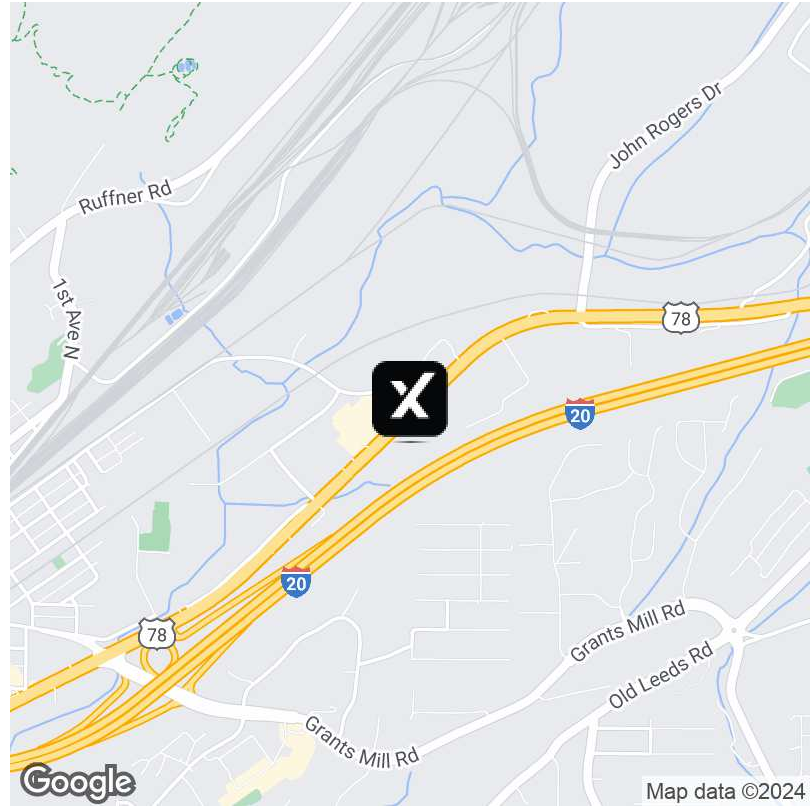


2801 Crestwood Blvd, Irondale, AL 35210



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

Keith Andrews, CCIM

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FOR SALE

Opportunity Zone 9.2 Acres Development Land Irondale AL

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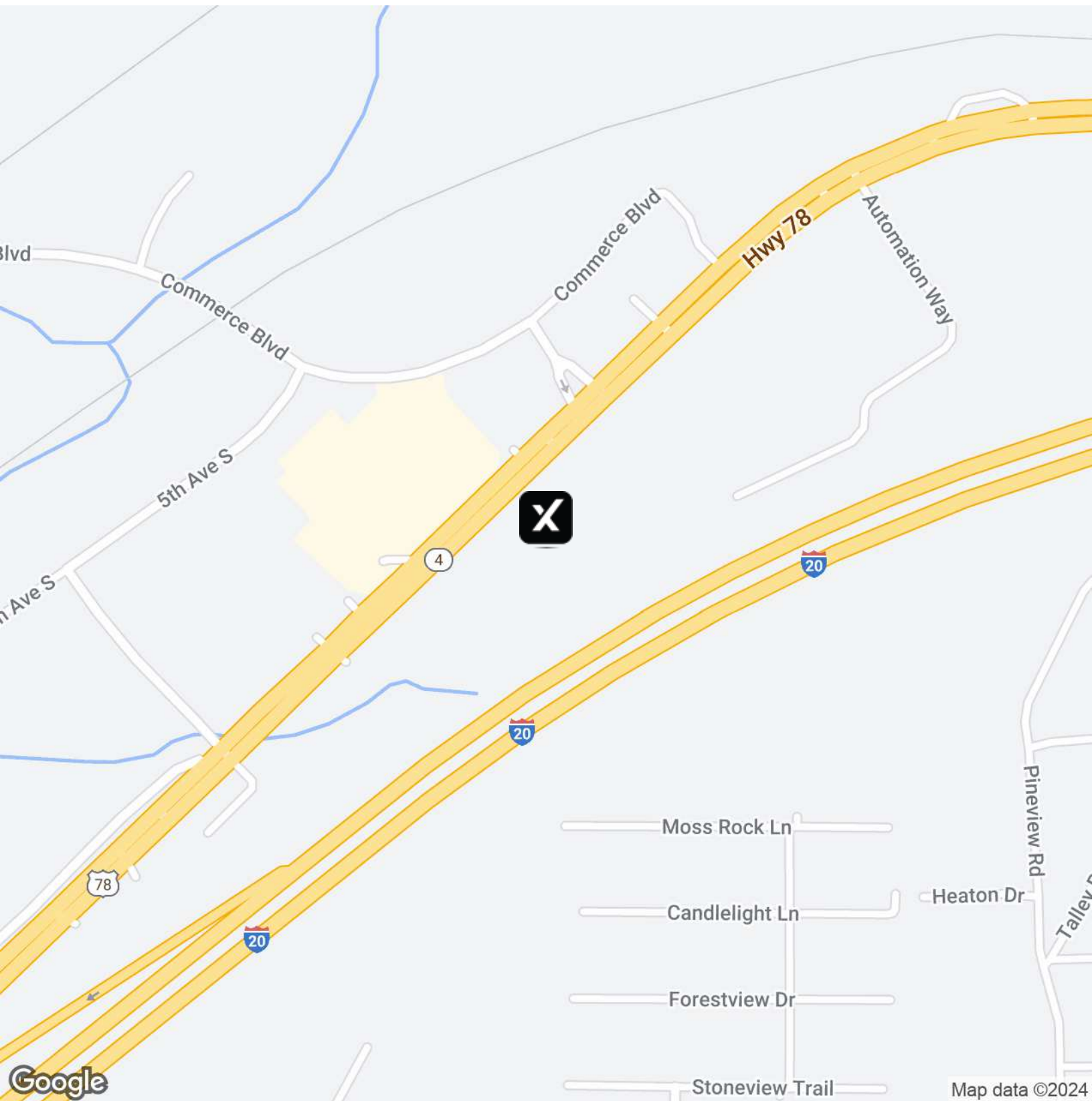
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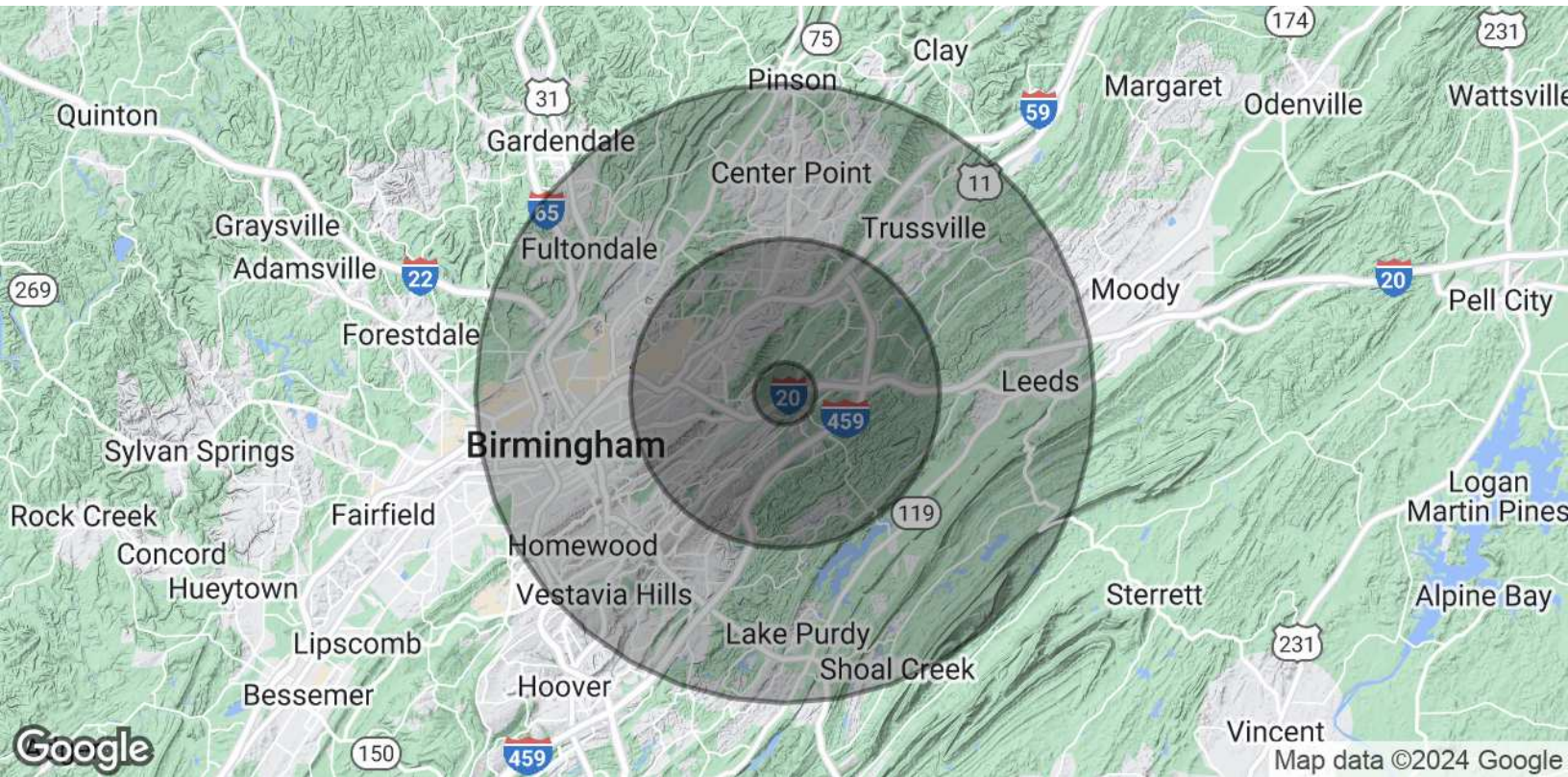
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2801 Crestwood Blvd, Irondale, AL 35210



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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