

# COMMERCIAL LOTS FOR SALE

Foothills Drive ♦ Chelsea, AL ♦ 35043 ♦ Shelby County



Lots range from .34 to 1.99 ± Acres ♦ Can be sold together or separate ♦ Pricing: \$59,000—\$347,000

Mark Dinan, MBA, CCIM

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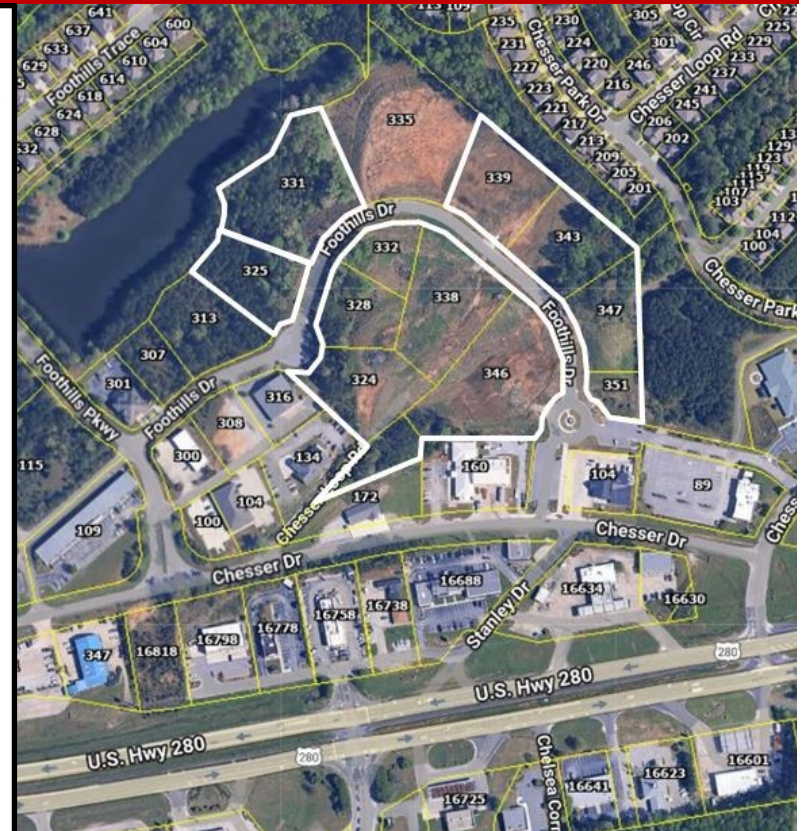


\*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

# COMMERCIAL LOTS FOR SALE

Foothills Drive ♦ Chelsea, AL ♦ 35043 ♦ Shelby County

- ♦ Excellent location with prime access to US-Hwy 280, Chesser Drive
- ♦ Outstanding visibility and exposure in the middle of Chelsea's development boom.
- ♦ Commercial B-2 Zoning, City of Chelsea
- ♦ Major growth market with high traffic.
- ♦ WSJ: Shelby County one of the Fastest Growing Counties in the US
- ♦ Named one of Southeast's wealthiest suburban economies
- ♦ Over 25,000 Vehicles Per Day on US Hwy 280
- ♦ City of Chelsea just approved new 14 acre, \$75 million Chelsea Plaza; a retail/commercial development, with completion slated for 2026.
- ♦ 162,967 SF Target Anchored Shoppes at Chelsea planned nearby.
- ♦ Chic-fil-a, Aldi, 7 Brew and many other retailers flooding to Chelsea.
- ♦ Chelsea features activity generators Publix, Aldi and Wal-Mart.
- ♦ Steady population growth and residential expansion feed demand for retail, service, personal services, restaurants and medical uses.



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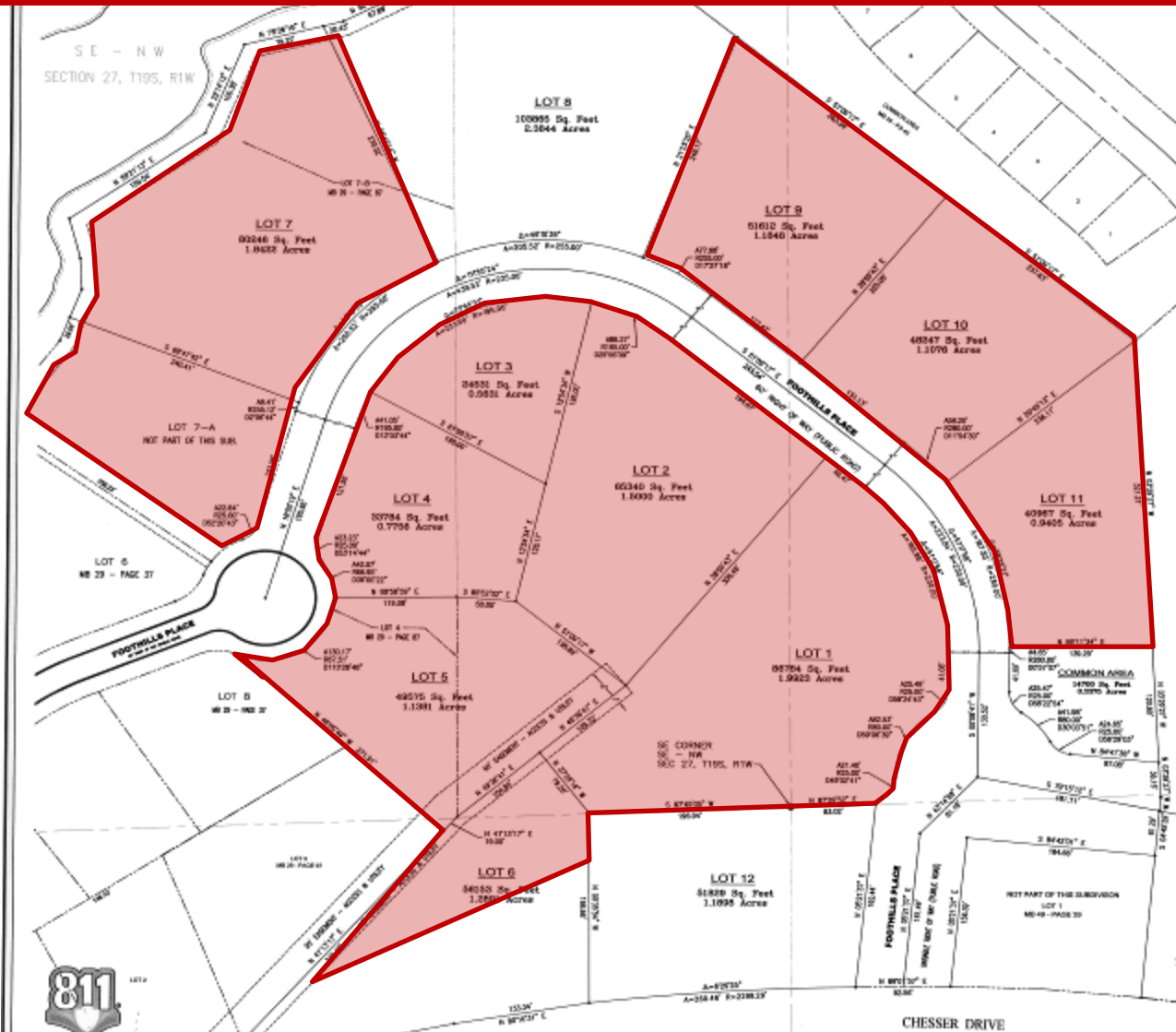
**MARK DINAN**  
Commercial & Investment Real Estate



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# AVAILABLE LOTS

Foothills Drive ♦ Chelsea, AL ♦ 35043 ♦ Shelby County



# LOT PHOTOS

Foothills Drive ♦ Chelsea, AL ♦ 35048 ♦ Shelby County



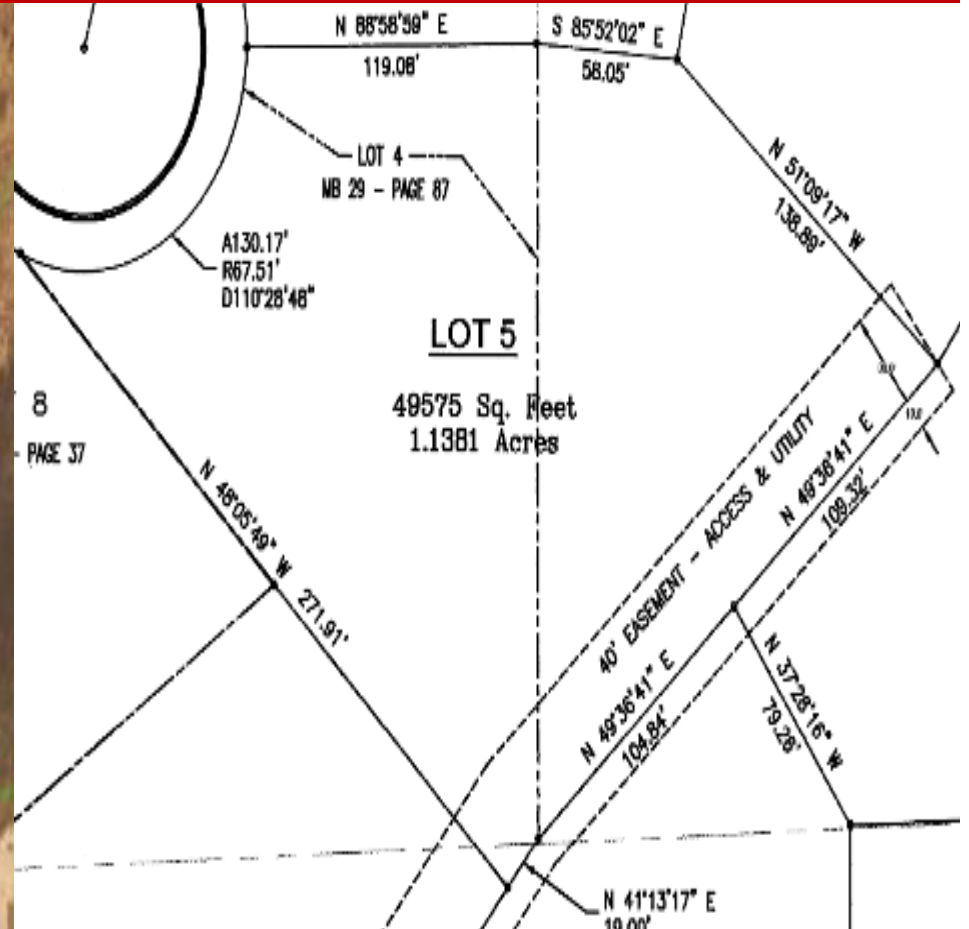
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# LOT 5, 324 FOOTHILLS PLACE

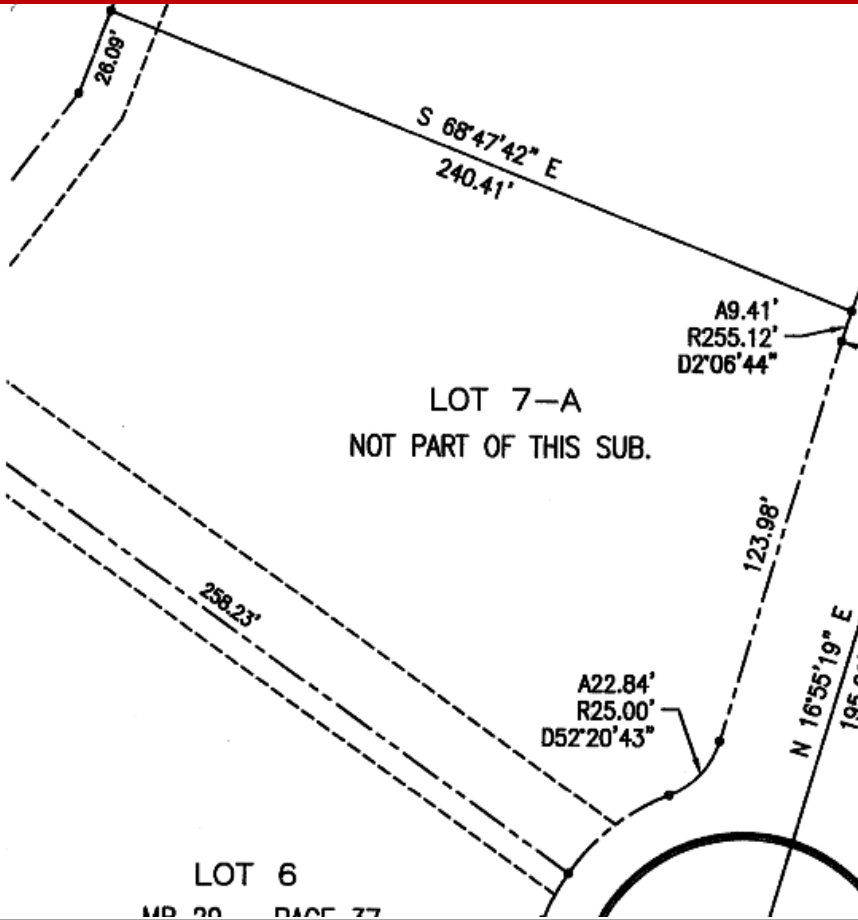
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<u>Address</u>	<u>Acreage</u>	<u>Price</u>
324 Foothills Dr	1.14 ac	\$199,000

# LOT 7-A, 325 FOOTHILLS PLACE

Foothills Drive ♦ Chelsea, AL ♦ 35043 ♦ Shelby County



**Address**

325 Foothills Dr

**Acresage**

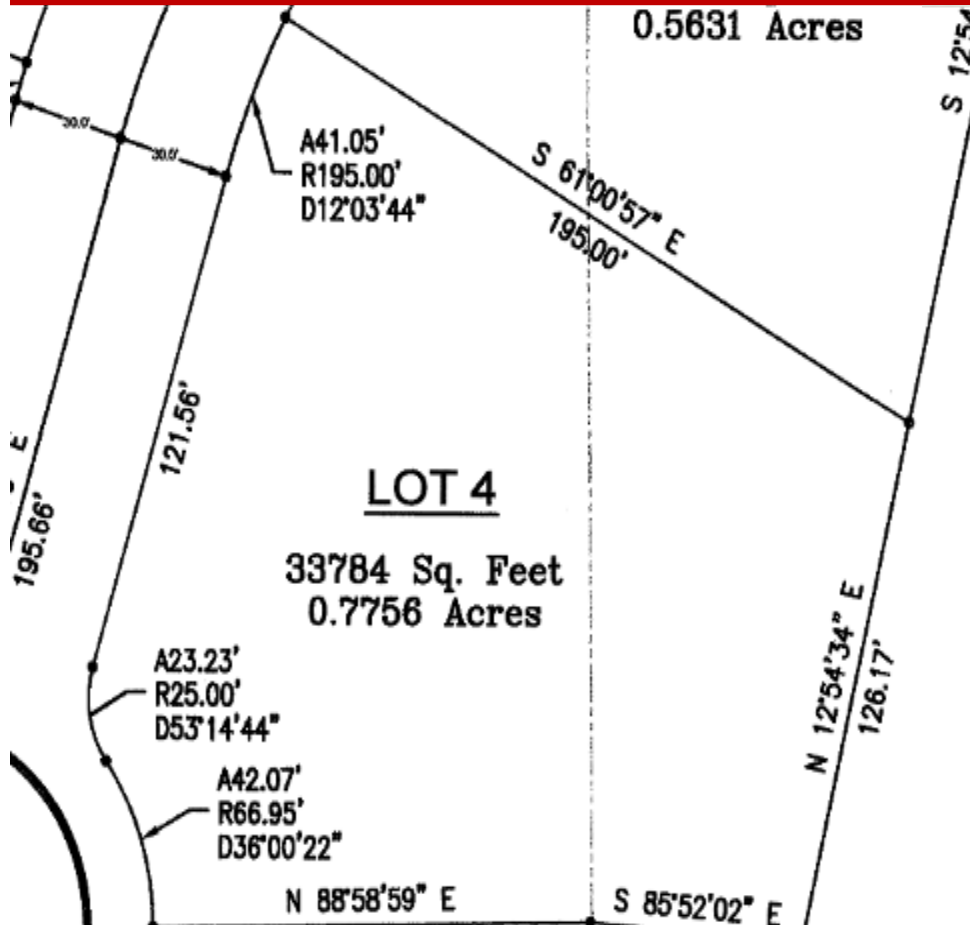
.93 ac

**Price**

\$175,000

# LOT 4, 328 FOOTHILLS PLACE

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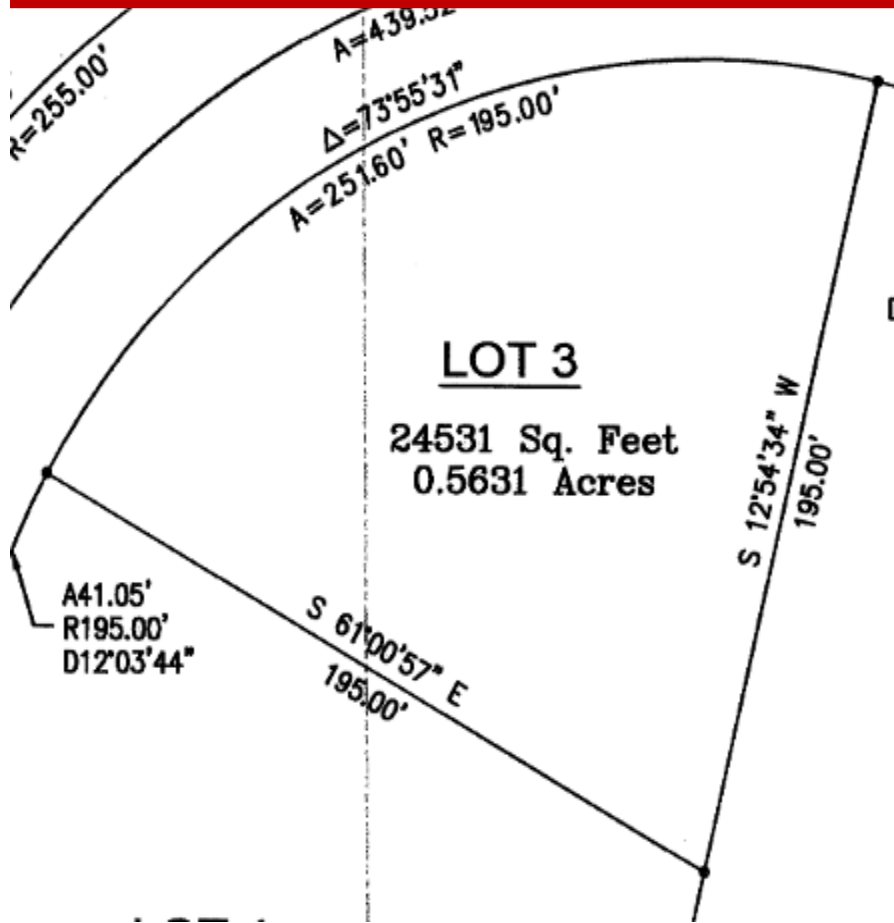
**Address**  
328 Foothills Dr

**Acreage**  
.78ac

**Price**  
\$135,000

# LOT 3, 332 FOOTHILLS PLACE

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**Address**

332 Foothills Pl

**Acreage**

.56ac

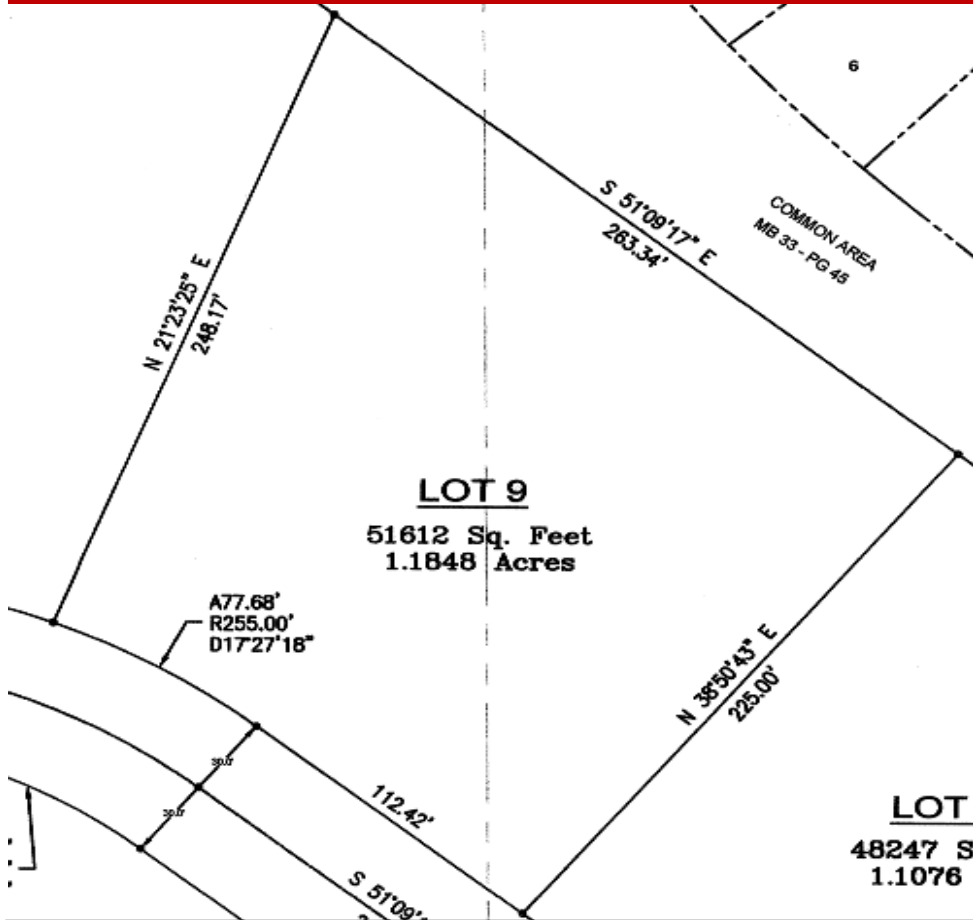
**Price**

\$99,000



# LOT 9, 339 FOOTHILLS PLACE

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**Address**  
339 Foothills Dr

**Acreage**  
1.19ac

**Price**  
\$205,000

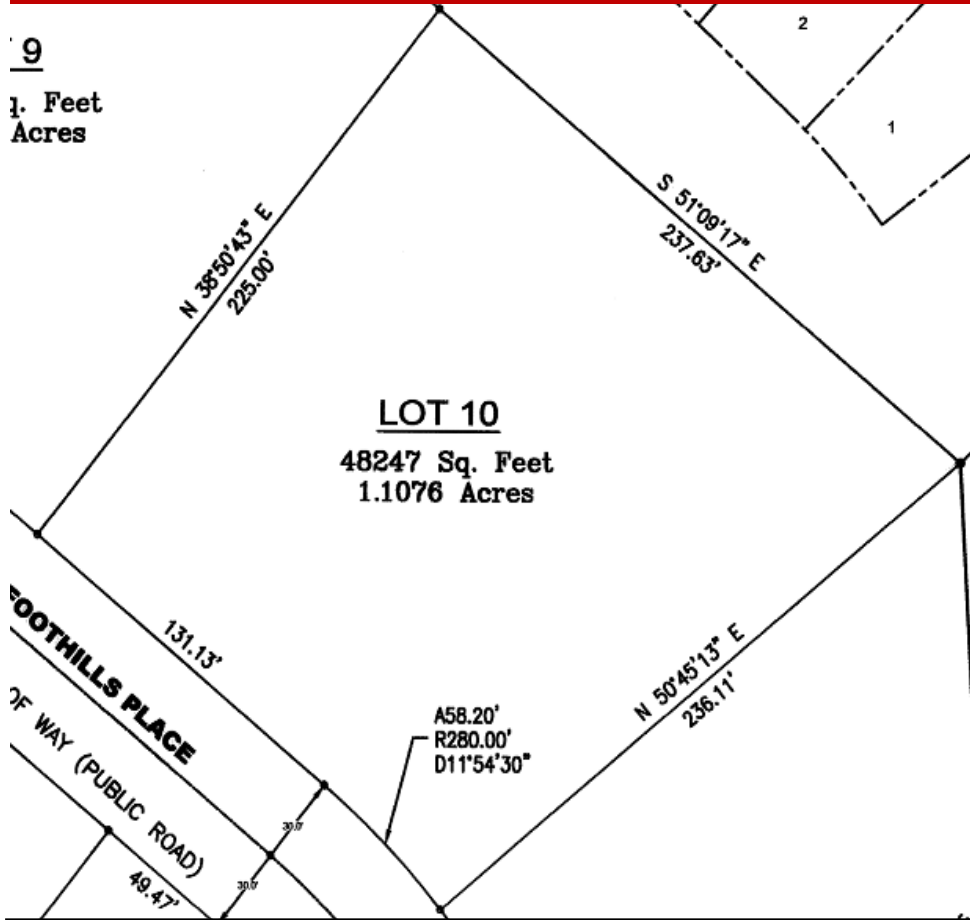
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# LOT 10, 343 FOOTHILLS PLACE

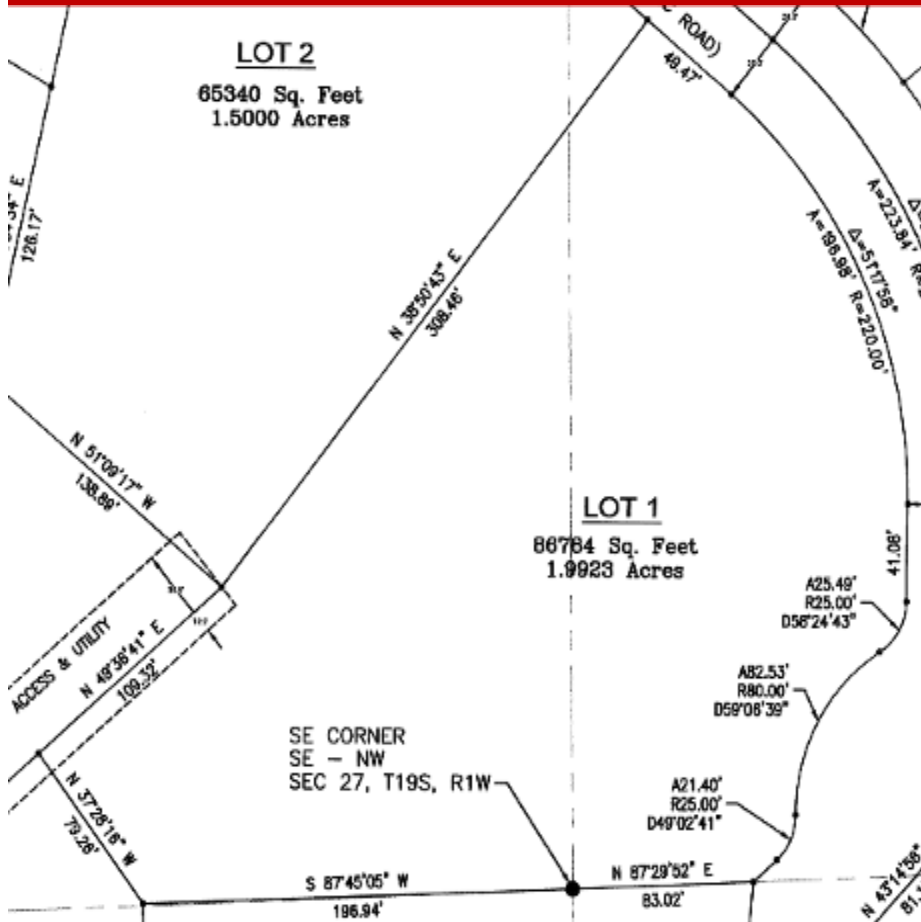
Foothills Drive ♦ Chelsea, AL ♦ 35043 ♦ Shelby County



<u>Address</u>	<u>Acreage</u>	<u>Price</u>
343 Foothills Dr	1.12ac	\$197,000

# LOT 1, 346 FOOTHILLS PLACE

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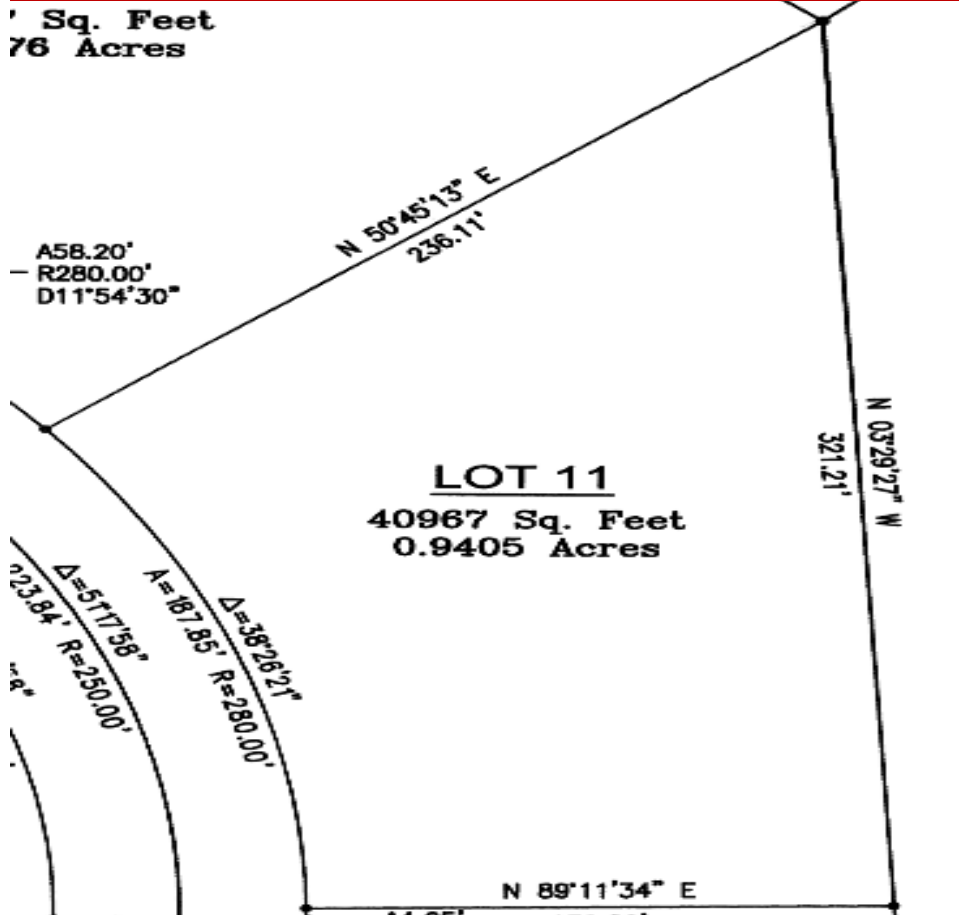


<u>Address</u>	<u>Acreage</u>	<u>Price</u>
346 Foothills Dr	1.99ac	\$347,000

# LOT 11, 347 FOOTHILLS PLACE

Foothills Drive ♦ Chelsea, AL ♦ 35043 ♦ Shelby County

Sq. Feet  
76 Acres



<u>Address</u>	<u>Acreage</u>	<u>Price</u>
347 Foothills Dr	.94ac	\$163,000

# LOT 6-B, FOOTHILLS PLACE

Foothills Drive ♦ Chelsea, AL ♦ 35043 ♦ Shelby County



**Address**

Foothills Dr

**Acreage**

.47ac

**Price**

\$163,000

# AERIAL LOCATION MAP

Foothills Drive ♦ Chelsea, AL ♦ 35185 ♦ Shelby County



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# CHELSEA UPCOMING NEW DEVELOPMENTS

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# DEMOGRAPHICS

Foothills Drive ♦ Chelsea, AL ♦ 35043 ♦ Shelby County

## DEMOGRAPHIC SUMMARY

Foothills Pl, Chelsea, Alabama, 35043

Ring of 5 miles

### KEY FACTS

37,803

Population



14,040

Households

41.1

Median Age

\$89,074

Median Disposable Income

### EDUCATION

3.2%

No High School Diploma



14.5%

High School Graduate



25.1%

Some College/  
Associate's Degree



57.1%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$110,757

Median Household Income



\$53,880

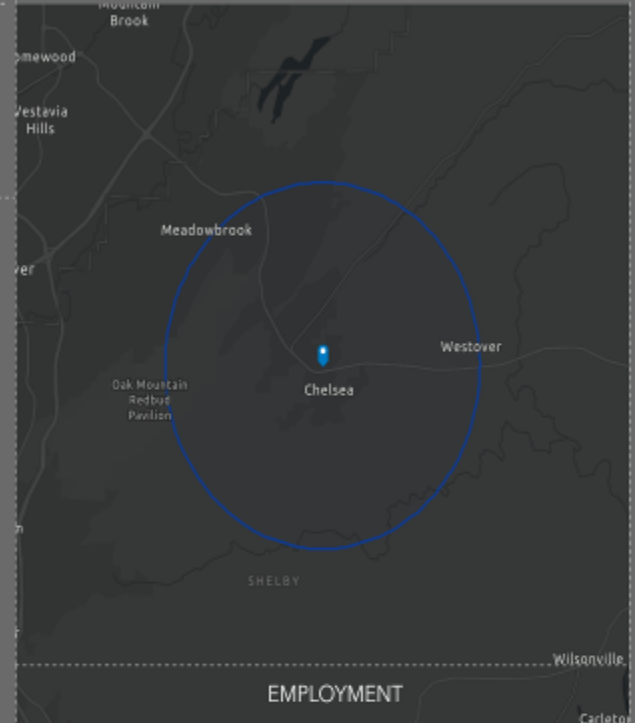
Per Capita Income



\$557,053

Median Net Worth

### HOUSEHOLD INCOME



### EMPLOYMENT



79.7%

White Collar



11.8%

Blue Collar



10.1%

Services

3.6%

Unemployment Rate