



FOR SALE

Opportunity Zone 9.2 Acres Development Land Irondale AL

2801 Crestwood Blvd, 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

2801 Crestwood Blvd, Irondale, AL 35210

PROPERTY INFORMATION	3
LOCATION INFORMATION	8
DEMOGRAPHICS	12
ADVISOR BIOS	14

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, 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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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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205.451.8889

keith.andrews@expcommercial.com



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1

PROPERTY INFORMATION

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

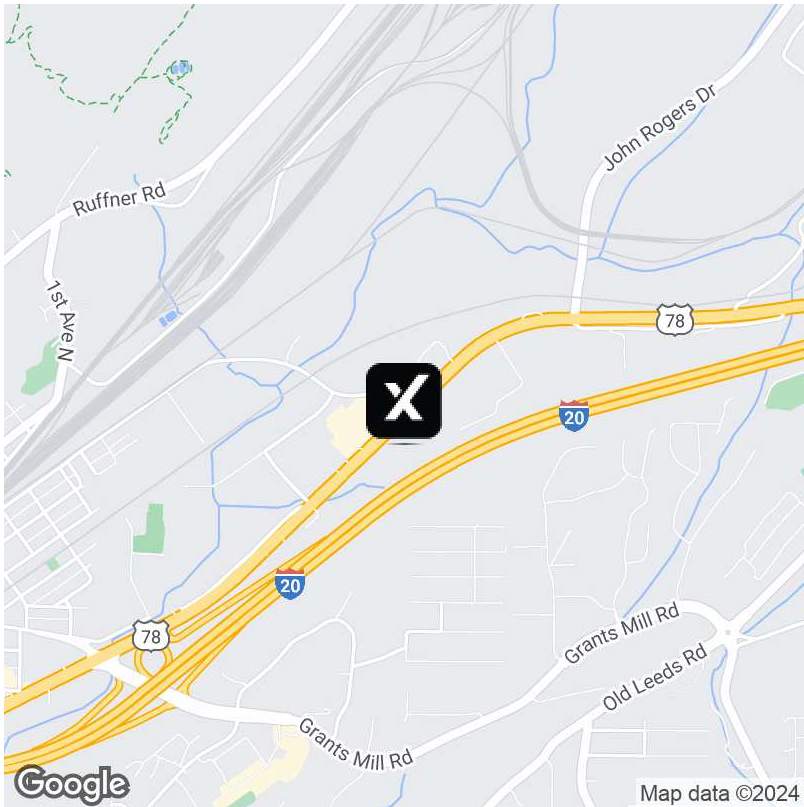
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FOR SALE | Executive Summary

2801 Crestwood Blvd, Irondale, AL 35210



Offering Summary

Sale Price:	\$499,000
Available SF:	
Lot Size:	9.2 Acres
Price / Acre:	\$54,239
Zoning:	C2
Market:	Birmingham
Submarket:	Irondale

Property Overview

Elevate your investment portfolio with this remarkable 9.2-acre commercial land located at 2801 Crestwood Blvd, Irondale, AL, 35210. Zoned as C2, this expansive property presents a prime opportunity for office investors seeking a strategic presence in the dynamic Birmingham area. With extensive frontage along US Hwy 78 and bordering I-20, this high-level, heavily treed land offers exceptional visibility and accessibility. Situated within an Opportunity Zone and less than a half mile from the I-20 off-ramp, this property boasts a strategic location for office development. Don't miss the chance to capitalize on this unparalleled investment opportunity to establish a prominent office presence in this thriving market.

Property Highlights

- Zoned C2 for commercial use
- 9.2 acres of prime commercial land on US Hwy 78
- Designated as an Opportunity Zone for investment benefits
- Elevated, heavily treed land with 1191 ft of road frontage
- Back side bordered by I-20 for convenient access
- Less than a half mile from the I-20 off-ramp
- Extensive frontage on US Hwy 78 and I-20
- Strategic location at the Commercial Circle intersection on US Hwy 78

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FOR SALE | Property Description

2801 Crestwood Blvd, Irondale, AL 35210



Property Description

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Location Description

Immerse yourself in the potential of the thriving Birmingham market with this exceptional 9.2-acre development land in Irondale, AL, situated within a designated Opportunity Zone. The surrounding area boasts close proximity to prominent points of interest, including the vibrant retail and dining hub of Crestwood Boulevard, as well as the renowned entertainment venues and cultural attractions within the city. With its strategic location near major transportation arteries, this property offers an enticing opportunity for prospective office investors to establish a presence in a dynamic market. Explore the possibilities for growth and development in this prime location, strategically positioned to leverage the opportunities presented by the burgeoning Birmingham area.

Site Description

Hill along Crestwood Blvd and I-20, Billboard on property with a lease, next to warehousing on same hill, flat on top, heavily treed.

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FOR SALE | Complete Highlights

2801 Crestwood Blvd, Irondale, AL 35210



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FOR SALE | Additional Photos

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LOCATION INFORMATION

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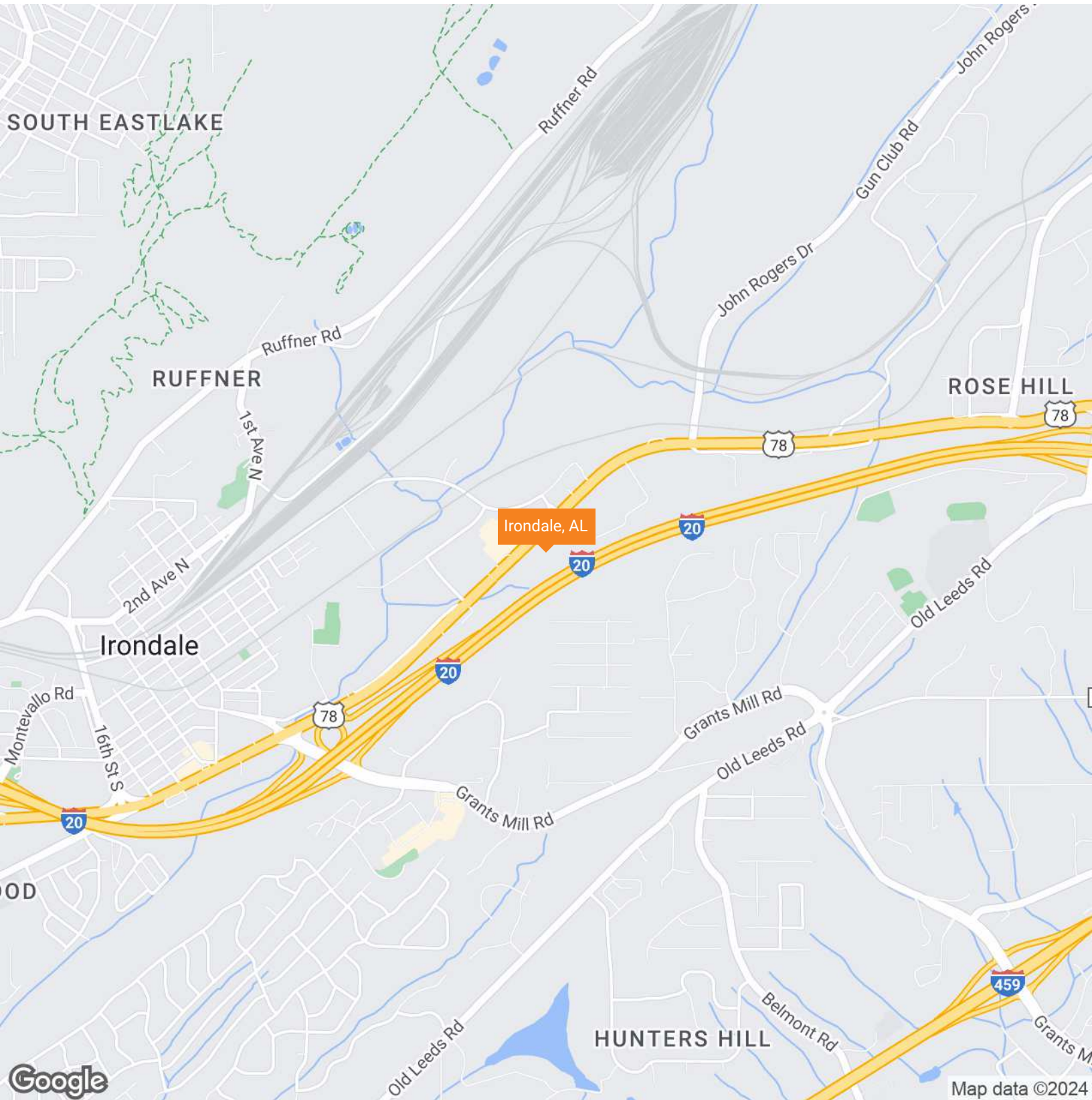
Keith Andrews, CCIM

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FOR SALE | Regional Map

2801 Crestwood Blvd, Irondale, AL 35210



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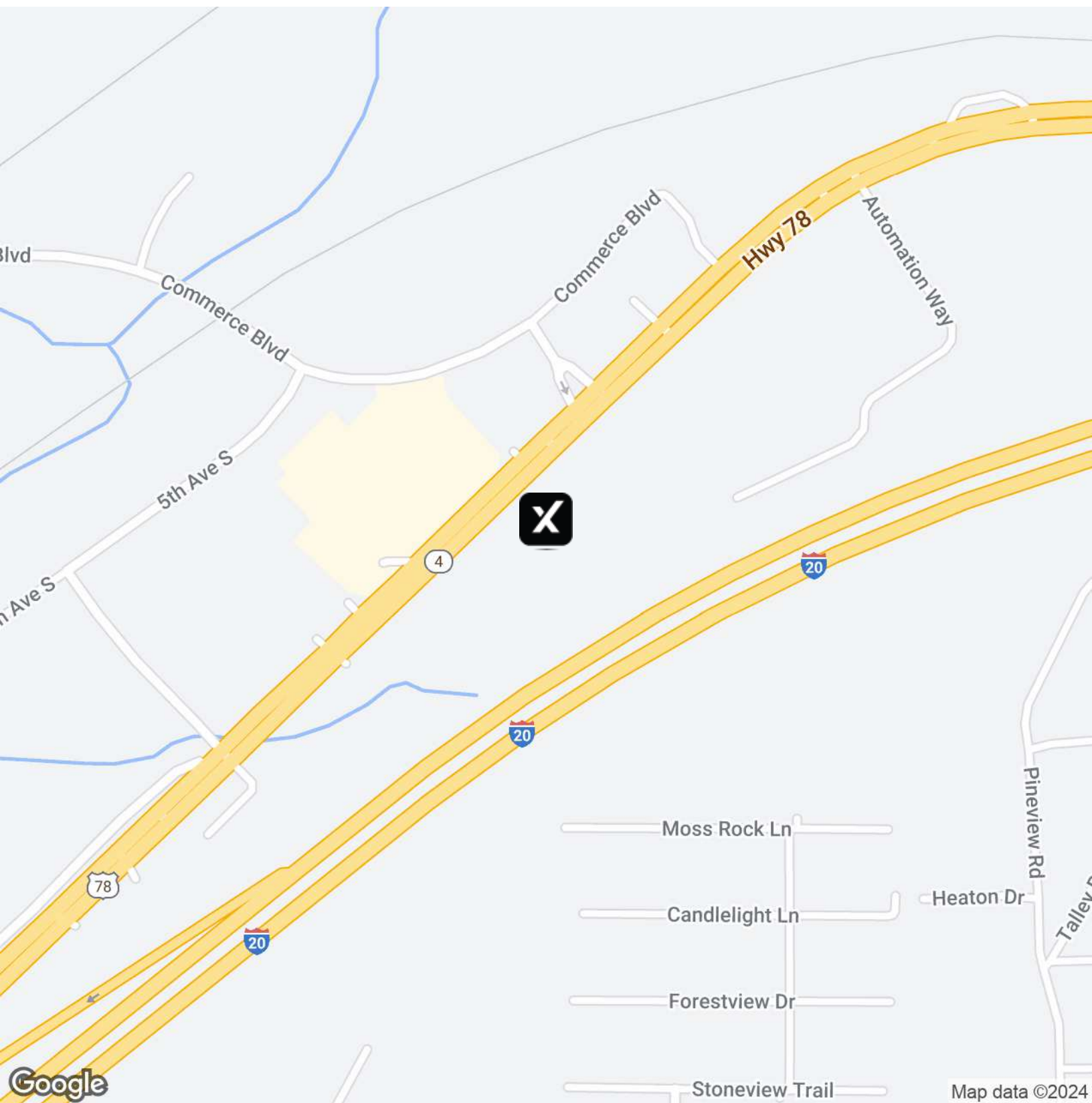
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FOR SALE | Location Map

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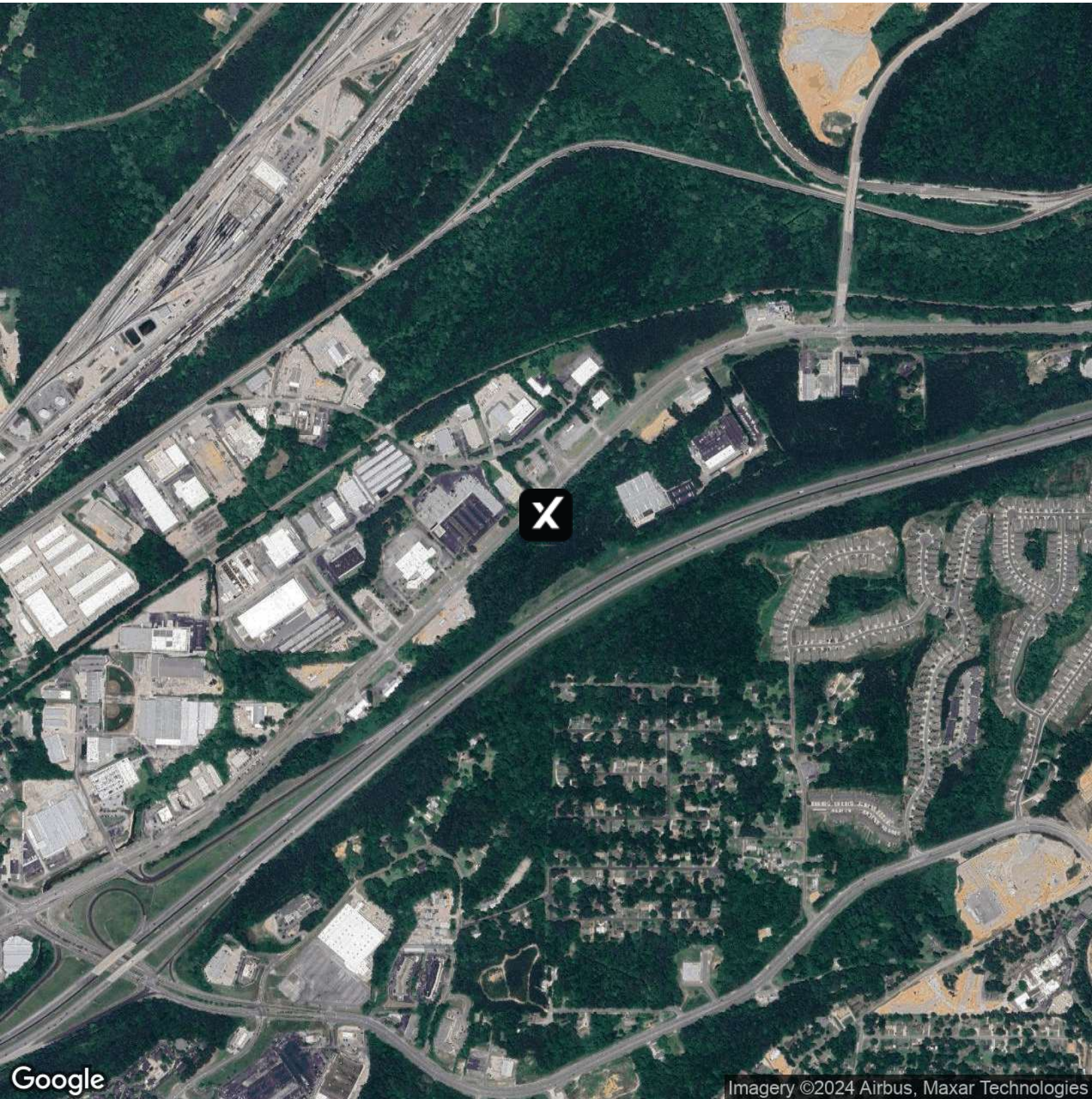
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FOR SALE | Aerial Map

2801 Crestwood Blvd, Irondale, AL 35210



Imagery ©2024 Airbus, Maxar Technologies

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DEMOGRAPHICS

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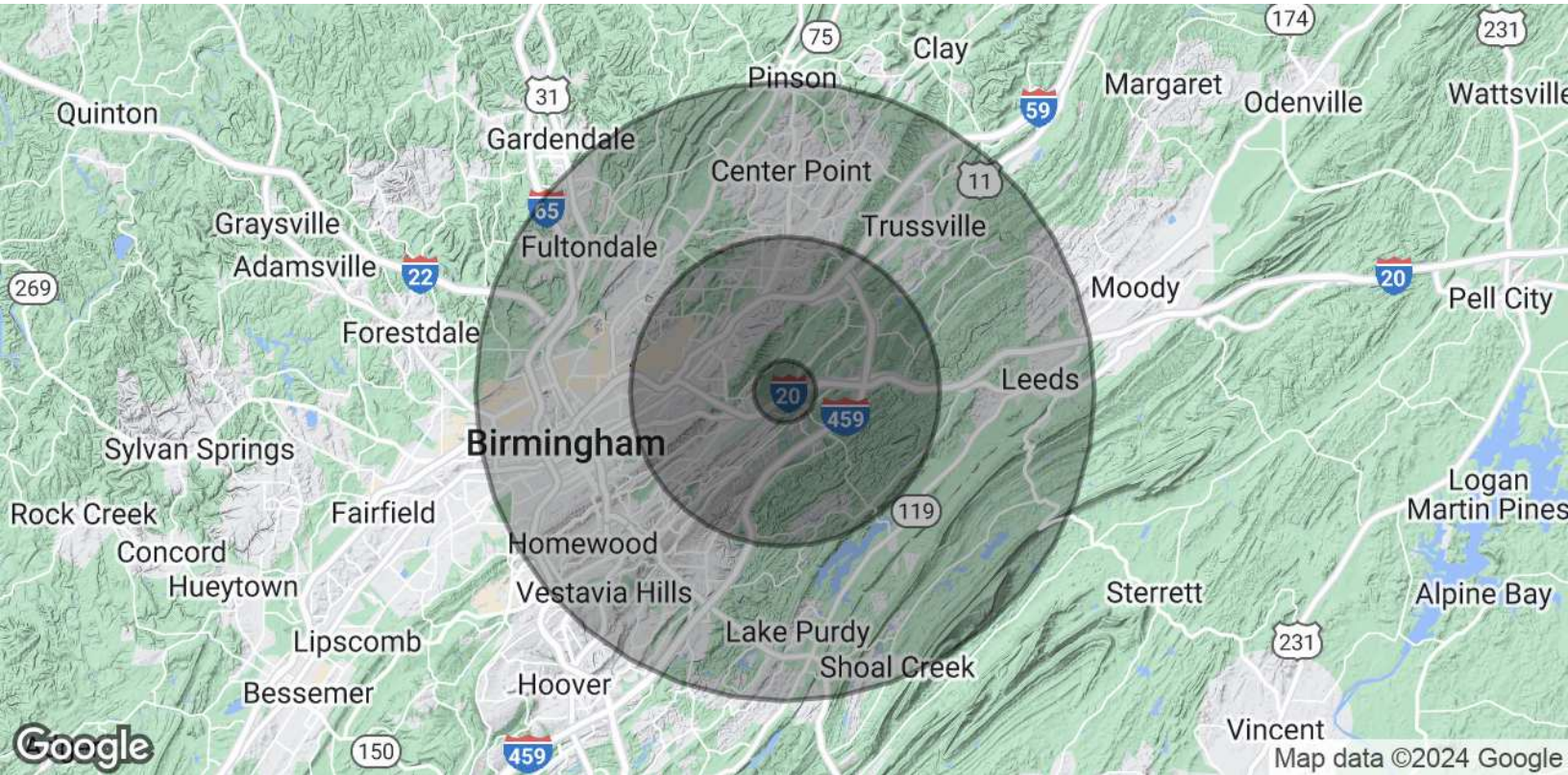
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FOR SALE | Demographics Map & Report

2801 Crestwood Blvd, Irondale, AL 35210



Population	1 Mile	5 Miles	10 Miles
Total Population	1,138	84,446	342,961
Average Age	39.2	37.9	36.5
Average Age (Male)	39.0	36.4	35.2
Average Age (Female)	40.5	39.5	37.9

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	430	33,932	139,015
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$83,948	\$73,585	\$78,669
Average House Value	\$272,471	\$217,641	\$274,579

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIOS

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keith.andrews@expcommercial.com

FOR SALE | Advisor Bio 1

2801 Crestwood Blvd, Irondale, AL 35210



Keith Andrews, CCIM

Commercial Broker/SR Advisor/Mentor

keith.andrews@expcommercial.com

Direct: 205.451.8889 | Cell: 205.451.8889

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

eXp Commercial

100 Chase Park South Suite 128

Hoover, AL 35244

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