



5874 HWY 78 E, BIRMINGHAM, AL 35210
OPPORTUNITY ZONE INDUSTRIAL ACREAGE FOR SALE ALONG I-20 EAST



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The Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to Purchase or Lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice which may arise as a result of review of the Memorandum.

The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

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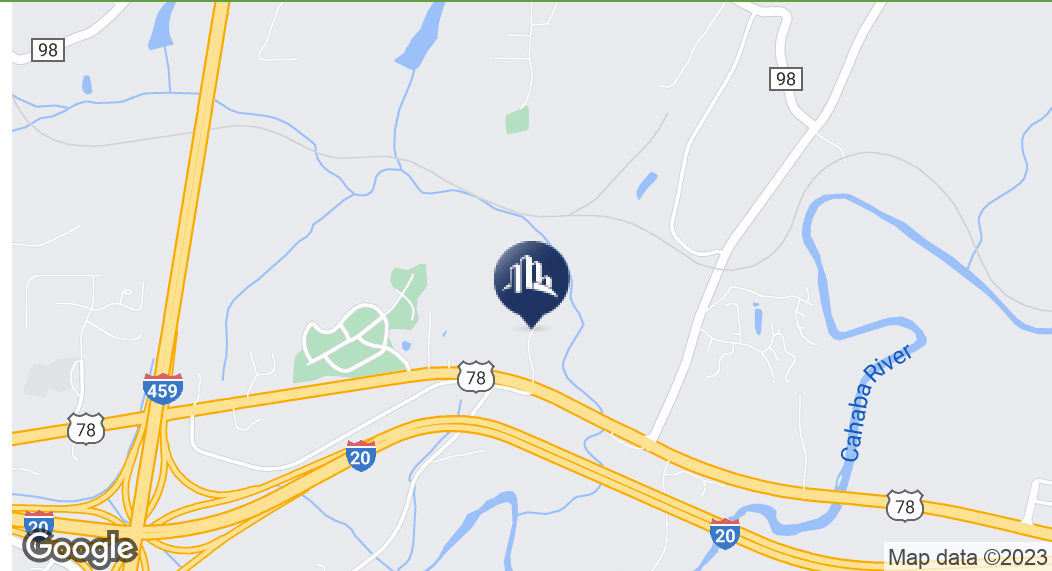


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PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$5,910,000
Available SF:	
Lot Size:	60 Acres
Price / Acre:	\$98,500
Zoning:	QI-2
Market:	Birmingham
Submarket:	Irondale

PROPERTY OVERVIEW

60 acres of industrial redevelopment land with access to rail, highway, and interstate, heavy industrial zoning. Located in an Opportunity Zone on the eastside of Birmingham AL. Cable, phone, water, sewer, electric all available on property. Sellers retiring and closing business at site.

PROPERTY HIGHLIGHTS

- Heavy Industrial zoning
- Opportunity Zone
- Easy access to Interstate 20 (mile away)
- Two interchanges
- US Hwy frontage
- All utilities on property
- Sellers retiring

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PROPERTY INFORMATION

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

60 acres of industrial redevelopment land with access to rail, highway, and interstate, heavy industrial zoning. Located in an Opportunity Zone on the eastside of Birmingham AL. Cable, phone, water, sewer, electric all available on property. Sellers retiring and closing business at site.

LOCATION DESCRIPTION

ON US hwy 78 1.5 miles west of Grand River Shoppes in Leeds AL and 2 miles east of Old Leeds Rd Interchange of I-20 AL. Floyd Bradford rd borders land on east, US Hwy 78 borders land on south edge of property, Norfolk Southern rail is northern boundary of property.

POWER DESCRIPTION

3 phase

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PROPERTY INFORMATION

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	Opportunity Zone Industrial Acreage for Sale along I-20 East
Street Address	5874 Hwy 78 E
City, State, Zip	Birmingham, AL 35210
County	Jefferson
Market	Birmingham
Sub-market	Irondale
Cross-Streets	Floyd Bradford Rd
Township	17
Range	1 WEST
Section	15
Side of the Street	North
Signal Intersection	Yes
Road Type	Highway
Market Type	Large
Nearest Highway	SU hwy 78 and I-20
Nearest Airport	Birmingham Shuttlesworth Airport

BUILDING INFORMATION

Best Use	Industrial, warehousing, manufacturing
Free Standing	Yes

PROPERTY HIGHLIGHTS

- Heavy Industrial zoning

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PROPERTY INFORMATION

ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS // 8



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PROPERTY INFORMATION

ADDITIONAL PHOTOS



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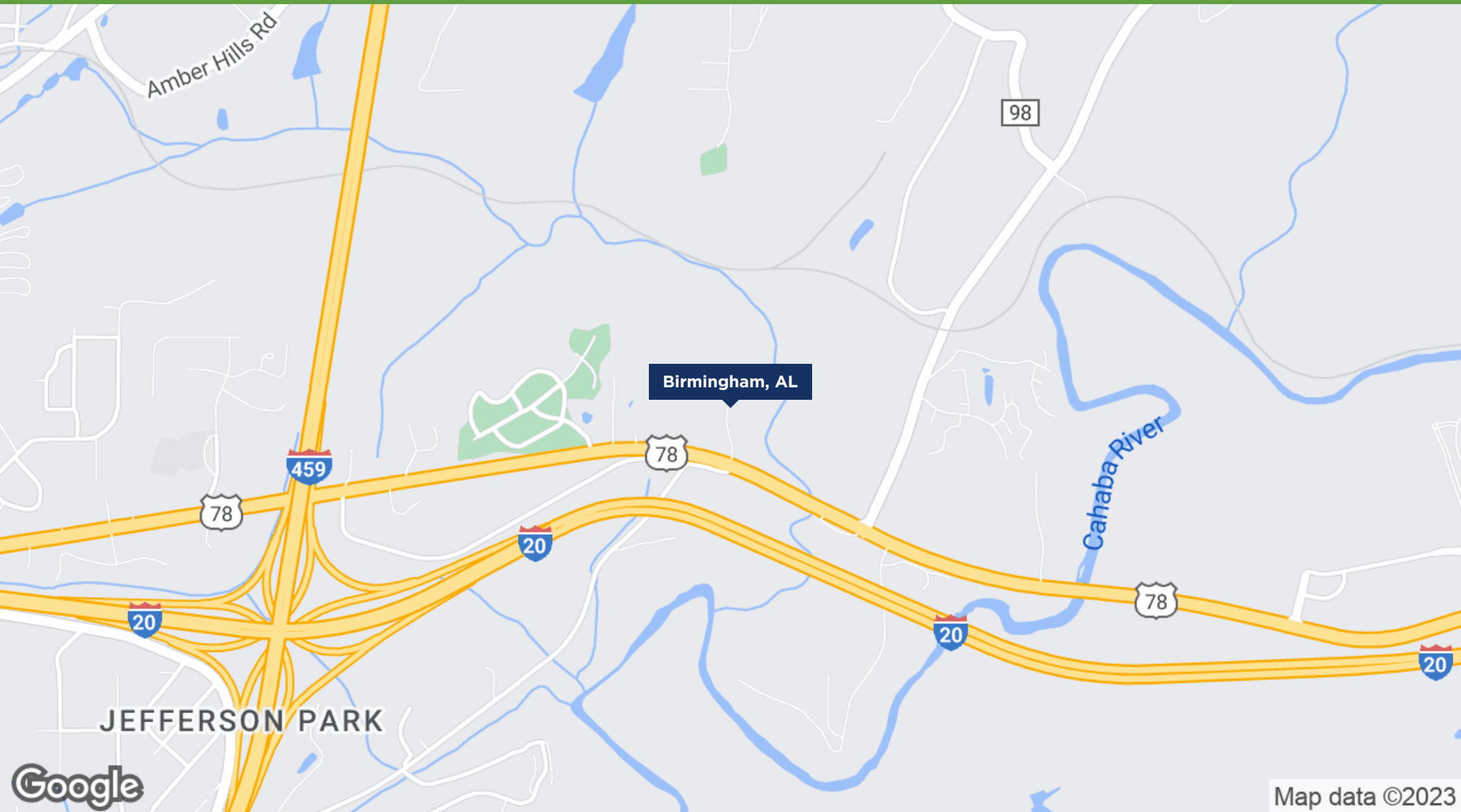


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LOCATION INFORMATION

REGIONAL MAP



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LOCATION INFORMATION

LOCATION MAPS



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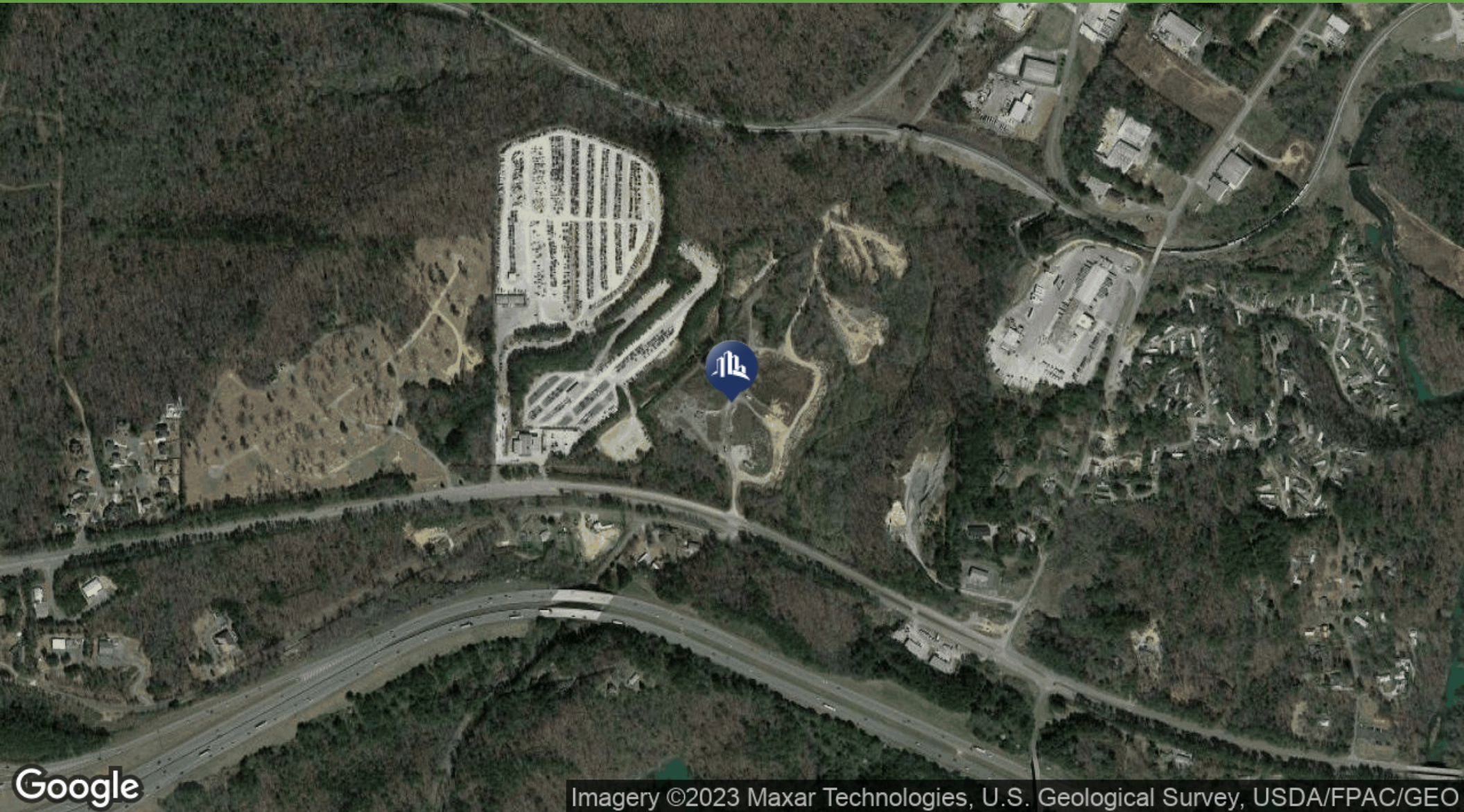


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LOCATION INFORMATION

AERIAL MAPS



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DEMOGRAPHICS



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DEMOGRAPHICS

DEMOGRAPHICS REPORT

	1 MILE	5 MILES	10 MILES
Total population	868	14,035	65,659
Median age	37.7	37.6	39.4
Median age (Male)	35.6	35.9	38.2
Median age (Female)	39.9	39.5	40.8
Total households	312	5,135	25,058
Total persons per HH	2.8	2.7	2.6
Average HH income	\$52,656	\$56,591	\$57,751
Average house value	\$107,107	\$127,474	\$137,650

** Demographic data derived from 2020 ACS - US Census*

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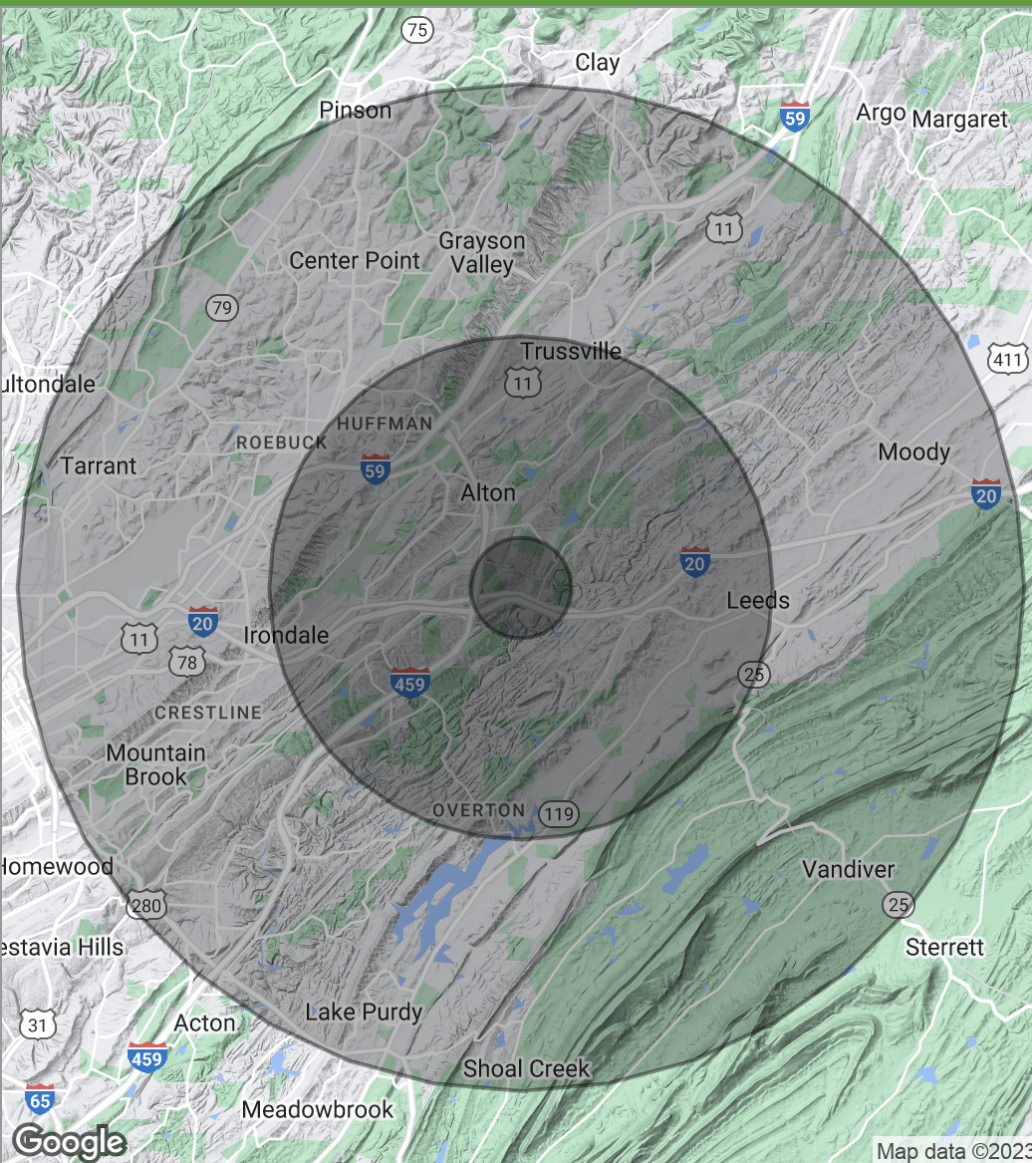
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DEMOGRAPHICS

DEMOGRAPHICS MAP



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DEMOGRAPHICS MAP // 16



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ADVISOR BIOS



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ADVISOR BIOS

ADVISOR BIO & CONTACT 1

KEITH ANDREWS, CCIM

Principal

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PROFESSIONAL BACKGROUND

Keith Andrews, CCIM owner of SperryCGA - The Andrews Group, Birmingham, Alabama brings over 15 years of selling and consulting, local, national, and international real estate experience to his leadership role. He started his real estate career in Charleston SC, 2005 spending most of his time selling condo projects in Panama and Mexico to investors and speculators in the residential marketplace of SC and NC along with educating realtors and investors about the bigger world of global real estate. After moving to the Birmingham AL MSA in 2008, Keith earned his broker license in 2013 along with his CCIM status at the end of 2014. Keith has successfully closed over \$19mil since coming to Birmingham.

Prior to real estate, Keith spent over 16 years in the telecommunications' industry. Keith had many years of continued selling and marketing success both in the USA and abroad.

Keith graduated from the University of Arkansas in 1983 with a BSBA in Finance and Banking, minors in real estate and marketing. He spent most of his life traveling North and Central America and Europe. His passions are food, wine, travel, and marketing. Keith and his wife are very active in several teams at the Church of the Highlands, Birmingham AL.

EDUCATION

Graduate of CCIM Institute Jay W Levine Leadership Academy, 2017
University of Arkansas - 1983
BSBA Finance & Banking with minors in Marketing and Real Estate.

MEMBERSHIPS & AFFILIATIONS

CCIM Institute Board of Directors 2019-2021.
CCIM Institute Professional Standards Committee Member 2020.
FL CCIM Chapter Board of Directors 2020.
FL CCIM Chapter Co - Chair Global Task Force 2020.
AREAA Founding President of the Greater Birmingham Chapter 2019-2020.
AREAA National level member Commercial Committee 2019-2020.
NAR Global Business and Alliances Committee member 2018.
CCIM Institute Professional Standards Committee member 2020.
CCIM Institute Marketing Committee member 2016-2017.
CCIM Institute Jay W Levine Leadership Academy, graduated October 2017.
CCIM Institute Advisory group of International Activities Committee 2015-2017.
CCIM Institute Member of International Strategic Planning Task Force 2015.

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