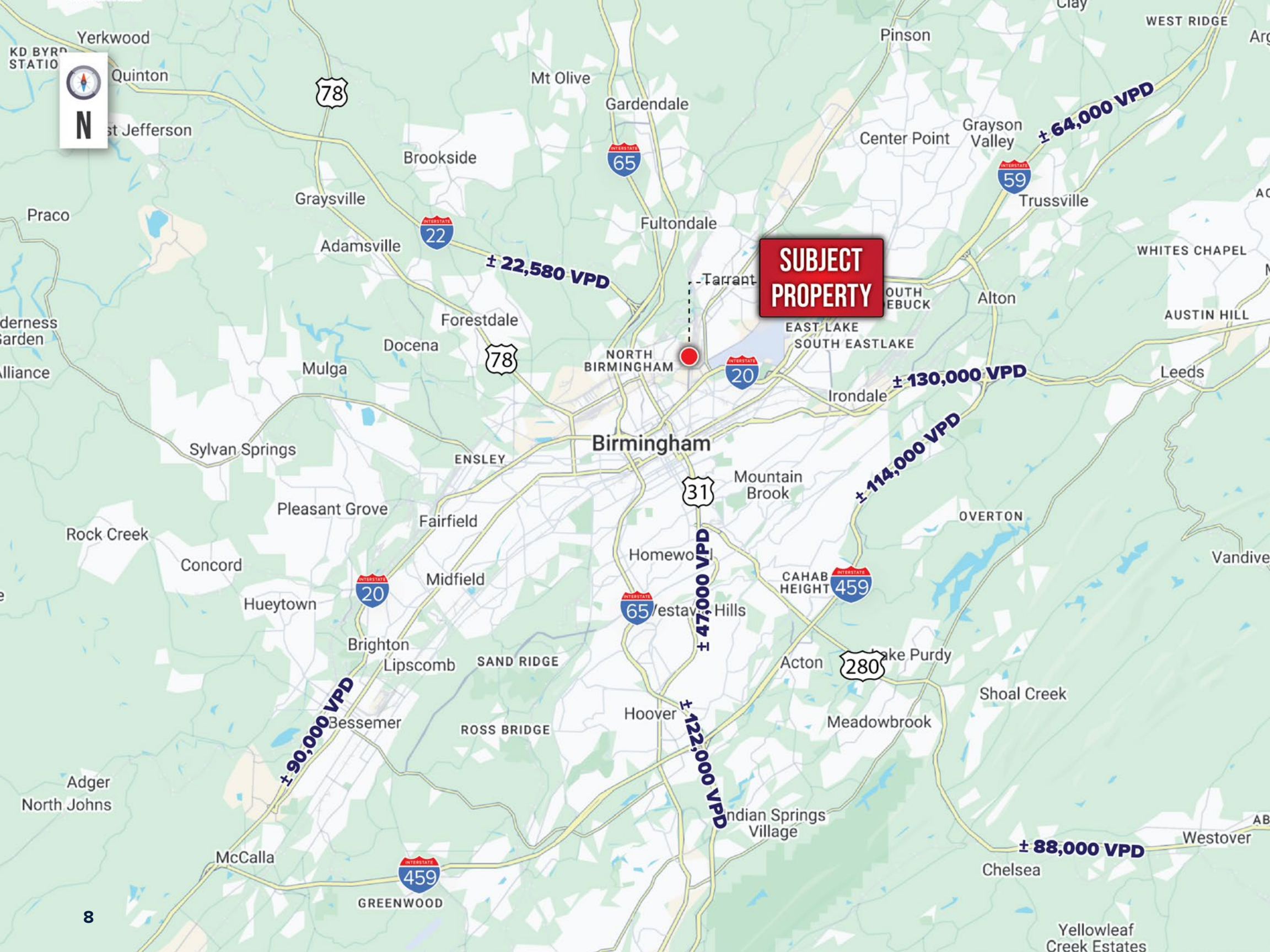
BIRMINGHAM, AL

Birmingham, Alabama is a city steeped in history and cultural significance, often referred to as the “Magic City” due to its rapid growth during the late 19th and early 20th centuries. Located in the heart of Alabama, it serves as a hub for education, healthcare, and business in the region. Birmingham played a pivotal role in the Civil Rights Movement of the 1960s, with landmarks like the Birmingham Civil Rights Institute and the 16th Street Baptist Church standing as enduring symbols of the struggle for equality. The city is also known for its flourishing culinary scene, arts community, and rich industrial heritage. Historically a steel manufacturing powerhouse, Birmingham remains a key player in industrial real estate, with a growing demand for warehouses, distribution centers, and manufacturing spaces. The city’s strategic location and robust infrastructure make it a prime destination for industrial development, catering to industries such as logistics, advanced manufacturing, and construction.

POPULATION	3-MILE	5-MILE	10-MILE
2029 Population Projection	49,236	142,007	399,750
2024 Population	48,850	141,980	403,979
2020 Population	43,931	132,417	402,561
Annual Growth 2020-2024	2.8%	1.8%	0.1%

HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2029 Household Projection	22,018	62,043	167,134
2024 Households	21,855	62,023	168,857
2020 Households	19,789	58,429	169,161
Annual Growth 2020-2024	2.6%	1.7%	0.6%

INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$55,319	\$70,190	\$79,337





CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1838 Vanderbilt Rd, Birmingham, AL 35234** and **3517 27th Ave N, Birmingham, AL 35234** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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