

PRIME COMMERCIAL LOTS FOR SALE

Pelham Park ♦ Pelham, AL ♦ 35124 ♦ Shelby County



.49 ± Ac LOT B ♦ PRICE: \$500,000

♦ .46 ± Ac LOT E ♦ PRICE: \$400,000

Mark Dinan, MBA, CCIM

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MARK DINAN
Commercial & Investment Real Estate



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

LOCATION DETAILS

Pelham Park ♦ Pelham, AL ♦ 35124 ♦ Shelby County

- ◆ Prime, Pad-Ready Commercial Lots
- ◆ Lot B is .49 ± acres and is priced at \$500,000
- ◆ Lot E is .46 ± acres and is priced at \$400,000
- ◆ Outstanding visibility and access to Pelham Parkway/US-31
- ◆ Signalized intersection and two other entrances.
- ◆ All infrastructure including drainage, parking is completed
- ◆ Common lawn available next to lot B, E
- ◆ Neighbors: include Pelham Library, Waldo's Hot Chicken, Bullet Coffee, Edgar's Bakery
- ◆ Lots next to popular Pelham Park and Rec Center
- ◆ Promising growth fueled by steady economic investment and rising residential development
- ◆ Convenient to surrounding Pelham, Helena, Alabaster and Hoover areas.
- ◆ Rare development opportunity in one of the best areas to live, work and play.
- ◆ Traffic Counts: 34,410 Cars Per Day



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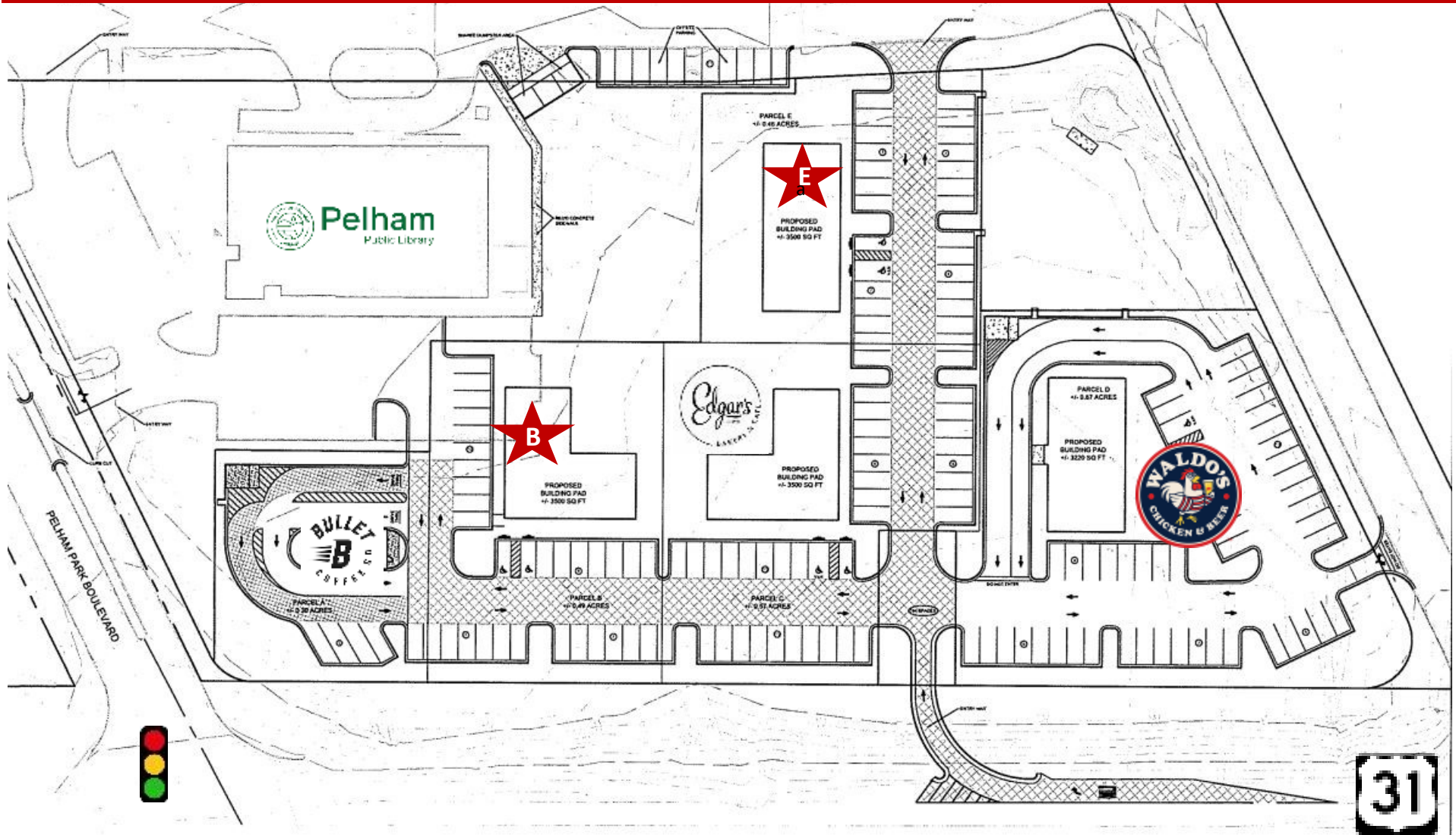
PLAT MAP

Pelham Park ◇ Pelham, AL ◇ 35124 ◇ Shelby County



CONCEPTUAL BUILDING PLAN

Pelham Park ♦ Pelham, AL ♦ 35124 ♦ Shelby County



AERIAL VIEW

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DEMOGRAPHICS

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