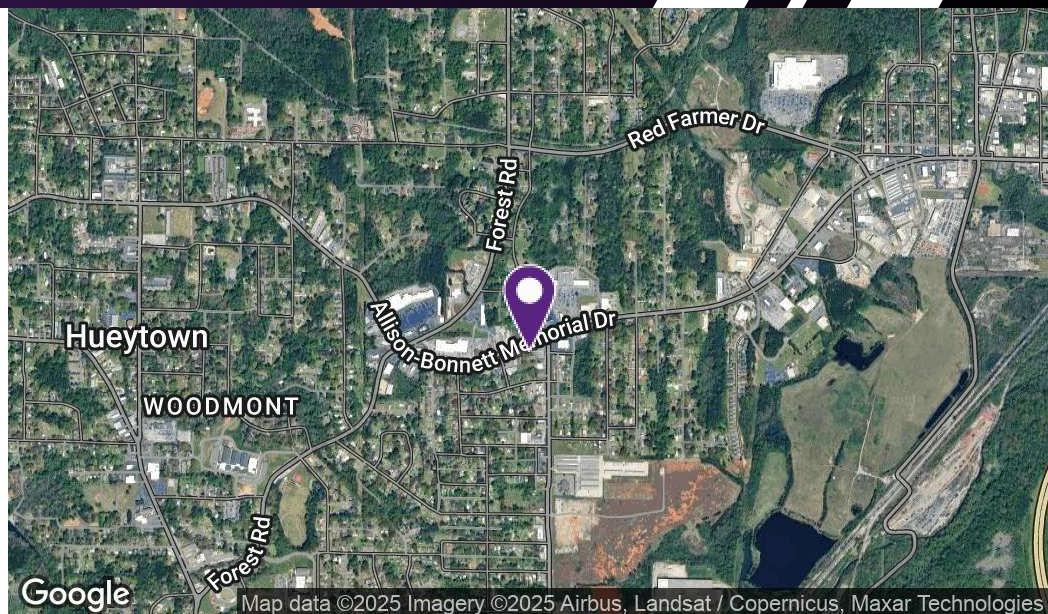
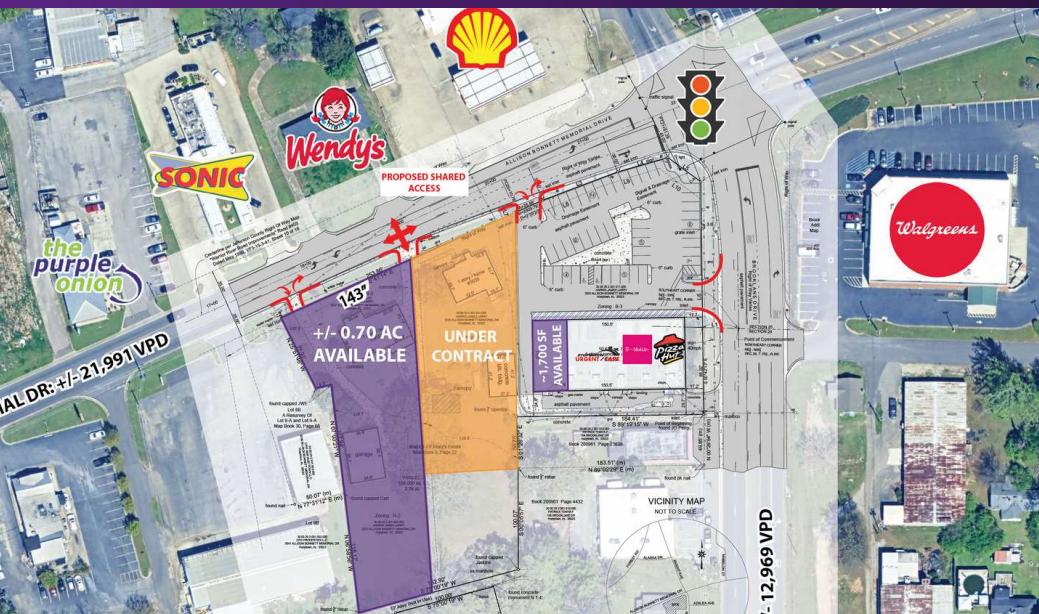


HUEYTOWN, AL - ENDCAP AND OUTPARCEL AVAILABLE

3035 ALLISON-BONNETT MEMORIAL DR, HUEYTOWN, AL 35023



PROPERTY HIGHLIGHTS

- Approximately 0.70 AC Available in Hueytown, AL
- ~1,700 Sf Endcap Available
- Prime location along Allison Bonnet Memorial Dr. with $\pm 21,991$ vehicles per day
- Surrounded by national retailers and quick-service restaurants
- High-visibility site currently being rezoned to B-3 (General Business)
- Zoning allows for a wide range of commercial uses

OFFERING SUMMARY

Lease Rate:	Call for Pricing
Available SF:	1,700 SF Endcap
Lot Size:	0.7 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,697	26,812	101,556
Total Population	4,336	67,186	248,997
Average HH Income	\$71,818	\$64,081	\$81,937

HUEYTOWN, AL - ENDCAP AND OUTPARCEL AVAILABLE

3035 ALLISON-BONNETT MEMORIAL DR, HUEYTOWN, AL 35023



Andrew Collat

Associate Broker

205.271.7224

acollat@southpace.com

All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.

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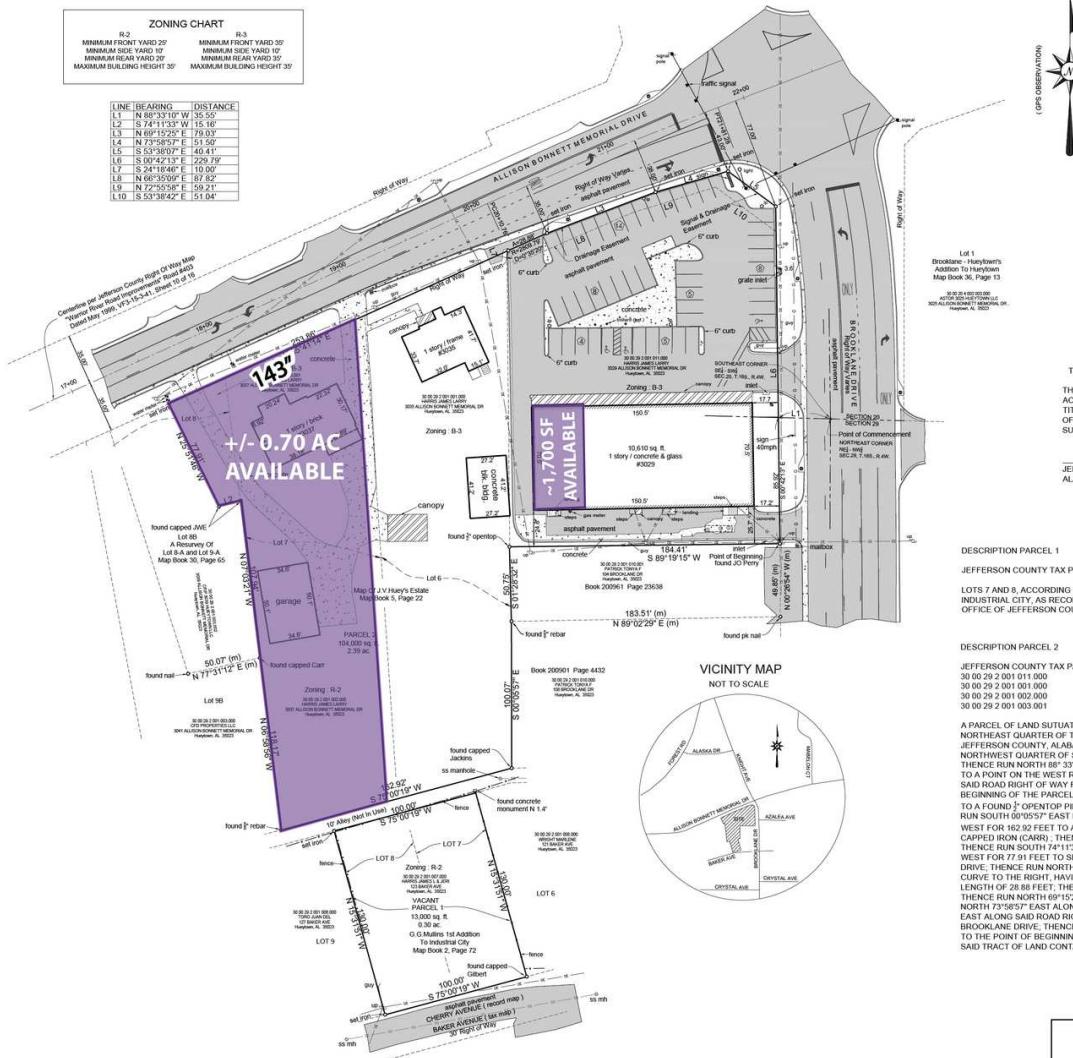
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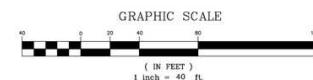
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HUEYTOWN, AL - ENDCAP AND OUTPARCEL AVAILABLE

3035 ALLISON-BONNETT MEMORIAL DR, HUEYTOWN, AL 35023



ALTA/NSPS LAND TITLE SURVEY



SURVEY CONTROL

THE BASIS OF BEARINGS AND OR COORDINATES SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011) POSITION WAS OBTAINED FROM RTK OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.

SURVEYORS CERTIFICATION

TO: , ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS AS OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON (date). SURVEYOR:

JEFF D. ARRINGTON
ALABAMA NO. 16664

DATE: _____

DESCRIPTION PARCEL 1

JEFFERSON COUNTY TAX PARCEL 30 00 29 001 000 000

LOTS 7 AND 8, ACCORDING TO THE SURVEY OF G.G. MULLINS 1ST ADDITION TO INDUSTRIAL CITY, AS RECORDED IN MAP BOOK 2, PAGE 72, IN THE PROBATE OFFICE OF JEFFERSON COUNTY, (BESSEMER DIVISION), ALABAMA.

DESCRIPTION PARCEL 2

JEFFERSON COUNTY TAX PARCELS:

30 00 29 001 011 000

30 00 29 001 012 000

30 00 29 001 003 001

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, ALL IN TOWNSHIP 18 SOUTH, RANGE 4 WEST, JEFFERSON COUNTY, ALABAMA, COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, BOUND BY THE RIGHT OF WAY OF BROOKLINE DRIVE, THENCE RUN NORTH 86° 33'10" WEST FOR 15.16 FEET TO A SET IRON (JACKNS) THENCE RUN NORTH 00° 57'00" WEST FOR 40.50 FEET TO A FOUND CAPPED IRON (JO PERRY) THENCE RUN SOUTH 00° 42'13" EAST FOR 35.55 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF BROOKLINE DRIVE; THENCE RUN SOUTH 00° 42'13" EAST ALONG SAID ROAD RIGHT OF WAY FOR 85.02 FEET TO A FOUND CAPPED IRON (JO PERRY) SAYING POINT THE POINT OF BEGINNING; THENCE RUN SOUTH 00° 42'13" EAST ALONG SAID ROAD RIGHT OF WAY FOR 100.00 FEET TO A FOUND CAPPED IRON (JACKNS) THENCE RUN SOUTH 00° 42'13" EAST FOR 40.50 FEET TO A FOUND CAPPED IRON (JACKNS) THENCE RUN SOUTH 00° 42'13" EAST 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HUEYTOWN, AL - ENDCAP AND OUTPARCEL AVAILABLE

3035 ALLISON-BONNETT MEMORIAL DR, HUEYTOWN, AL 35023

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,336	67,186	248,997
Average Age	44	41	41
Average Age (Male)	41	40	39
Average Age (Female)	46	43	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,697	26,812	101,556
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$71,818	\$64,081	\$81,937
Average House Value	\$148,989	\$171,198	\$248,844

Demographics data derived from AlphaMap

