OFFERING MEMORANDUM

INDUSTRIAL WAREHOUSE/FLEX OPPORTUNITY | ± 16,300 SF

BIRMINGHAM, ALABAMA

BULL REALTY
CELEBRATING 25 YEARS

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CONTACT INFORMATION

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BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

2513 31ST STREET SW, BIRMINGHAM, AL

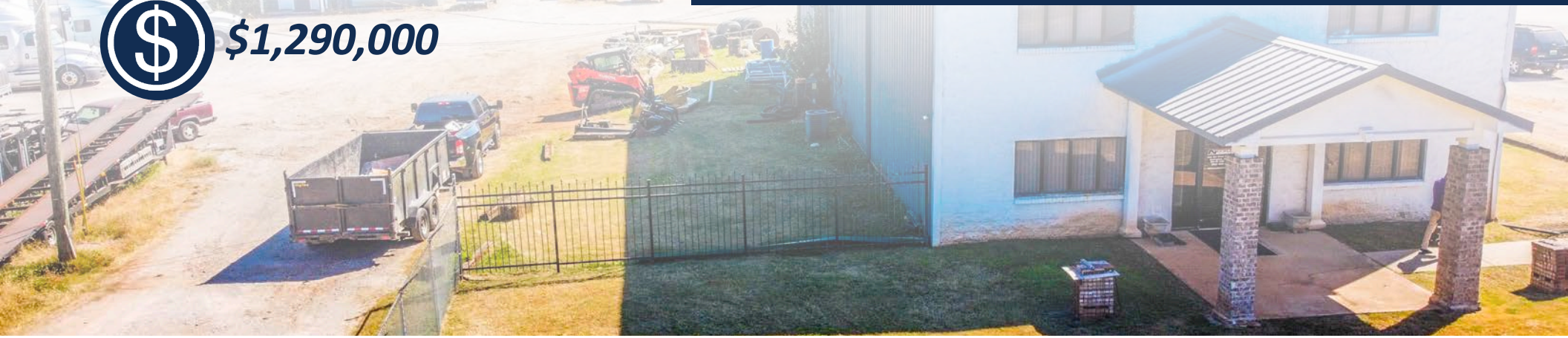
PROPERTY OVERVIEW

Bull Realty is pleased to present this rare opportunity to acquire this industrial/truck terminal property located near Downtown Birmingham. The property is situated on a ± 6-acre site and boasts 3 buildings for a total of ± 16,300 SF. The property also boasts 4 vertical fuel tanks along with ease of access off a main street via 2 large curb cuts and a railroad spur which connects directly to the site. This property also features paved and gravel parking as well as a property fence.

PROPERTY HIGHLIGHTS

- 3 Buildings in total with a combined SF of ± 16,300 SF
- ± 6-acre site strategically placed on signalized intersection allowing easy to access and high visibility on 31st Street SW
- Building 1: ± 7,500 SF office building with approximately ± 650 SF of warehouse space
    - 26’ Ceiling in warehouse
    - Includes 1 drive-in door, 10 private offices and 1 large conference room
- Building 2: ± 8,428 SF Repair Shop with a ± 1,100 SF Mezzanine
    - Reception area with 4 private offices, 4 restrooms, 3 drive-in bays, and 19’ high ceiling in garage
- Building 3: Fuel station & 4 vertical fuel tanks on site
- Zoned I-1 Light Industrial city of Birmingham
- Railroad Spur on Site

$1,290,000



PROPERTY INFORMATION

BUILDING:

ADDRESS:	2513 31st Street SW, Birmingham, AL
COUNTY:	Jefferson
# OF BUILDINGS:	3
# OF FLOORS:	2
TOTAL BUILDING SIZE:	± 16,300 SF Building 1: ± 7,500 SF Building 2: ± 8,428 SF Building 3: ± 372 SF

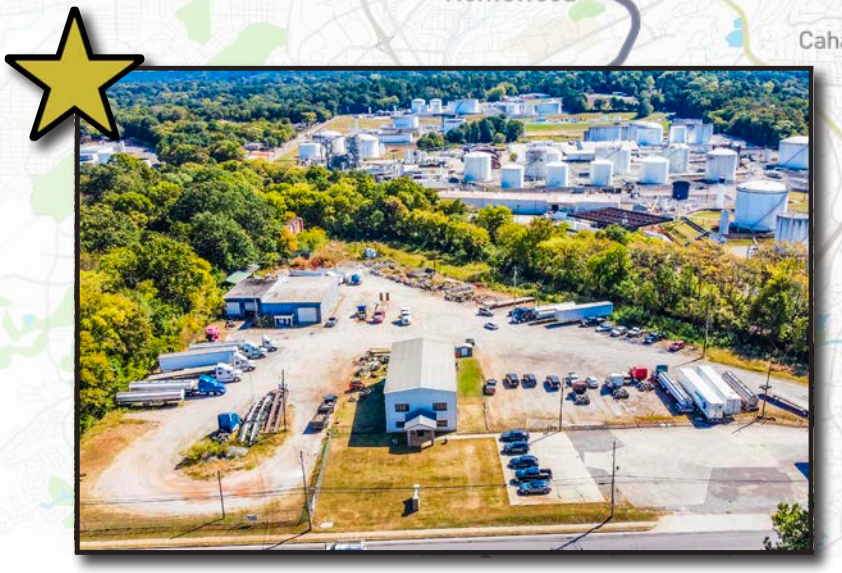
SITE:

SITE SIZE:	± 6 Acres
PARCEL ID:	2900202012013000
ZONING:	I-1 Light Industrial City of Birmingham
PARKING TYPE:	Gravel surface spaces
FRONTAGE:	600’ on 31st Street SW
SIGNAGE:	Monument Signage

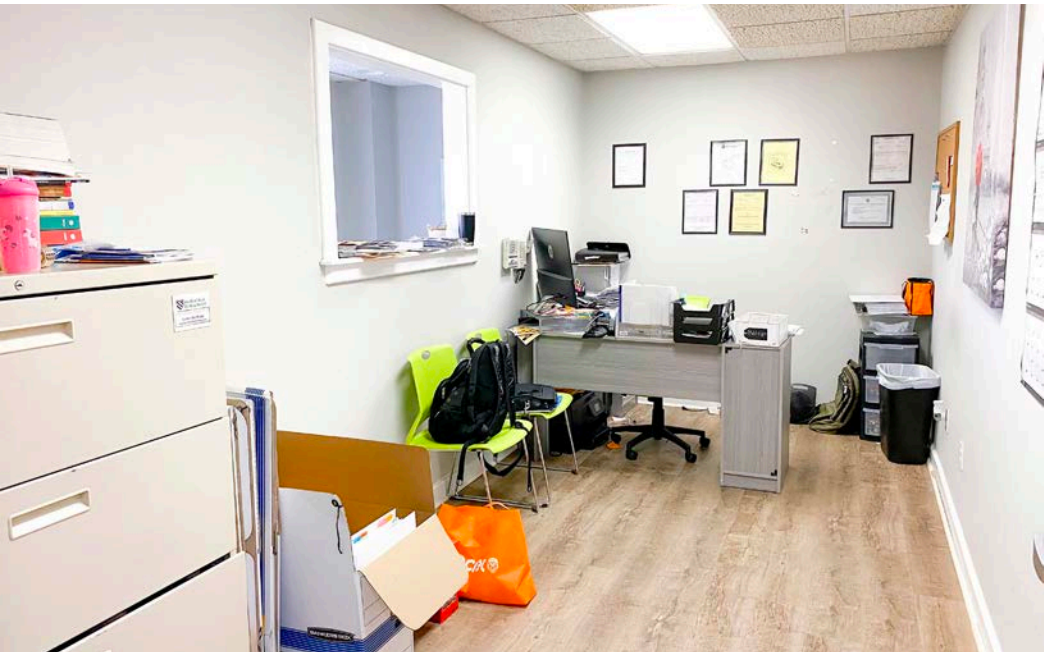
CONSTRUCTION:

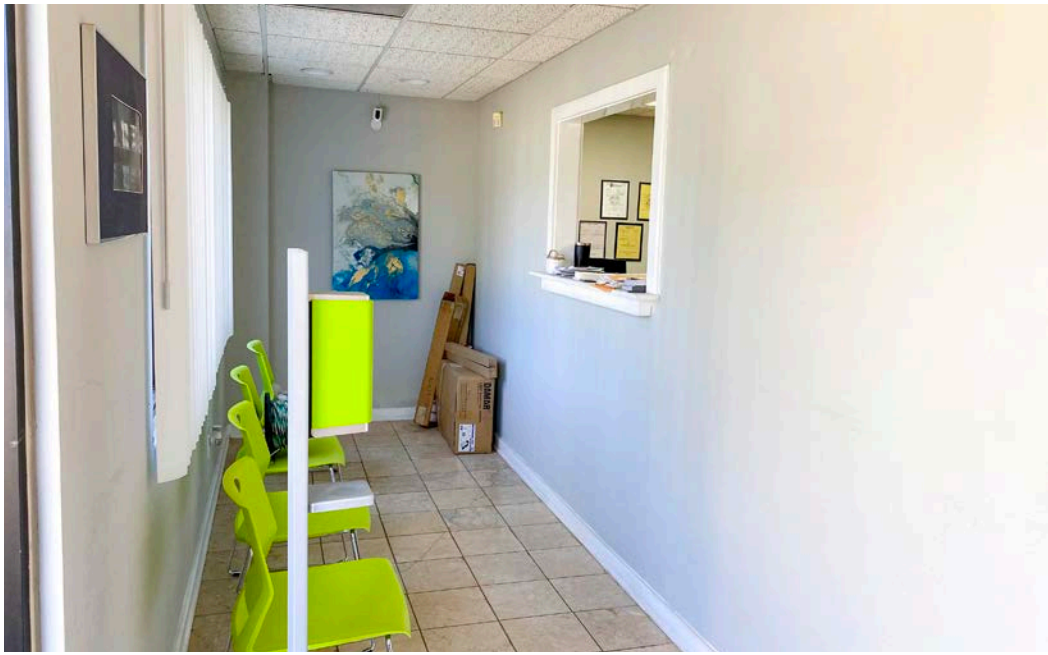
CONSTRUCTION:	Steel
CEILING HEIGHT:	26’

$1,290,000



PROPERTY PHOTOS





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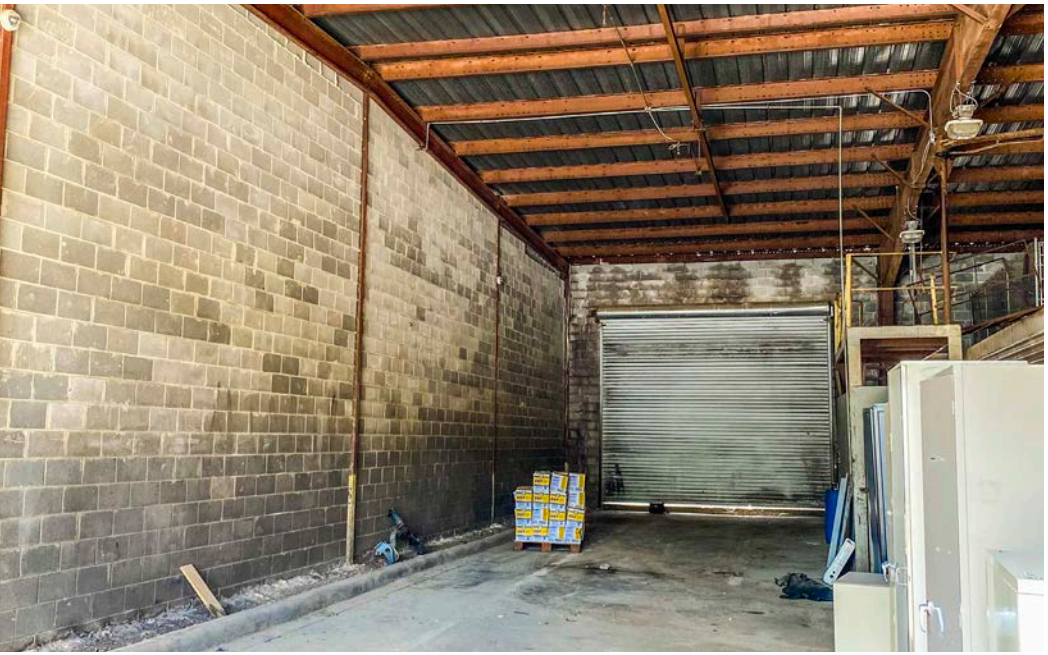
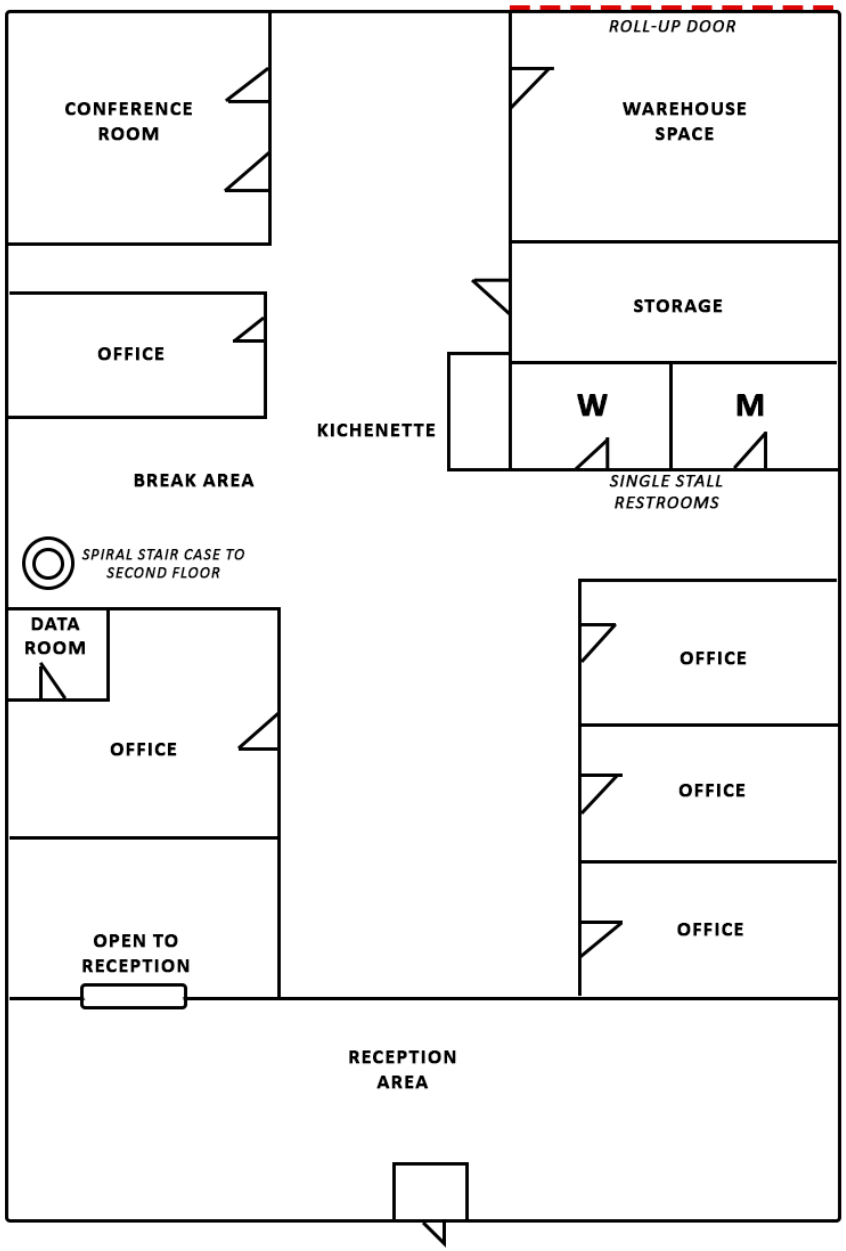


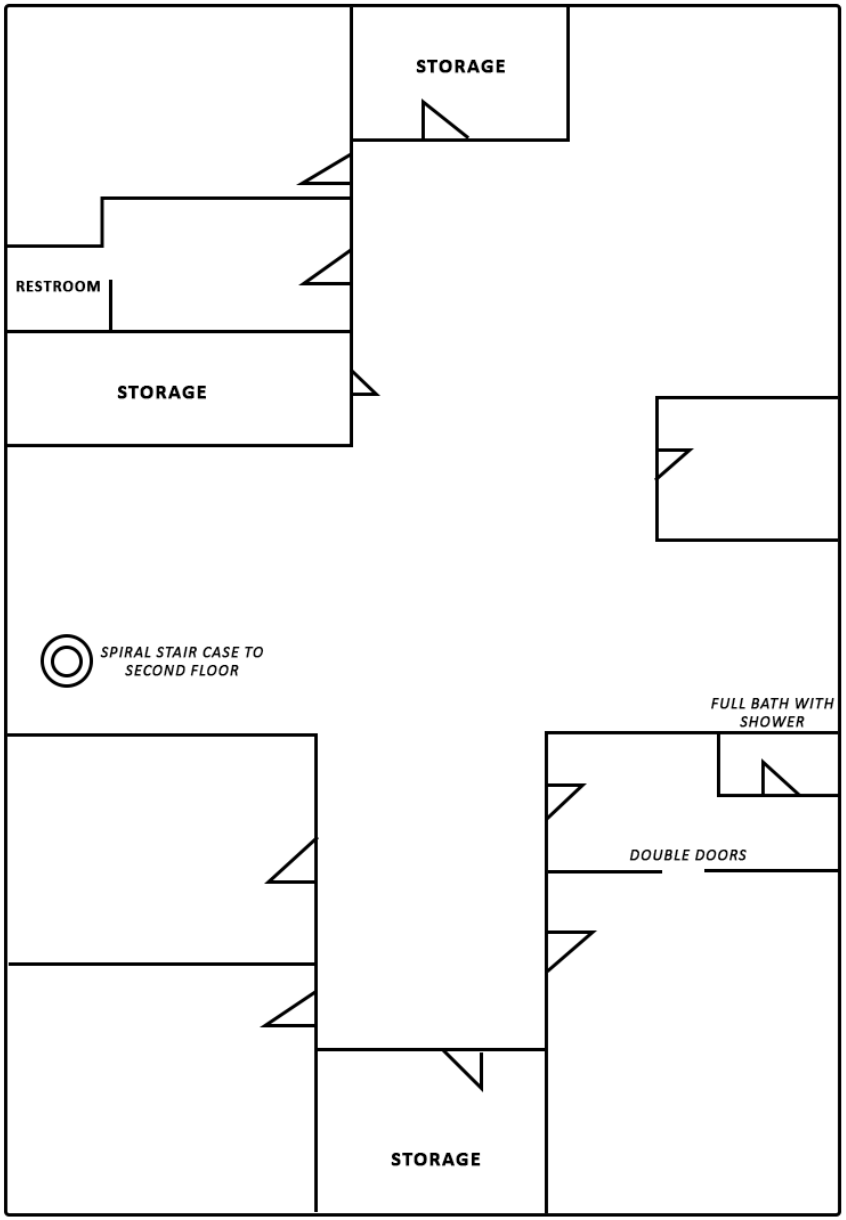
PROPERTY PHOTOS

FLOOR PLANS

BUILDING 1: ± 7,500 SF



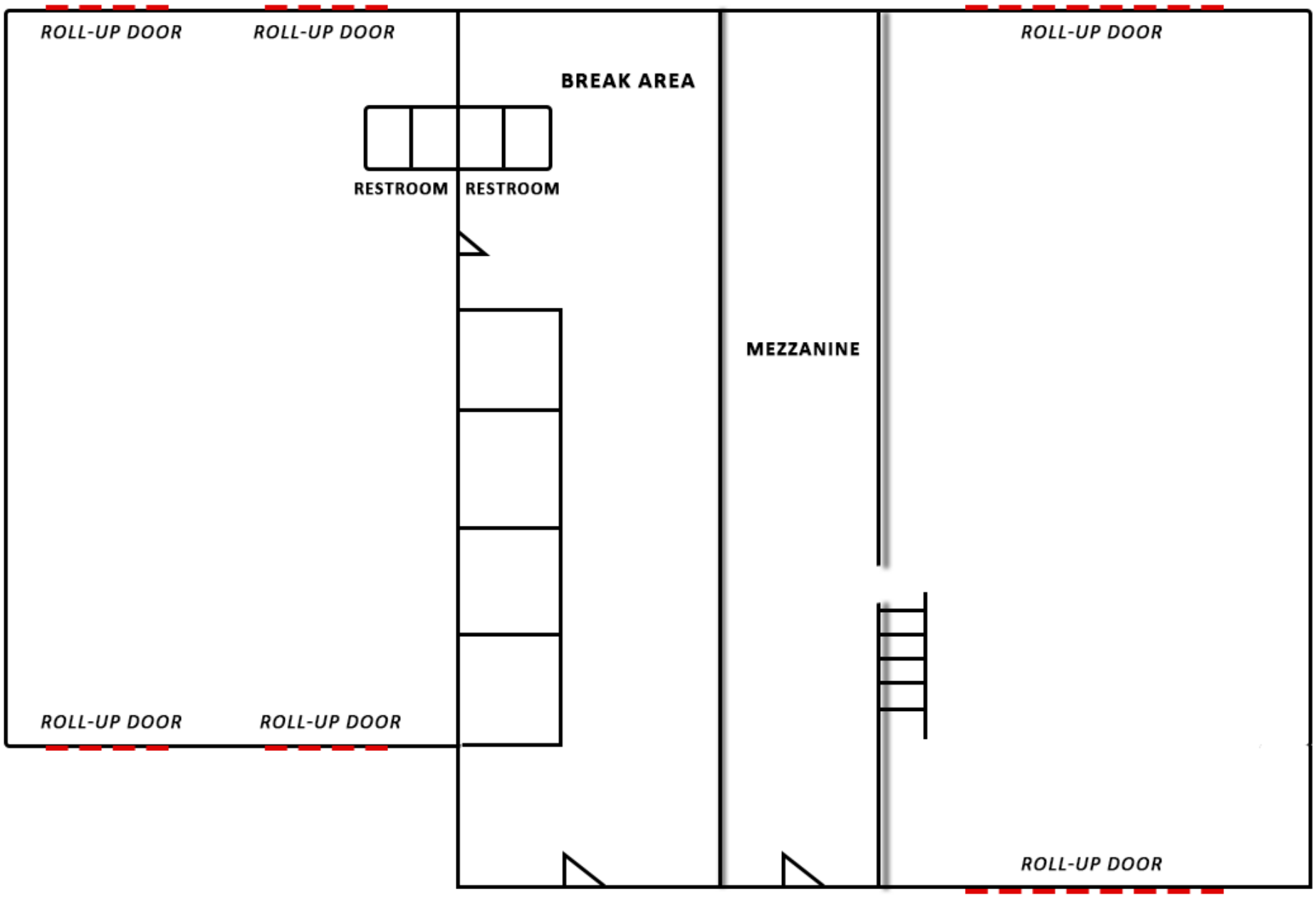
FLOOR 1



FLOOR 2

FLOOR PLAN

BUILDING 2: ± 8,428 SF



BULL REALTY
Asset & Occupancy Solutions

COMPARABLES

SALE COMPS

	SUBJECT PROPERTY: 2513 31ST STREET SW, BIRMINGHAM, AL	153 CAHABA VALLEY PKY, PELHAM, AL	1625 2ND AVE S, BIRMINGHAM, AL	2520 BIRMINGPORT RD BIRMINGHAM, AL
PRICE	$1,500,000	$1,450,000	$1,600,000	$2,011,211
BUILDING SIZE	± 16,300 SF	± 4,176 SF	± 16,000 SF	± 15,000 SF
PRICE/SF	$92.02/SF	$104.04/SF	$100/SF	$70.69/SF
SITE SIZE	± 6.00 AC	± 8.00 AC	± 0.70 AC	± 7.92 AC
PRICE/ACRE	$250,000/AC	$181,250/AC	$2,285,714/AC	$253,940/AC
YEAR BUILT	1980	1995	1925	1990
SOLD DATE	--	4/6/2022	11/2/2021	6/10/2022

RENT SURVEY

	SUBJECT PROPERTY: 2513 31ST STREET SW, BIRMINGHAM, AL	201 LYON LN, BIRMINGHAM, AL	250 LYON LN, BIRMINGHAM, AL
LEASE SIZE	± 5,000 SF	± 7,500 SF	± 12,600 SF
LEASE COMMENCEMENT	July 2010	Currently Available	Currently Available
RENT	$8.40/SF	$7.60/SF	$8.50/SF
LEASE TYPE	MG	FS	NNN

BIRMINGHAM, AL

Birmingham, Alabama, is known as the "Dinner Table of the South." From the country's best barbecue to global dishes with the influence of the American South, Birmingham's dining scene is one to relish. A talented and energetic music community entertains in clubs and music venues all around the area. Birmingham was Ground Zero for the American Civil Rights Movement, now drawing visitors from around the world to immerse themselves in the historic events. Golfers come to play Birmingham's courses on the world-class Robert Trent Jones Golf Trail.

There's plenty to do downtown as well. The new Urban Supply mixed-use development will bring century-old warehouses in the Parkside neighborhood back to life with restaurants, bars, shopping and fitness studios when it's completed in mid-2022. City Walk BHAM is also in the works, adding markets, green spaces and food trucks to city blocks beneath Interstate 59/20.

Source: https://www.birminghamal.org/ & https://www.cntraveler.com/gallery/best-places-to-go-in-2022

IN THE AREA

CITGO
KINDER MORGAN
Chevron
SUBJECT PROPERTY
MAGELLAN
MIDSTREAM PARTNERS, L.P.
MOTIVA
Colonial Pipeline Company
Marathon
Petroleum Corporation
SUNOCO

DEMAND DRIVERS

CITYWALK BHAM

The new 1.5-mile linear park known as CityWalk was completed just in time to serve as The World Games Plaza. Eight years in the making, the park stretches for 10 blocks under the Interstate 59/20 overpass bridges. Beautifully landscaped and outfitted with playground equipment, CityWalk also has one of the finest skateboard parks in the country. Pickleball courts, dog parks and handsome gardens are also part of the project. Running adjacent to the Birmingham-Jefferson Convention Complex, CityWalk is expected to be a popular location for social functions, art exhibitions and other gatherings.

SLOSS FURNACES NATIONAL HISTORIC LANDMARK

Sloss Furnaces was once the largest manufacturer of pig iron in the world. It stands today just as it did in the late 19th century — a monument to the Industrial Revolution. With its web of pipes and towering stoves, this unique National Historic Landmark provides visitors a glimpse into Birmingham's rich industrial heritage. It stands with pride and is a symbol of where the "Magic" began for Birmingham.

UNIVERSITY OF ALABAMA AT BIRMINGHAM

The University of Alabama at Birmingham is a public research university in Birmingham, Alabama. Developed from an academic extension center established in 1936, the institution became a four-year campus in 1966 and a fully autonomous university in the University of Alabama System in 1969.

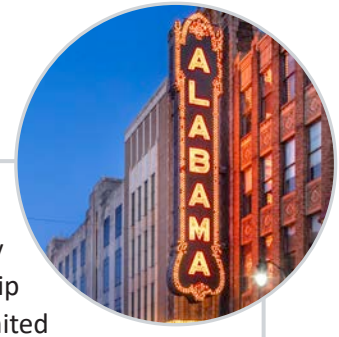
USFL IN BIRMINGHAM

The USFL was all about Birmingham in its inaugural season this spring. The city hosted all 40 regular season games at the new Protective Stadium and at refurbished Legion Field. The professional football league is supported by national networks NBC Sports and FOX Sports and has eight teams, all of them playing their season here. USFL headquarters will remain in Birmingham for the 2023 season but play will be in multiple cities.

THE WORLD GAMES

Thousands of international visitors and visitors from across the country came to Birmingham for The World Games 2022, July 7-17. It was an introduction of sorts---to sports never experienced before and, for many, an introduction to the American South. Spectators saw sumo and softball and watched as novices to parkour and wushu. It was a first-class experience for athletes and for fans and validation of the greater Birmingham area's expertise in hosting large sporting events. It also was excellent experience in preparation for the World Police and Fire Games coming in 2025.

HISTORIC ALABAMA THEATRE



The Alabama Theatre is a movie palace in Birmingham, Alabama. It was built in 1927 by Paramount's Publix Theatre chain as its flagship theater for the southeastern region of the United States. Seating 2,500 people at the time, it was the largest in the Birmingham Theatre district.

DEMOGRAPHICS

BIRMINGHAM, ALABAMA

POPULATION

1 MILE	3 MILES	5 MILES
5,043	54,053	144,537

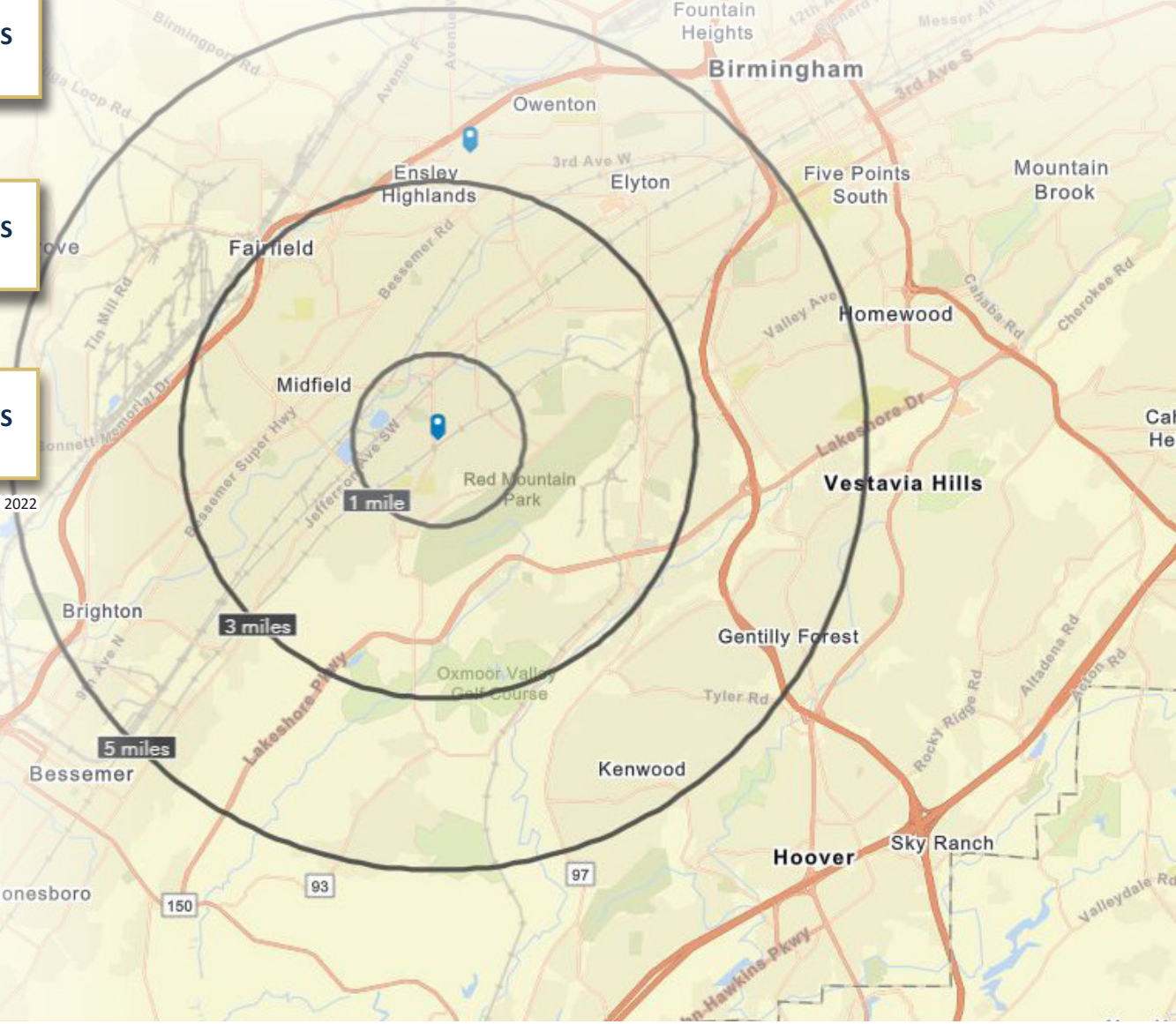
HOUSEHOLDS

1 MILE	3 MILES	5 MILES
2,186	23,672	61,395

AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
$50,394	$55,578	$73,066

ESRI 2022



MICHAEL BULL

CEO, Bull Realty
Michael@BullRealty.com
404-876-1640 x 101

Michael Bull, CCIM, founder and CEO of Bull Realty is an active commercial real estate broker licensed in nine states who has assisted clients with over 6 billion dollars of transactions.

Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. On top of industry leading disposition services, the firm provides client focused acquisition, project leasing, tenant representation and advisory services in each property sector.

You may have seen Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is enjoyed by over 60,000 industry participants around the country. Economists, analysts, and industry leaders join Michael each week to share market intel, forecasts, and strategies. The show is available on-demand on YouTube, Apple Podcasts, and CREshow.com.

Michael speaks at commercial real estate events around the country. His involvement with professional organizations includes CCIM, National Association of REALTORS, Atlanta Leaders Group, Real Estate Group Atlanta, and the National Federal Development Association (NFDA).

Michael personally leads a team assisting clients with the acquisition and disposition of U.S. office buildings. His team closed $400 million in office building sales last year.

Michael's hobbies include music, comedy, motorcycling, and performance boating.

SHOUMIC KHAN

V.P., Industrial Group
Shoumic@BullRealty.com
404-876-1640 x 131

A real estate enthusiast, Shoumic has a passion for serving his clients with the highest standards of care, concern, and quality. Shoumic began his career in boutique commercial real estate, developing particular interests in the industrial, land, and retail sectors. His approach is to ensure that his clients can expect integrity, honesty, and communication.

Shoumic has more than five years of experience in sales, marketing, and negotiations. He has built a strong profile in commercial transactions and has a proven track record of identifying market opportunities to increase revenue, profitability, and market share.
Shoumic is a proud Bulldog, holding a B.B.A in Real Estate from the University of Georgia. With a deep commitment to continuing education, he is working towards the ultimate designation as a Certified Commercial Investment Member (CCIM) and is a member of the Atlanta Commercial Board of Realtors and the National Association of Realtors.

Outside of his professional endeavors, Shoumic enjoys spending time with family & friends, the great outdoors, sports, and mentoring local youth in his community.

ABOUT BULL REALTY

Bull Realty is a commercial real estate sales, leasing, and advisory firm headquartered in Atlanta. The firm was founded in 1998 by Michael Bull on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the government office, medical office, private sector office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease sectors.

Bull Realty has become known as an innovative leader in the industry, providing a powerful platform of services. The firm utilizes a productive team approach of well trained and well supported brokers, working together to provide unprecedented value for clients.

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intelligence, forecasts and strategies. The weekly show started as a radio show on one station in Atlanta in 2010 and grew to 60 stations around the country. The show is now available on-demand wherever you get your podcasts or on the show website www.CREshow.com.

CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:
Receiving Party will receive confidential information regarding property referred to as 2513 31st Street, Birmingham, AL. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:
Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law
This Agreement shall be governed and construed in accordance with the laws of the State of Alabama
If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day_____ of , 20__.

Receiving Party _____

Signature _____

Printed Name _____

Title_____

Company Name _____

Address _____

Email _____

Phone _____

CONTACT INFORMATION

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SIGN CONFIDENTIALITY AGREEMENT ONLINE

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