Located in the heart of Birmingham’s Parkside District

Zoned MU-D - Planned Mixed-Use

Lot Size:
- 3.1 acre site
- Lot Dimensions: 440’ x 307’

MU-D zoning is a district established to provide a compatible & complimentary mixture of residential, office, commercial, cultural, institutional, governmental, and manufacturing uses

Owners are willing to ground lease, subdivide, joint venture, or sell

SALE PRICE: $8,100,000 ($60 PSF)
All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.
All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.
PARKSIDE DISTRICT:

The Parkside District is one of the hottest, up-and-coming areas of the Birmingham MSA. Boundaries range from I-65 on the west, 20th Street South on the east, railroad tracks to the north, and 4th Avenue South to the south.

The Parkside neighborhood is a walkable, pedestrian friendly residential & commercial neighborhood in the heart of Birmingham, with apartment & condo unit numbers planned to reach nearly 3,000 in less than 5 years.

Some of Birmingham city center’s most-visited attractions are located in Parkside, including Railroad Park and Regions Baseball Field, home of the Birmingham Baron’s.

Alabama’s #1 employer, the University of Alabama’s campus and hospital are within walking distance, in addition to Children’s of Alabama Hospital.

Birmingham’s urban core maintains a stable employment base of over 80,000 employees with higher than city averages for income, educational attainment, & youthfulness.
All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.
1. Size: 12.54 Acres  
Price: $14,000,000 ($25.63 PSF)  
Date Sold: 8-15-2013

2. Size: 2.59 Acres  
Price: $1,157,300 ($10.26 PSF)  
Date Sold: 7-25-2014

3. Size: 4.12 Acres  
Price: $3,900,000 ($21.73 PSF)  
Date Sold: 7-12-2017

4. Size: 3.68 Acres  
Price: $6,700,000 ($41.8 PSF)  
Date Sold: 6-2013

5. Size: 3.3 Acres  
Price: $5,200,000 ($36.14 PSF)  
Date Sold: 4-15-2019

6. Size: 10,000 SF  
Price: $1,087,500 ($108.75 PSF)  
Date Sold: 8-2019

7. Size: 0.32 Acres  
Price: $880,000 ($63.13 PSF)  
Date Sold: 8-11-2016

8. Size: 0.15 Acres  
Price: $670,000 ($102.54 PSF)  
Date Sold: 10-2019

9. Size: 0.30 Acres  
Price: $2,050,000 ($156.87 PSF)  
Date Sold: 8-2019

10. Size: 0.30 Acres  
Price: $1,100,000 ($84.18 PSF)  
Date Sold: 10-2019

11. Size: 20,100 SF  
Price: $1,095,000 ($54.48 PSF)  
Date Sold: 12-1-2017

12. Size: 0.84 Acres  
Price: $1,525,000 ($41.68 PSF)  
Date Sold: 10-5-2018

13. Size: 0.54 Acres  
Price: $1,000,000 ($42.51 PSF)  
Date Sold: 1-4-2019

14. Size: 2.76 Acres  
Price: $3,125,000 ($25.99 PSF)  
Date Sold: 4-30-2010

15. Size: 1.00 Acres  
Price: $1,950,000 ($44.77 PSF)  
Date Sold: 4-15-2018

16. Size: 0.28 Acres  
Price: $810,000 ($63.13 PSF)  
Date Sold: 11-13-2018

17. Size: 0.31 Acres  
Price: $425,000 ($31.47 PSF)  
Date Sold: 8-1-2013

18. Size: 0.32 Acres  
Price: $847,000 ($60.76 PSF)  
Date Sold: 2-12-2020

19. Size: 0.32 Acres  
Price: $1,792,000 ($128.56 PSF)  
Date Sold: 12-11-2019

20. Size: 0.64 Acres  
Price: $1,400,000 ($50.22 PSF)  
Date Sold: 10-4-2018

21. Size: 0.64 Acres  
Price: $1,300,000 ($42.63 PSF)  
Date Sold: 4-16-2013

22. Size: 1.67 Acres  
Price: $2,750,000 ($30.93 PSF)  
Date Sold: 11-2014

23. Size: 1.56 Acres  
Price: $2,864,000 ($68.76 PSF)  
Date Sold: 6-27-2019

24. Size: 0.32 Acres  
Price: $1,792,000 ($128.56 PSF)  
Date Sold: 12-11-2019

25. Size: 0.65 Acres  
Price: $4,284,750 ($151.33 PSF)  
Date Sold: 2-4-2019

26. Size: 1.63 Acres  
Price: $3,100,000 ($43.66 PSF)  
Date Sold: 8-2013

27. Size: 0.65 Acres  
Price: $705,000 ($24.90 PSF)  
Date Sold: 3-17-2015

28. Size: 2.59 Acres  
Price: $5,240,000 ($46.45 PSF)  
Date Sold: 5-13-2019

29. Size: 0.16 Acres  
Price: $865,000 ($54.12 PSF)  
Date Sold: 12-23-2015

30. Size: 0.48 Acres  
Price: $1,000,440 ($47.85 PSF)  
Date Sold: 10-31-2013

31. Size: 1.2 Acres  
Price: $3,700,000 ($70.78 PSF)  
Date Sold: 11-15-2016

32. Size: 0.32 Acres  
Price: $530,000 ($37.25 PSF)  
Date Sold: 2-5-2020

33. Size: 2.73 Acres  
Price: $6,250,000 ($52.56 PSF)  
Date Sold: 9-30-2015

34. Size: 0.30 Acres  
Price: $708,270 ($124.11 PSF)  
Date Sold: 2-22-2019

All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.
All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.
**PARKSIDE RESIDENTIAL**

**UNIVERSITY HOUSE**
Completed
Residential: 478 student housing units
Amenities: 24-hour fitness, resort-style pool, club room, 24-hour computer centers, study room, parking garage

**FLATS ON 4TH**
Completed
Residential: 268 luxury apartment units
Amenities: Resort style pool, 24-hour fitness center, club room & co-working space

**VENUE @ THE BALLPARK**
Completed
Residential: 263 apartment units
Amenities: Underground gated garage, terrace-level pool with ballpark views, skylounge, club rooms, business center

**PARKSIDE**
Completed
Residential: 231 apartment units
Ground floor commercial including Mile End Deli, Red Cat Coffeehouse, & Planet Smoothie

All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.
All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.
PARKSIDE RESIDENTIAL

20 MIDTOWN III
Under Construction
Residential: 246 apartment units
Commercial: approximately 38,800 SF ground-floor retail space

NEXT CHAPTER PROPERTIES
STUDENT HOUSING
Planning Stages
Residential Student Housing: 160 Units
Amenities: Pool, two fitness centers, & roof deck, parking deck planned for ground and second floor

THE CITIZEN
Planning Stages
Residential: 140 micro-units
Commercial: 3,000 SF ground-floor retail space
Amenities: Pool & bike storage
POWELL STEAM PLANT REDEVELOPMENT

Plans to redevelop the Historic Powell Steam Plant into a mixed-used development are in the works with Alabama Power. Exact details have not been released yet. This is a 60,000 SF facility originally built in 1986.

Source: Birmingham Business Journal
PARKSIDE RETAIL

Located at the corner of 3rd Avenue & 20th Street South, Publix @ 20 Midtown is downtown Birmingham’s only full-sized grocery store.

Opened in Q1 of 2017

Located across from Regions Field at the corner of 2nd Avenue South & 14th Street South

One of Alabama’s original and most popular craft beer manufacturers

Originating from Atlanta, GA, Monday Night Brewing Co. will be opening their first taproom outside of Atlanta and first location with a full food & beverage menu.

Estimated to be open at the Denham Building development Summer 2020.

Buffalo Wild Wings opened a standalone, new construction location two blocks from Regions Field at the corner of 4th Ave S & 15th St S in 2019.

All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.
TOP BIRMINGHAM ATTRACTIONS

Brought in Over 3-Million Visitors in 2017:
>
> BJCC Convention Hall - 1,332,310 Visitors
> Railroad Park - 425,338 Visitors
> Birmingham Barons @ Regions Field - 391,725 Visitors
> McWane Science Center - 354,642 Visitors
> Alabama Theatre - 165,000 Visitors
> Birmingham Civil Rights Institute - 154,004 Visitors
> Birmingham Museum of Art - 134,342 Visitors
> Alys Stephens Center - 120,000 Visitors

Within 10 Minute Walking Distance:

- Negro League Museum
- Pizitz Food Hall
- Sidewalk Film Cinemas
- Alabama Theatre
- Lyric Theatre
- Carver Theatre & Jazz Hall of Fame
- Birmingham Civil Rights Historic Trail
- 16th Street Baptist Church
- 4th Avenue Historic Business District

Source: REV Birmingham & UAB

All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.
THE UNIVERSITY OF ALABAMA @ BIRMINGHAM

Alabama’s largest employer
2018 University Enrollment - 21,923 (Record numbers)
UAB Work Force Totals - 22,704 Employees consisting of
12,676 university employees & 10,028 medical system employees

CHILDREN’S HOSPITAL OF ALABAMA

- $400 million state of the art expansion opened in 2012
- The third largest Children’s Hospital in the United States with 350 beds
- Recognized as one of the top performing pediatric centers in the nation, it is the only level one pediatric trauma center in Alabama.

All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.
All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.
BIRMINGHAM: TECH MECCA
“The Next Silicon Valley” - Forbes

- Shipt is a grocery delivery service that was born in Birmingham and acquired by Target in 2018 for $550 million. After the acquisition, Shipt decided that its headquarters would remain permanently in downtown Birmingham.

- Shipt currently employs approximately 400 and in the process of adding 800 more.

“Companies located at Innovation Depot gain access to world-class amenities and connect with mentors, investors, resource providers, and other entrepreneurs.” - Innovation Depot

Innovation Depot is the Southeast’s largest tech start up hub with facilities consisting of 140,000 SF office, lab, & coworking space.
BIRMINGHAM TECH STARTUPS

Source: angel.co “Birmingham Startups You Should Know”

All information furnished with respect to the subject matter has been obtained from sources deemed reliable. No representation or warranty as to accuracy thereof is made and such information is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.