



FOR SALE

Opportunity Zone Industrial Acreage for Sale along I-20 East

5874 Highway 78, Irondale, AL 35210

eXp Commercial | 100 Chase Park South | Hoover, AL 35244 |

Keith Andrews, CCIM

205.451.8889

keith.andrews@expcommercial.com

FOR SALE | Table of Contents

5874 Highway 78, Irondale, AL 35210

PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
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It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) 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 are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) 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 or may not arise as a result of review of the Memorandum.

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1

PROPERTY INFORMATION

eXp Commercial | 100 Chase Park South | Hoover, AL 35244 |

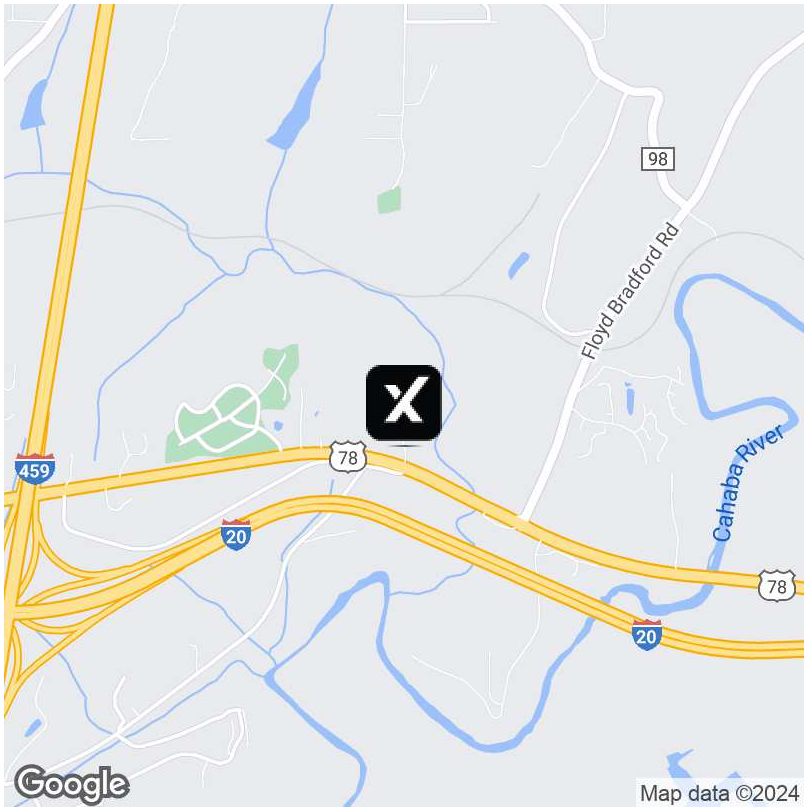
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FOR SALE | Executive Summary

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
- Frontage on US Hwy 78 for high visibility
- Availability of utilities for added convenience
- Sellers motivated to facilitate a timely sale

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FOR SALE | Property Description

5874 Highway 78, Irondale, AL 35210



Property Description

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Location Description

Discover an exceptional industrial investment opportunity along I-20 East in the vibrant Birmingham market. This prime location offers convenient access to a range of nearby points of interest, including the Birmingham-Shuttlesworth International Airport and the state-of-the-art Mercedes-Benz U.S. International facility. Set within a rapidly developing area, the property provides proximity to key transportation routes and major industrial hubs, positioning it as an enticing prospect for prospective investors. With its strategic placement within an Opportunity Zone, this industrial acreage presents an advantageous opportunity to become part of a dynamic market with strong potential for growth and expansion.

Site 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.

Power Description

3 phase

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FOR SALE | Complete Highlights

5874 Highway 78, Irondale, AL 35210



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FOR SALE | Additional Photos

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LOCATION INFORMATION

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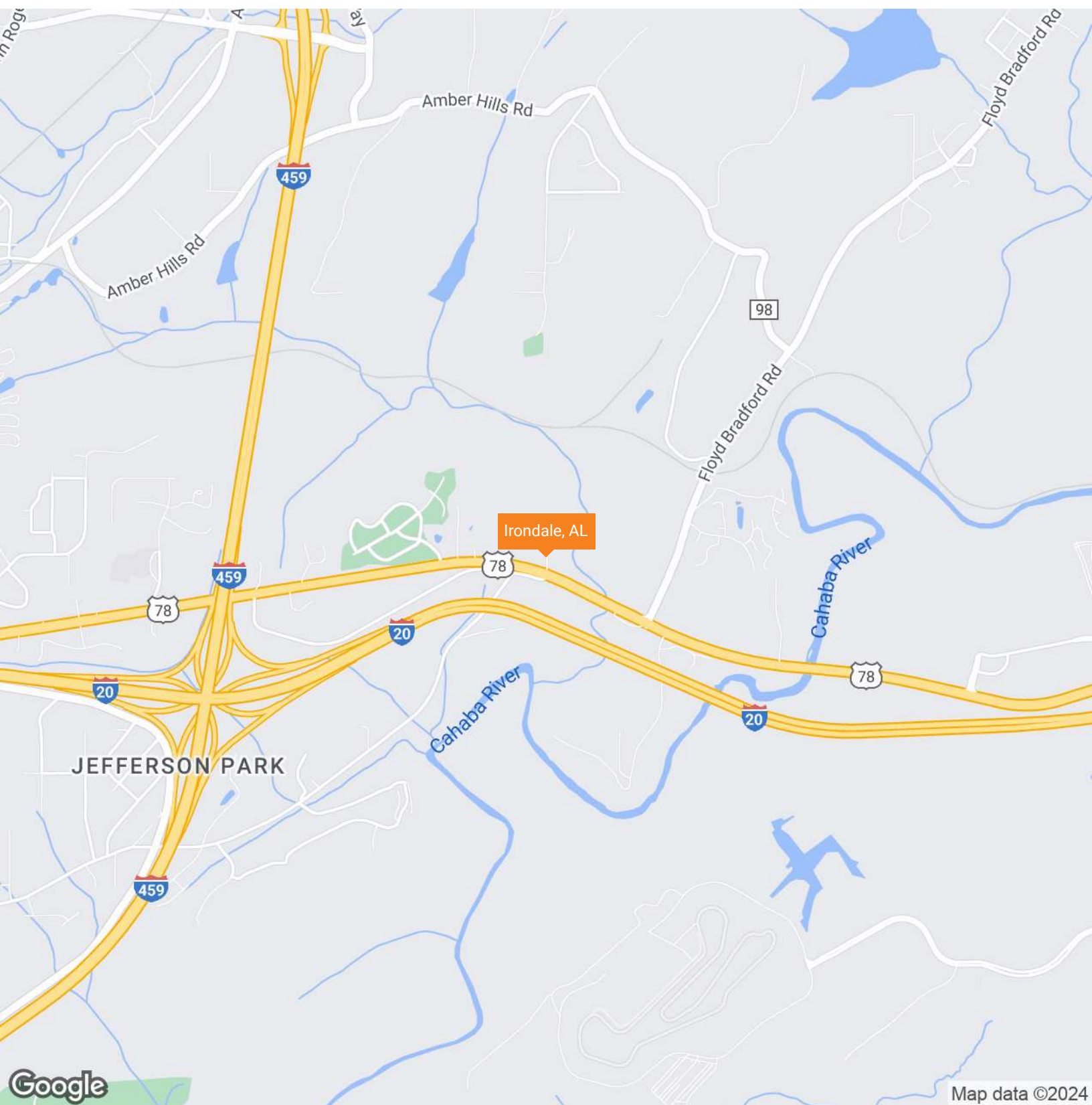
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FOR SALE | Regional Map

5874 Highway 78, Irondale, AL 35210



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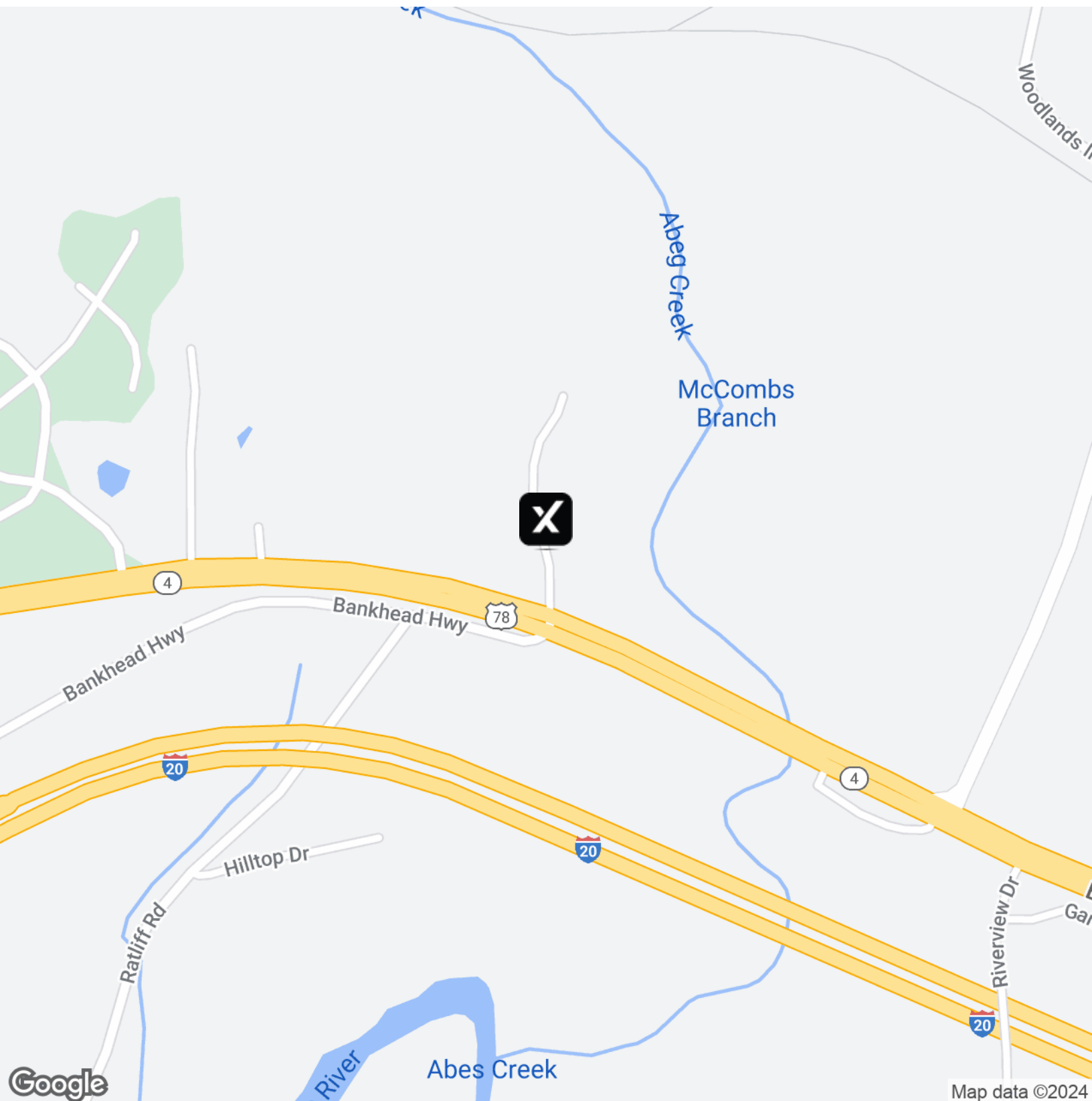
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FOR SALE | Location Map

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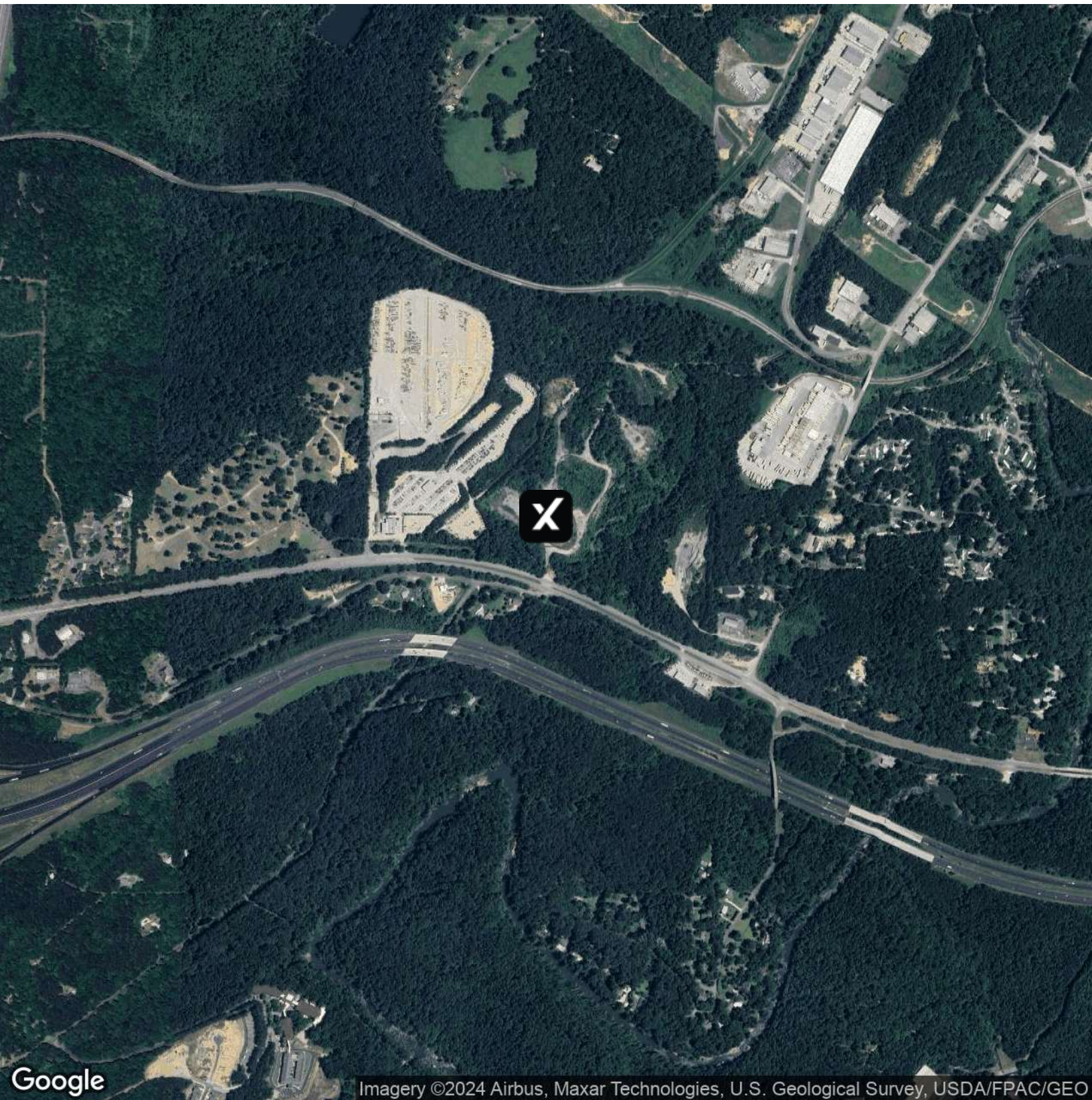
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FOR SALE | Aerial Map

5874 Highway 78, Irondale, AL 35210



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3

DEMOGRAPHICS

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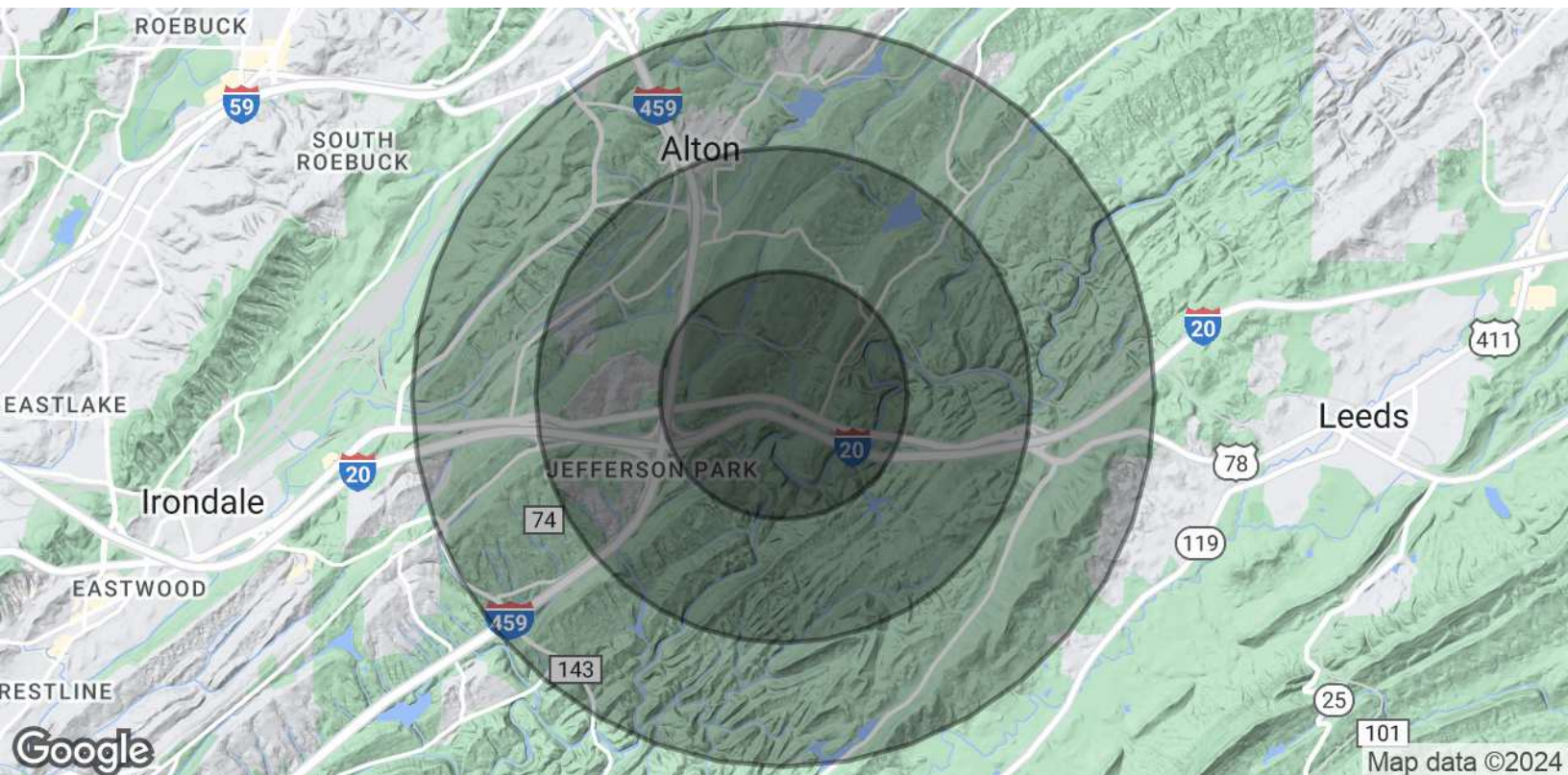
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FOR SALE | Demographics Map & Report

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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ADVISOR BIOS

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FOR SALE | Advisor Bio 1

5874 Highway 78, Irondale, AL 35210



Keith Andrews, CCIM

Commercial Broker/SR Advisor/Mentor

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AL #95294

Professional Background

"It is not about who you know. It is all about WHO KNOWS YOU!"

Keith Andrews CCIM is a seasoned Senior Advisor at eXp Commercial, where he is the first-ever licensee and a leading figure in attracting professional commercial practitioners across the US and worldwide. Keith also mentors individuals entering the commercial real estate industry, providing guidance and support as they embark on their professional careers. With a focus on connecting national and global real estate investors to local tertiary markets in Alabama and the Southeast USA, Keith's company serves as a vital conduit for institutional and individual investors. Keith is a proud recipient of the prestigious Certified Commercial Investment Member (CCIM) designation and has an extensive background in financial and market analysis. His leadership roles and involvement with organizations such as the CCIM Institute and the Asian Real Estate Association of America (AREAA) reflect his commitment to shaping the future of the industry. With over 20 years of experience in the telecommunications sales arena, Keith brings a wealth of expertise in mentoring, networking, and relationship building on a global scale. A graduate of the University of Arkansas with a major in Finance and Banking, Keith resides in Pelham, Alabama, and has a passion for exploring new destinations around the world.

Education

BSBA in Finance and Banking, University of Arkansas 1983

Minors in Marketing and Real Estate

Memberships

CCIM Institute

Chambers of Commerce

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