



FOR SALE

# 1.5 Acres in Opportunity Zone

1112 Decatur Highway, Fultondale, AL 35068

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

**Keith Andrews, CCIM**

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1112 Decatur Highway, Fultondale, AL 35068

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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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](mailto: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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## PROPERTY INFORMATION

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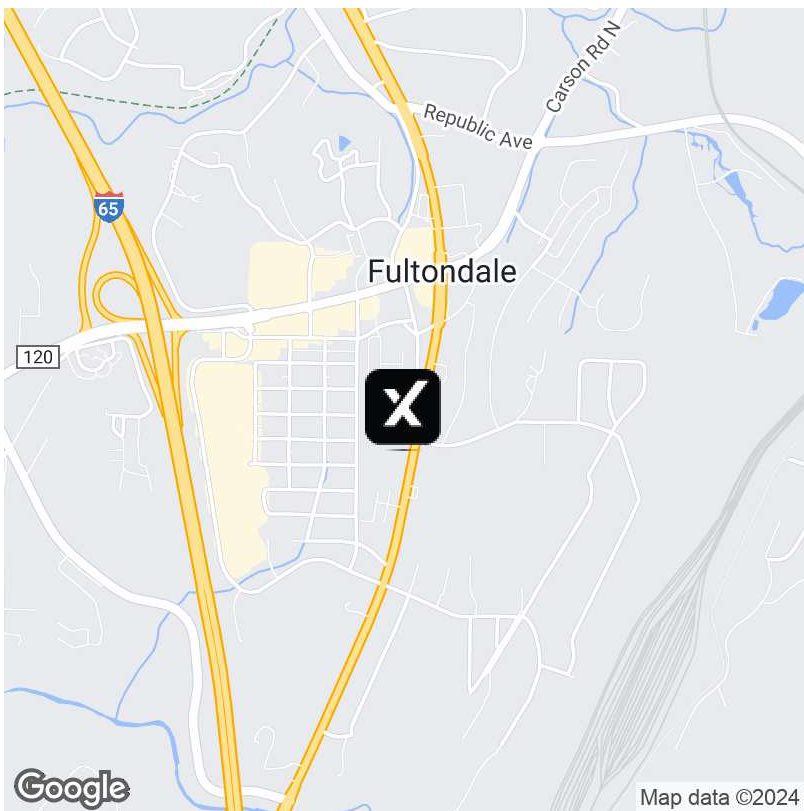


FOR SALE

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Executive Summary

1112 Decatur Highway, Fultondale, AL 35068



Offering Summary

Sale Price:	\$699,000
Building Size:	1,601 SF
Available SF:	
Lot Size:	1.5 Acres
Price / SF:	\$436.60
Renovated:	2023
Market:	Birmingham AL
Submarket:	Fultondale AL

Property Overview

Impeccably renovated in 2023, this 1,601 SF free-standing building presents a prime investment opportunity in the dynamic Birmingham, AL market. Boasting a new roof as of 2024, the property offers level lots and city utilities, all within an Opportunity Zone. Situated along a main commuter route and just one mile from I-65, its strategic location ensures high visibility and accessibility. This meticulously-maintained property is an ideal choice for retail investors seeking a standout asset with strong growth potential in a sought-after location.

Property Highlights

- 1,601 SF renovated building in Birmingham, AL area
- Opportunity Zone location with strong investment potential
- Level lots and city utilities for ease of development
- New roof installed in 2024 for long-term durability
- Prime location on main commuter route for high visibility
- Conveniently situated just 1 mile from I-65 for easy access

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# FOR SALE | Property Description

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## Property Description

Impeccably renovated in 2023, this 1,601 SF free-standing building presents a prime investment opportunity in the dynamic Birmingham, AL market. Boasting a new roof as of 2024, the property offers level lots and city utilities, all within an Opportunity Zone. Situated along a main commuter route and just one mile from I-65, its strategic location ensures high visibility and accessibility. This meticulously-maintained property is an ideal choice for retail investors seeking a standout asset with strong growth potential in a sought-after location.

## Location Description

Discover a prime investment opportunity in Fultondale, AL, just minutes away from the dynamic Birmingham market. Positioned on 1.5 acres within an Opportunity Zone, this strategic location offers access to a thriving retail landscape. Nearby attractions such as the Fultondale Promenade and the Colonial Promenade Tannehill showcase the area's appeal for retail and free-standing building investors. With easy access to major transportation routes and a steady flow of daily commuter traffic, the surrounding area presents a compelling opportunity for investors seeking to capitalize on the vibrant retail market of Birmingham, AL. With a growing population and strong economic momentum, the location provides a promising investment prospect for retail and free-standing building investors.

## Site Description

Elevated from west side of US Hwy 31, cleared with grass. Two parcels together make a Rectangular shape, over 200ft road frontage.

## Parking Description

Grass and concrete slab

## Utilities Description

City, new plumbing and electrical through out structure (2023)

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# FOR SALE | Complete Highlights

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## Property Highlights

- - 1,601 SF renovated building in Birmingham, AL area
- - Opportunity Zone location with strong investment potential
- - Level lots and city utilities for ease of development
- - New roof installed in 2024 for long-term durability
- - Prime location on main commuter route for high visibility
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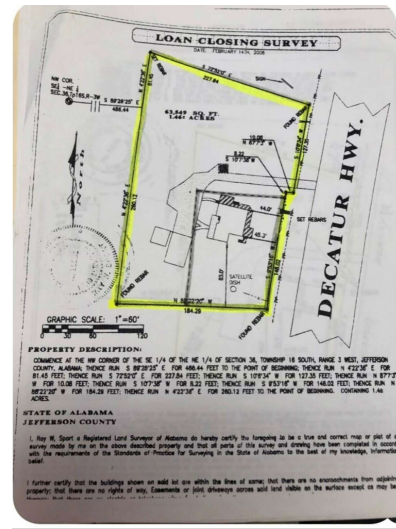
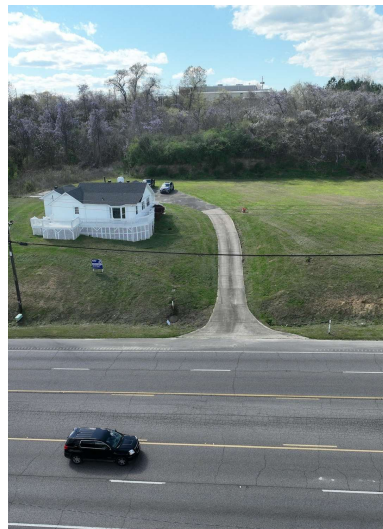
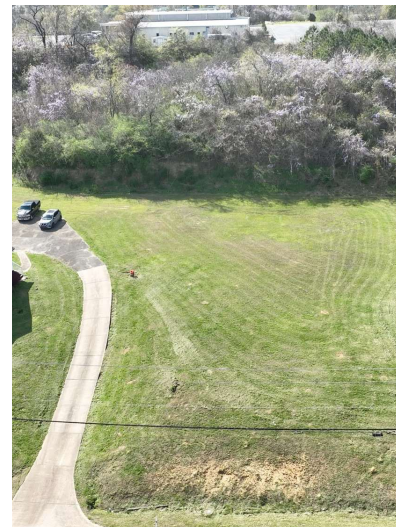
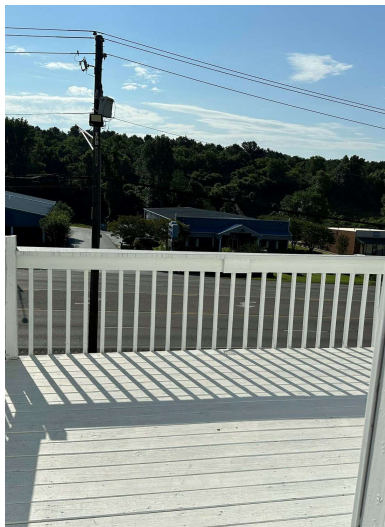
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# FOR SALE | Additional Photos

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## LOCATION INFORMATION

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

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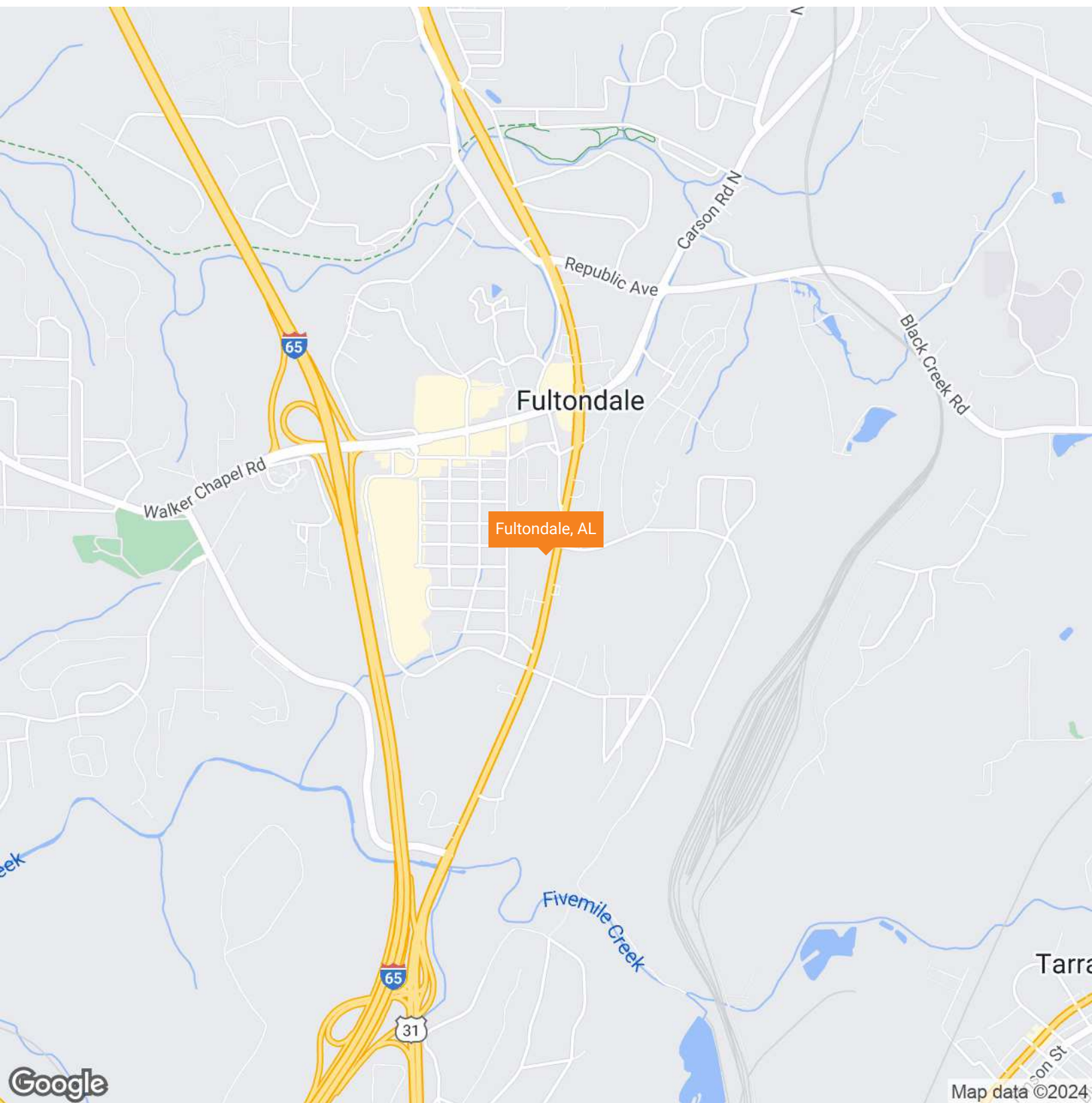
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# FOR SALE | Regional Map

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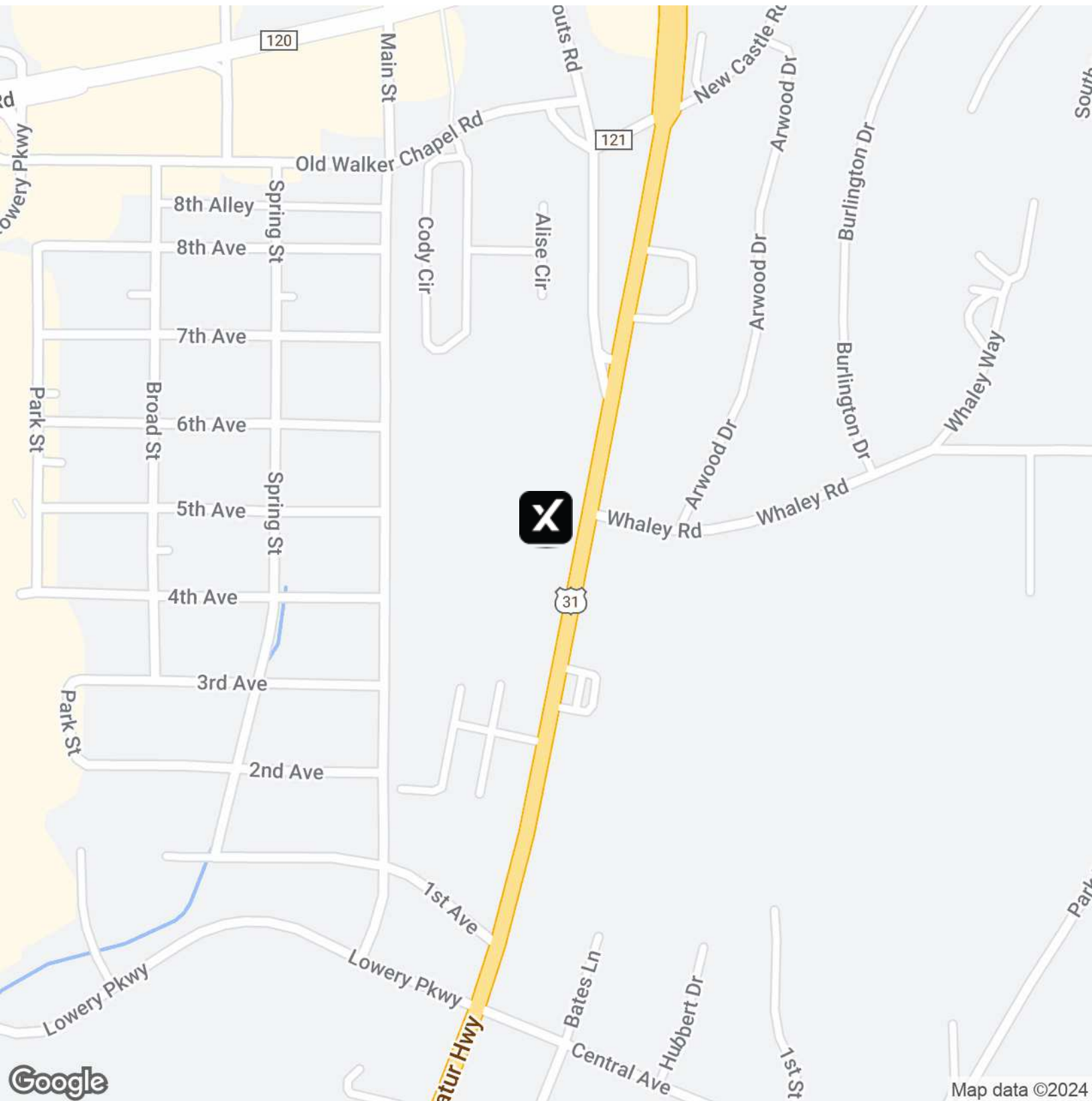
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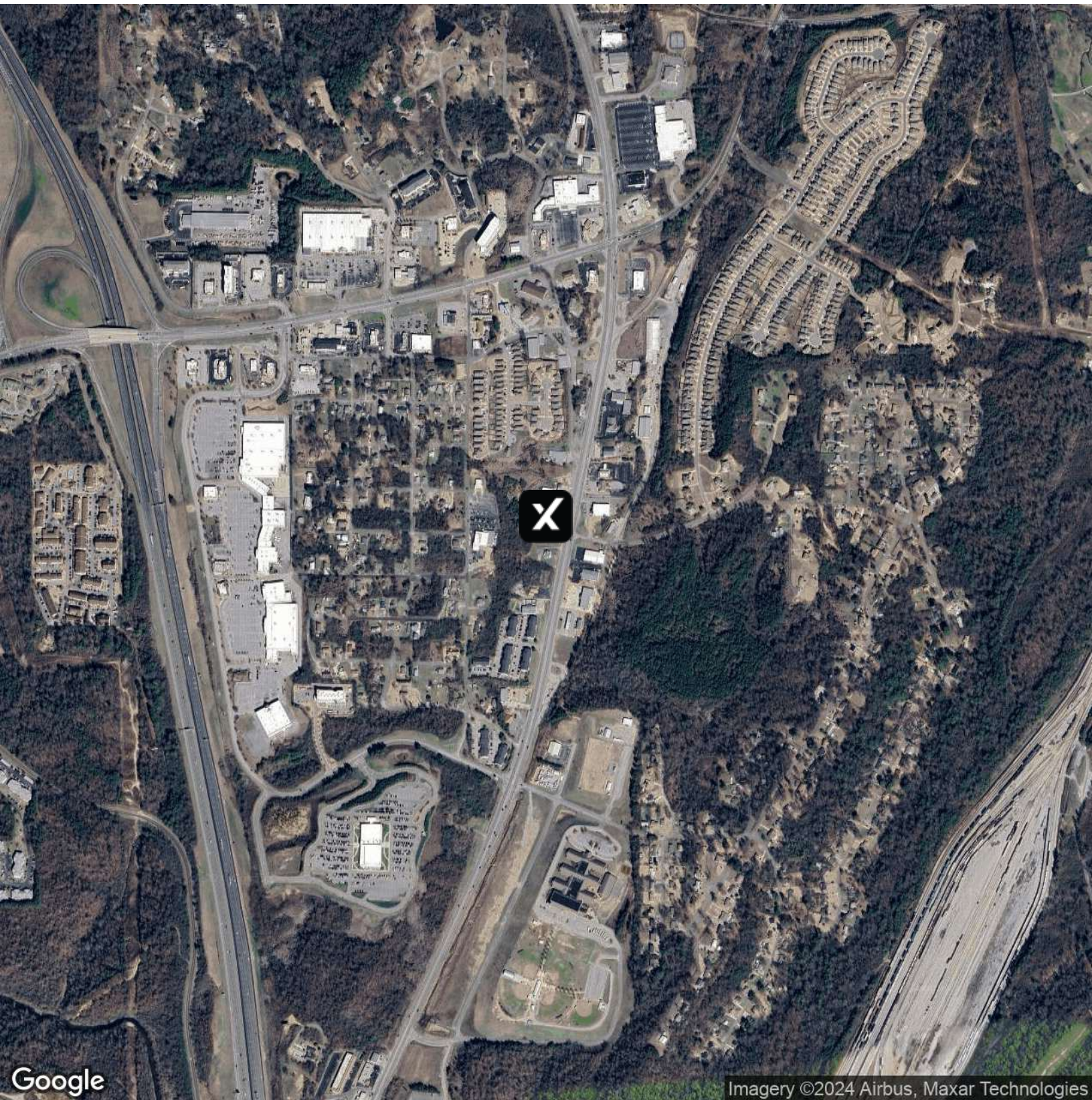
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# FOR SALE | Aerial Map

1112 Decatur Highway, Fultondale, AL 35068



Google Imagery ©2024 Airbus, Maxar Technologies

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## DEMOGRAPHICS

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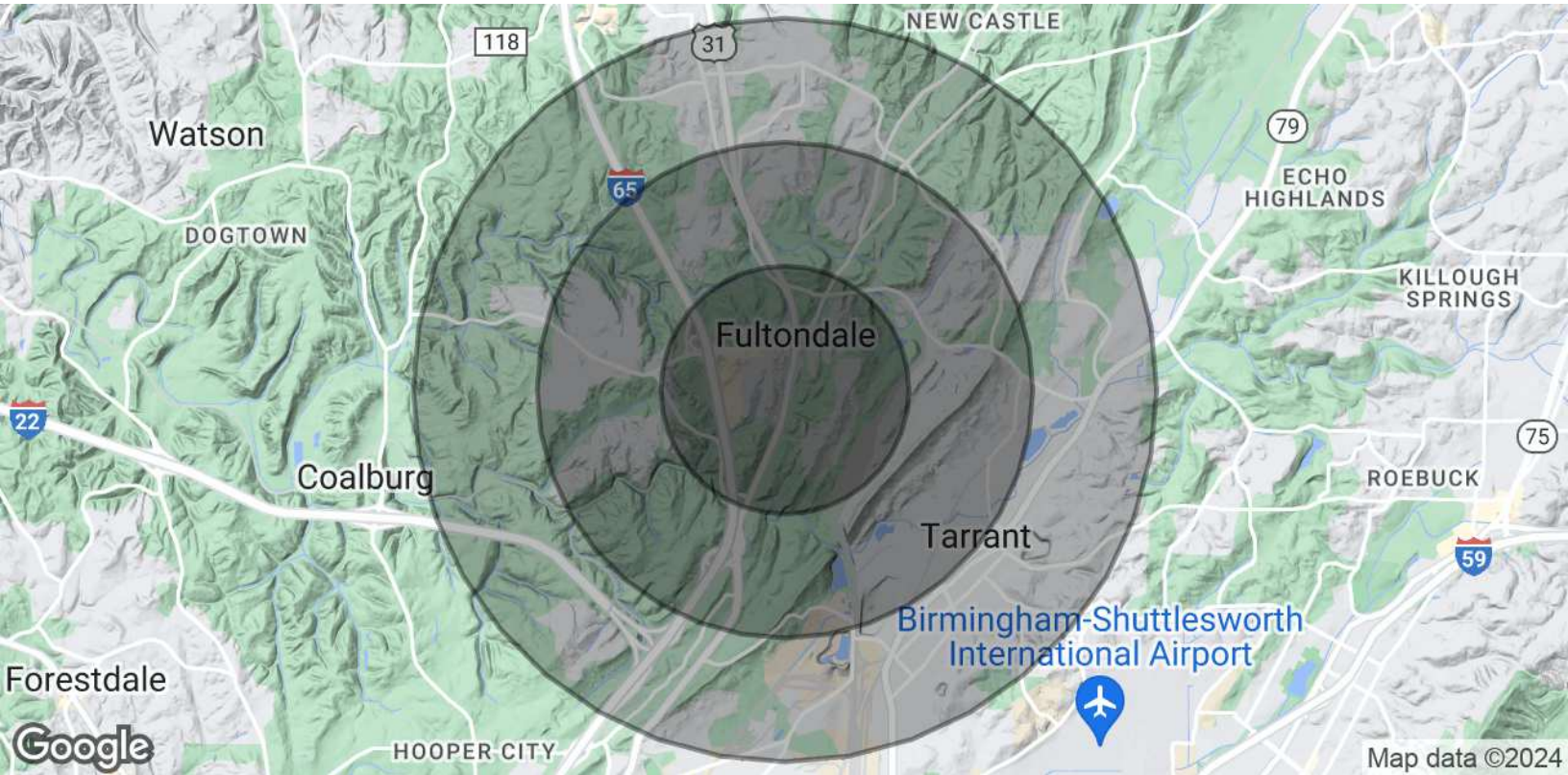
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FOR SALE | Demographics Map & Report

1112 Decatur Highway, Fultondale, AL 35068



Population	1 Mile	2 Miles	3 Miles
Total Population	2,198	7,985	20,134
Average Age	40.0	38.3	38.9
Average Age (Male)	36.5	34.0	34.2
Average Age (Female)	42.9	42.3	42.4
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	1,211	3,853	9,682
# of Persons per HH	1.8	2.1	2.1
Average HH Income	\$62,847	\$58,481	\$52,345
Average House Value	\$136,207	\$133,178	\$122,662

2020 American Community Survey (ACS)

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## ADVISOR BIOS

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# FOR SALE | Advisor Bio 1

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## 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

## eXp Commercial

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