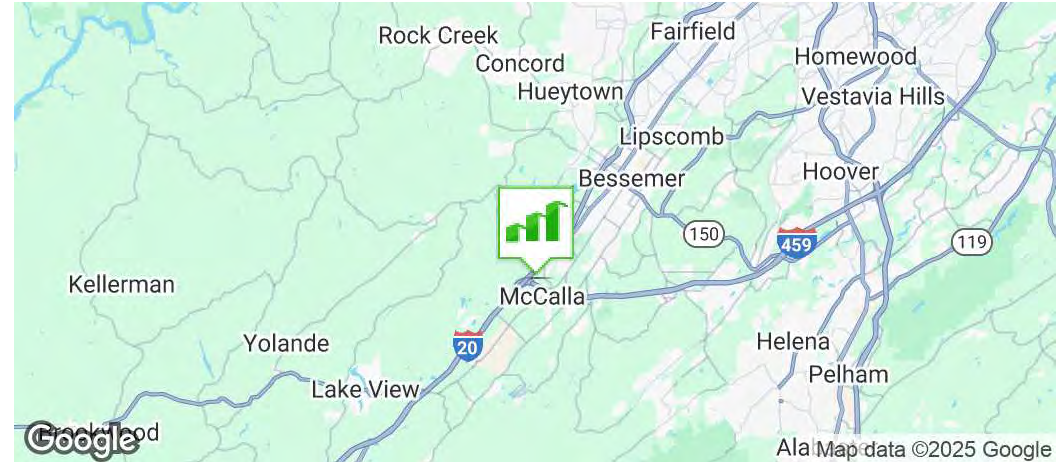


1160/1170 FLINT HILL ROAD

MCCALLA, AL 35111

LAND FOR SALE



OFFERING SUMMARY

Sale Price: \$799,000

Lot Size: ± 20.0 Acres

Zoning: A-1 Agricultural

Price / Acres: \$39,950

PROPERTY HIGHLIGHTS

- Situated near the rapidly growing areas of McCalla and Bessemer, this tract offers a strategic opportunity to secure acreage in the path of development. Zoned A-1, the property supports a wide range of uses, with potential for rezoning if desired.
- Excellent access via Flint Hill Road; just minutes from I-459 and Highway 11
- Utilities nearby
- Minutes from McCalla, Bessemer, and Birmingham metro
- I-20/59 Traffic Counts: ± 59,785 AADT
- I-459 Traffic Counts: ± 85,644 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	623	5,852	13,444
Total Population	1,546	14,692	33,567
Average HH Income	\$83,413	\$85,309	\$75,034

JON MASTERS, CCIM

334.387.2724
Jmasters@mcrmpm.com

MOORE COMPANY REALTY

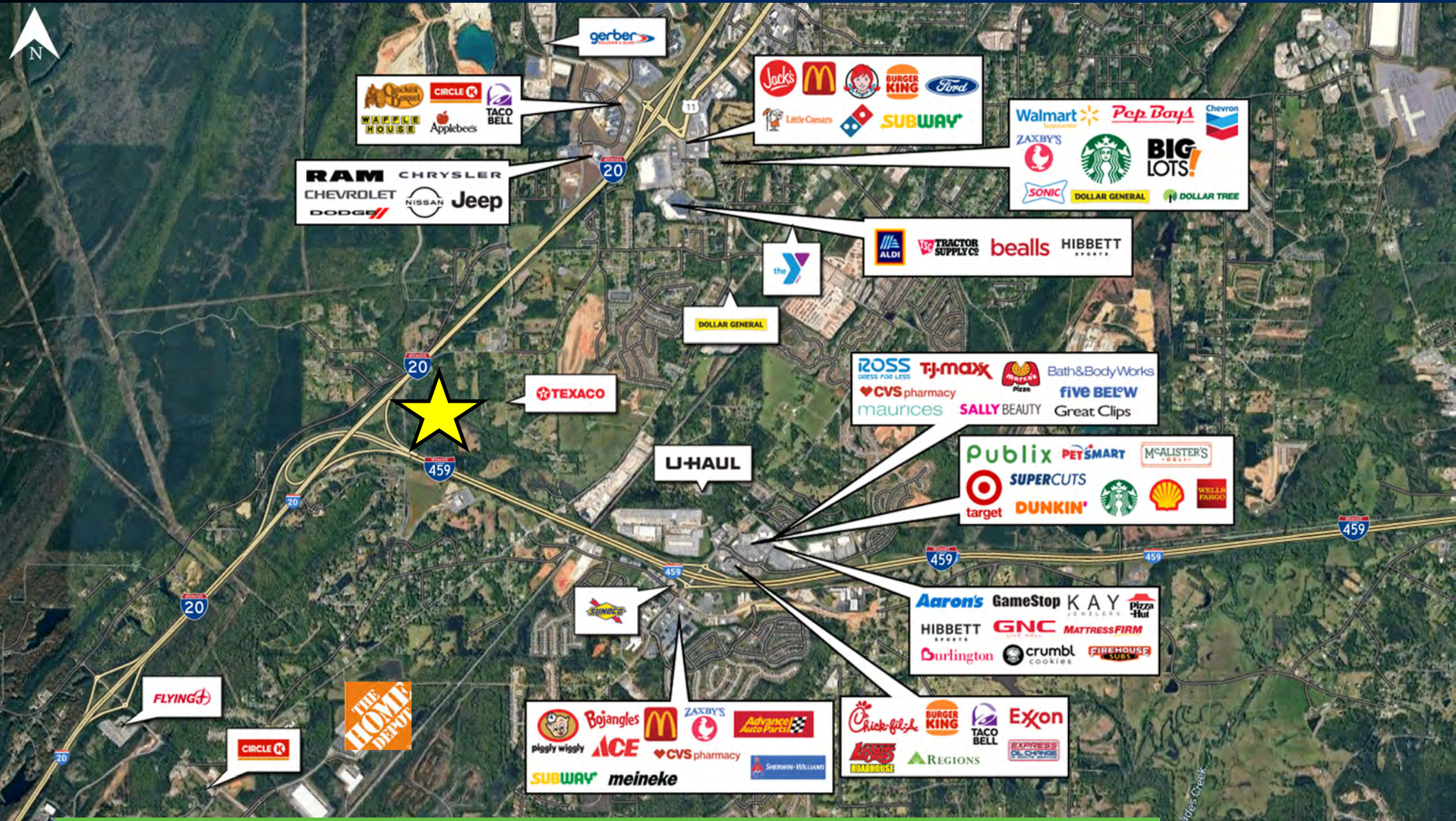
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Retail Map



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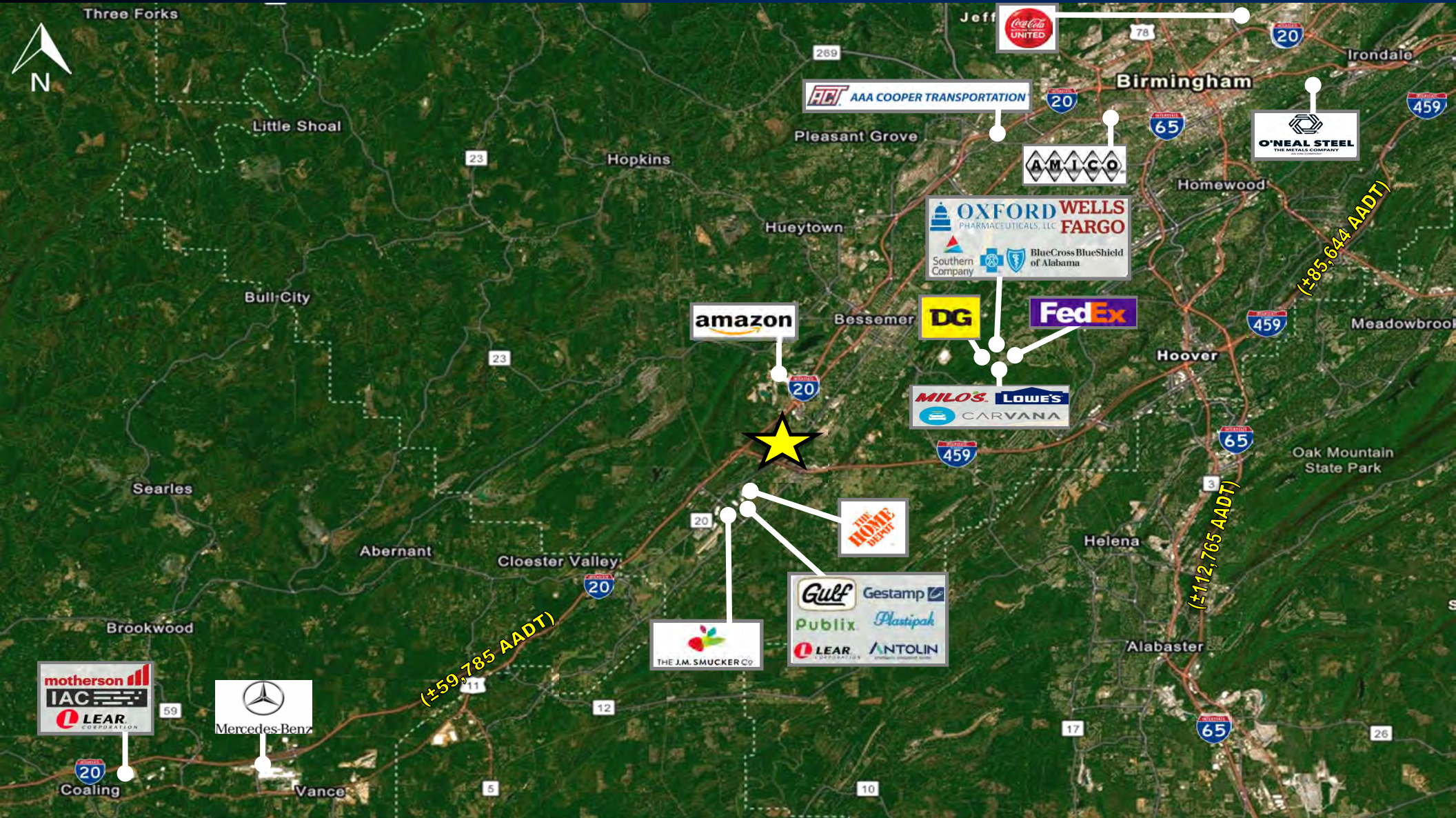
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Area Map



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