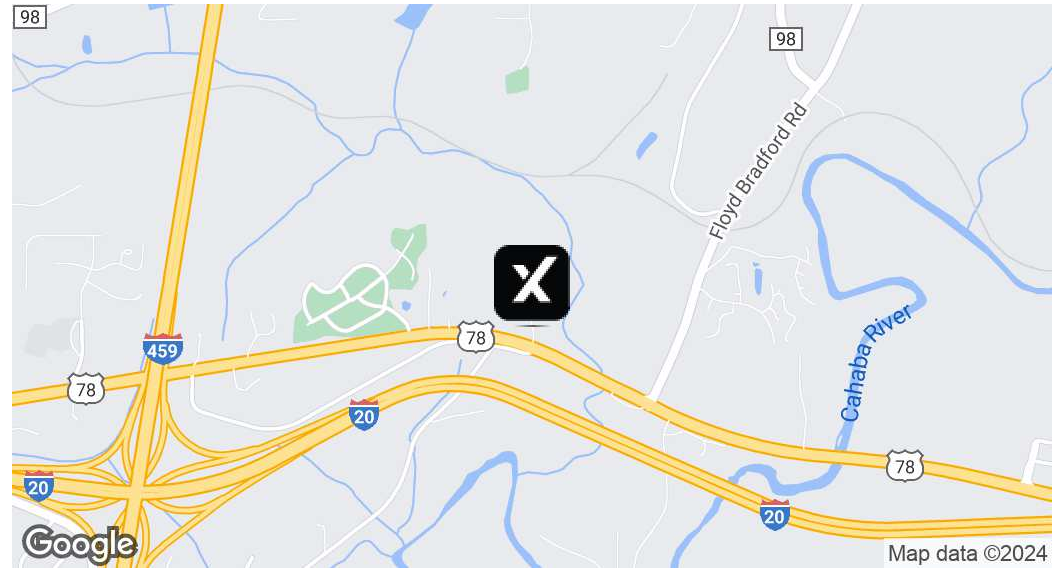


FOR SALE | Opportunity Zone Industrial Acreage for Sale along I-20 East

5874 Highway 78, Irondale, AL 35210



Offering Summary

Sale Price:	\$95,000 / acre
Available SF:	
Lot Size:	60 Acres
Price / Acre:	\$95,000
Zoning:	Industrial/Manufacturing
Market:	Birmingham
Submarket:	Irondale

Property Overview

Explore an exceptional opportunity for industrial investment in the vibrant Birmingham area with this 60-acre property located at 5874 Highway 78, Irondale, AL, 35210. Zoned for Industrial/Manufacturing use, this expansive tract of level land presents a prime opportunity for development. Strategically situated within an Opportunity Zone and offering close proximity to interstate access, this property is ideal for industrial ventures seeking a strategic location in the dynamic Birmingham municipality. With utilities readily available and seller motivation to close a deal, this property presents an irresistible prospect for prospective industrial investors looking to establish a presence in this thriving market.

Property Highlights

- - Zoned for Industrial/Manufacturing use
- - Expansive 60-acre parcel within an Opportunity Zone
- - Level land conducive to development
- - Strategically located in the Birmingham municipality
- - Proximity to nearby interstate access

Keith Andrews, CCIM

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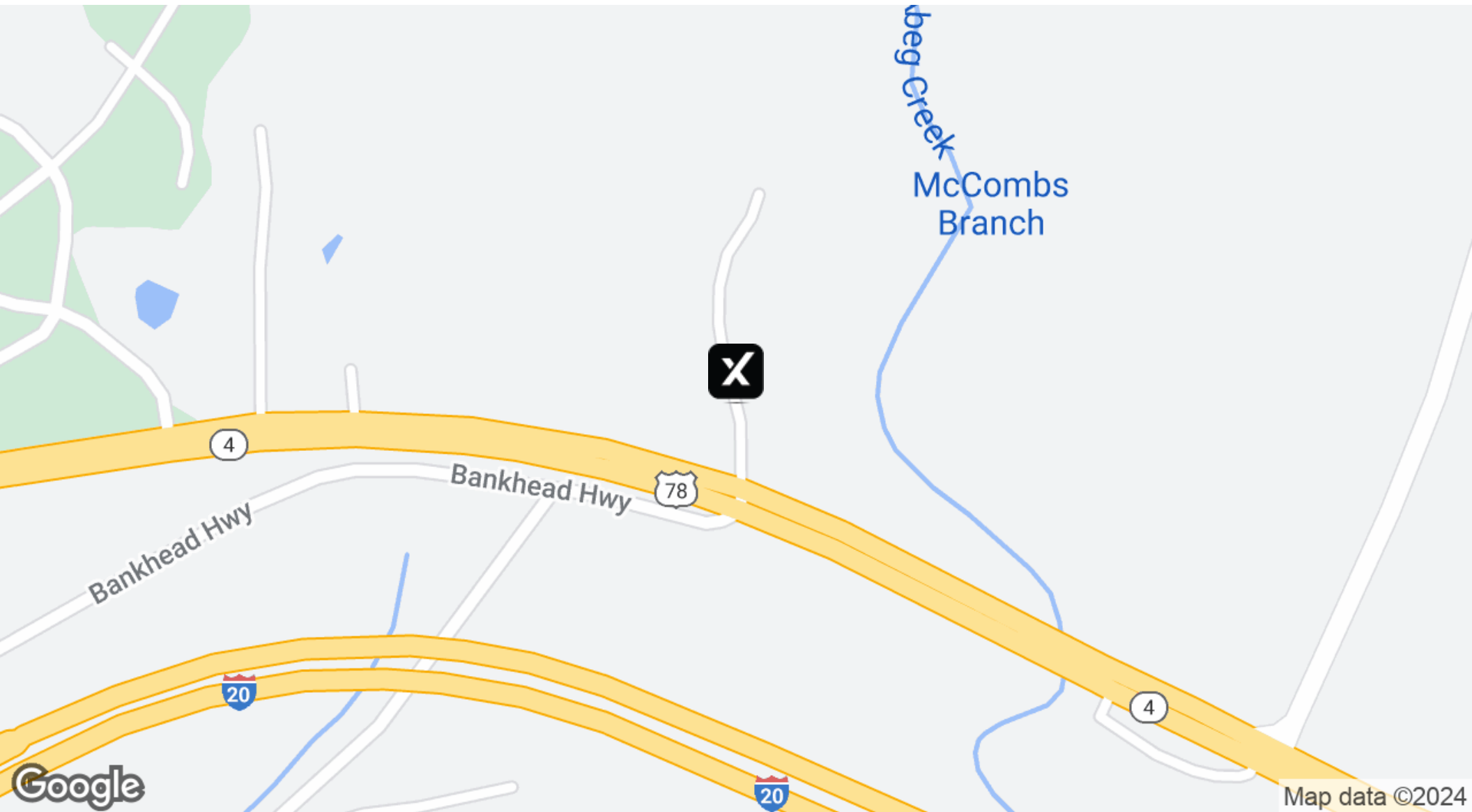
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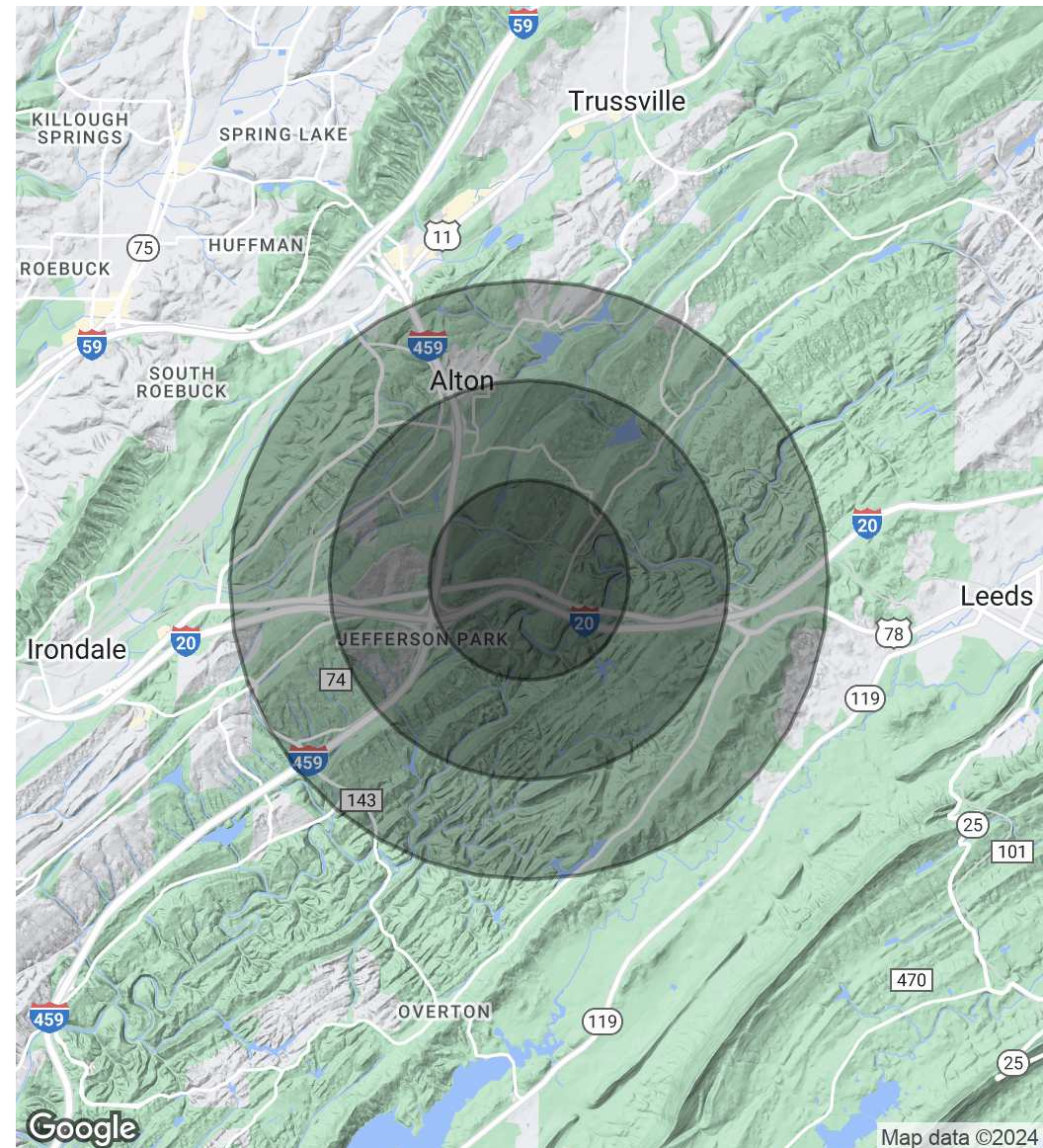
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5874 Highway 78, Irondale, AL 35210

Population	1 Mile	2 Miles	3 Miles
Total Population	366	1,640	4,101
Average age	35.6	36.4	37.7
Average age (Male)	34.5	35.2	36.3
Average age (Female)	37.3	38.2	39.6
Households & Income	1 Mile	2 Miles	3 Miles
Total households	131	592	1,490
# of persons per HH	2.8	2.8	2.8
Average HH income	\$61,989	\$60,161	\$59,236
Average house value	\$133,439	\$131,151	\$132,980

* Demographic data derived from 2020 ACS - US Census



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