

Inverness Center North

A Mixed-Use Development Opportunity

Inverness Center North
Hoover, Alabama

LIVE. WORK. PLAY.

Highly Coveted Location in the Highway 280 Corridor
Convenient to Shopping and Restaurants
Superior Access to all Major Highways
Unique Lush, Natural Setting
Amenity-Rich Area

Office Space

- Class A Office Space Available
- 23,500 Sq Ft up to a Full Floor
- Site has 450,000 Sq Ft of Current Office Space
- Abundant Surface Parking

Multi-Family

- 10+/- Acre Planned Multi-Family or Senior Living Component
- Perfect Opportunity for Luxury Living
- Optional Building Conversion to Residential

Retail Opportunity

- Planned Adjacent Retail Component
- Five Acre Tract Available
- Amenity-rich Area, with Retail, Service and Restaurants Nearby

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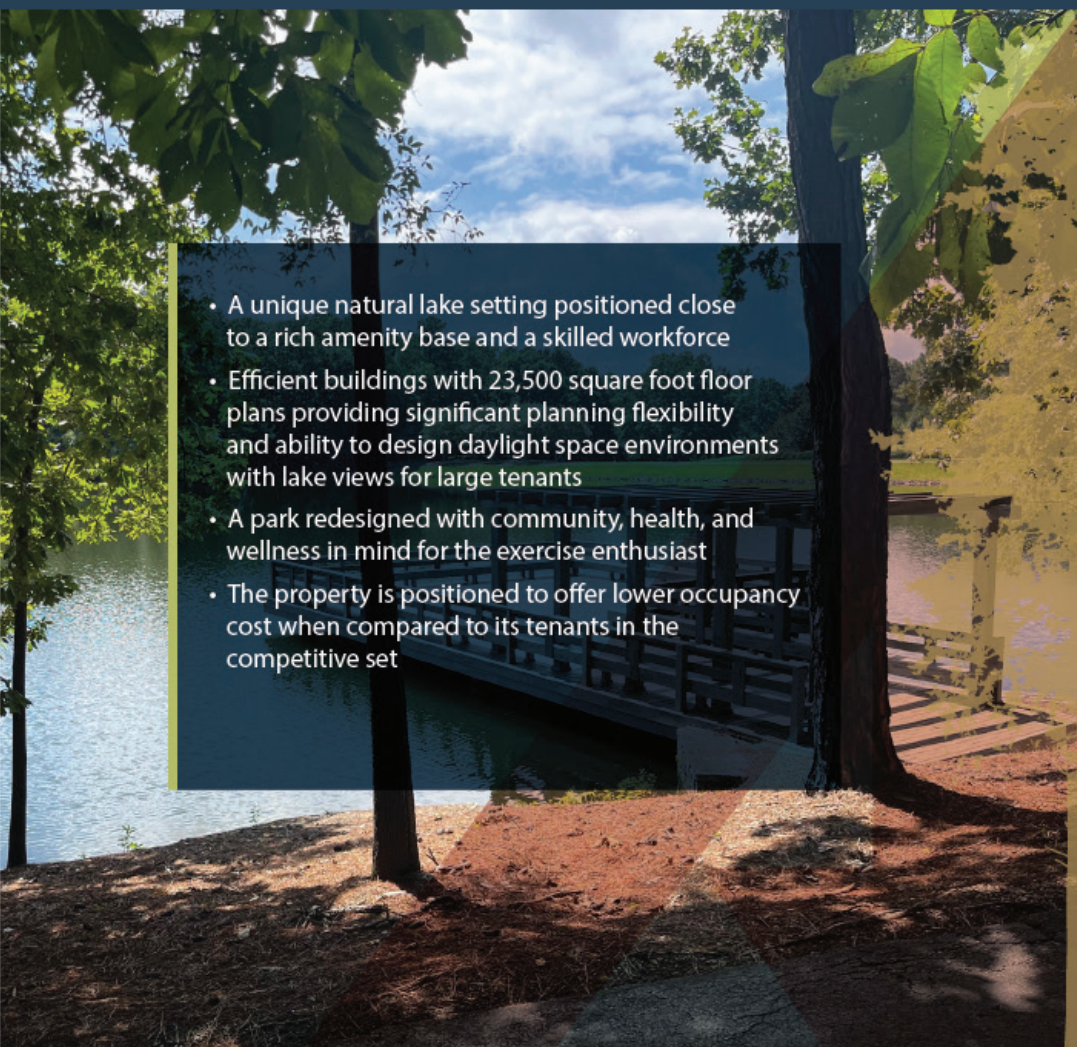
Randy Thomas
EXECUTIVE VICE PRESIDENT - BROKERAGE
thomasr@chasecommercial.com
205 229-5417

Richard Tidwell
DIRECTOR - LEASING & SALES
tidwellr@chasecommercial.com
205 902-2788



PROPERTY Overview

Inverness Center North



- A unique natural lake setting positioned close to a rich amenity base and a skilled workforce
- Efficient buildings with 23,500 square foot floor plans providing significant planning flexibility and ability to design daylight space environments with lake views for large tenants
- A park redesigned with community, health, and wellness in mind for the exercise enthusiast
- The property is positioned to offer lower occupancy cost when compared to its tenants in the competitive set

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Inverness Center North is a Class A master planned development, consisting of 450,000 Sq Ft in three distinct buildings located conveniently along Hwy. 280 in the heart of Highway 280/I-459 submarket in Hoover, Alabama. Nestled in a park like setting in the epicenter of a thriving business community. The property is uniquely positioned for multiple development opportunities.

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Site Plan



PROPERTY Location Inverness Center North

Area Amenities



459
THE SUMMIT

- belk
- bed bath & beyond
- kate spade
- Panera BREAD
- SEPHORA
- ORVIS
- AMC THEATRES
- Apple
- BARNES & NOBLE
- POTTERY BARN
- Mountain High

MARRIOTT
GRANDVIEW MEDICAL CENTER

Super TARGET
DICK'S SPORTING GOODS
BUFFALO WILD WINGS
Holiday Inn
BEST BUY
CARRABBA'S ITALIAN GRILL
Staples

CHICK-FIL-A
DUNKIN' DONUTS
WENDY'S
PANDA EXPRESS

LONGHORN STEAKHOUSE
T.J. MAXX
MICHAELS
PETS MART
PARTY CITY
CHIPOTLE
HOME DEPOT
LOWE'S
WALMART

Multi-Family

Parcel

Retail

Starbucks
Walgreens
Planet Fitness
Mellow Mushroom
Kohl's
The Fresh Market
CVS Pharmacy
Milo's
Dreamland Bar-B-Que

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ABOUT the Area Inverness Center North

Hoover – Progressive for Business

Hoover is a Progressive Area for Business

The Hoover Metro and surrounding region ranked in the top 10 for housing affordability out of the 50 metros as reported in Glassdoor. According to Forbes, Hoover ranks No. 1 among “cities where your salary stretches the furthest.” The following are rankings that demonstrate why Hoover is a great place to call “home.”

Hoover is Affordable

Hoover’s cost of living is lower than other Southeast major metropolitan markets, and 87% below the national average. ZILLOW ranks Hoover Metro area among the TOP 10 AFFORDABLE MARKETS for renters in the US 24/7 WALL STREET ranked Hoover among the 20 MOST LIVABLE CITIES IN THE US.

Hoover is relevant for Today’s Market

Hoover is well positioned for economic diversification and growth. It’s the “Big Small Town” that welcomes new neighbors to a community where everyone has a place. Business Facilities ranked Birmingham-Hoover Metro #3 Mid-size Metro for Economic Growth Potential. SMART ASSET ranks the Hoover Metro area in the TOP 10 CITIES for New college grads.

glassdoor

Top 10
Housing
affordability

Forbes

#1
City where your
salary stretches
the furthest

Zillow

Top 10
Affordable
markets for
renters

24/7
WALL STREET

Top 20
Most livable
cities

BUSINESS
FACILITIES

#3
Mid-sized metro for
economic growth

smartasset

Top 10
Cities for
new college
graduates



In 2020, Nich.com ranked Hoover among the best in the United States and Alabama in the following categories:

Top 2%
Best Places to live in America

Top 3%
Best Public Schools in America

30%
Most Diverse Places
to Live in America

Top 20%
Best Places for Young
Professionals in America

Top 5
Places to Live in Alabama



\$287,063
Median Home Value



\$86,481
Median Household
Income



\$186,899
Median Net Worth



\$46,361
Per Capita Income



38.5
Median Age



91,166
Daytime Population



3,589
Businesses

Hoover – Diverse in Population

Hoover has emerged as a major cluster for information technology companies in Alabama. Four out of the top five software development companies in the Birmingham-Hoover Region call the city home.



The 35242 Zip Code of Hoover along the Highway 280 Corridor is the top zip code for tech workers to live in the region.



Our city is also home to the federally funded National Computer Forensics Institute- the nation’s leading training center for cyber and electronic crime forensics.



A cutting edge high school cyber academy at RC3 is providing a pipeline for future workers and Jefferson State Community College has a reinvigorated I.T. fast track program.



Hoover is the second largest city in the 1.1-million person Birmingham-Hoover Metro Area. In just over 50 years, Hoover has become the sixth largest city in Alabama with over 92,000 persons and it continues to grow.



Today some of Hoover’s largest employers are hometown innovation success stories such as McLeod Software, BioHorizons, and BioCryst.



Hoover is home to a variety of companies that have technology and science at the core of their operations. Large companies such as Regions Bank, Blue Cross Blue Shield of Alabama, and AT&T have major facilities in the city.





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