

REDUCED PRICE! MOTIVATED SELLER

SITE



SHELBY COUNTY MULTIPLE ZONING 91± AC. SITE FOR SALE

Frontage Along Hwy 11,
Alabaster, AL 35007



LAND FOR SALE

REDUCED PRICE: \$950,000

- ▶ Approximately 91-Acre Site Available
- ▶ Zoning Includes:
 - ▶ B4: General Business
 - ▶ R6: Multifamily
 - ▶ R3: Single Family Residential
- ▶ Approximately 650' fronting Highway 11 / Simmsville Road
- ▶ About a quarter of a mile from I-65
- ▶ Traffic Counts:
 - ▶ Highway 11/Simmsville Road: 6,652 VPD
 - ▶ I-65: 67,042 VPD

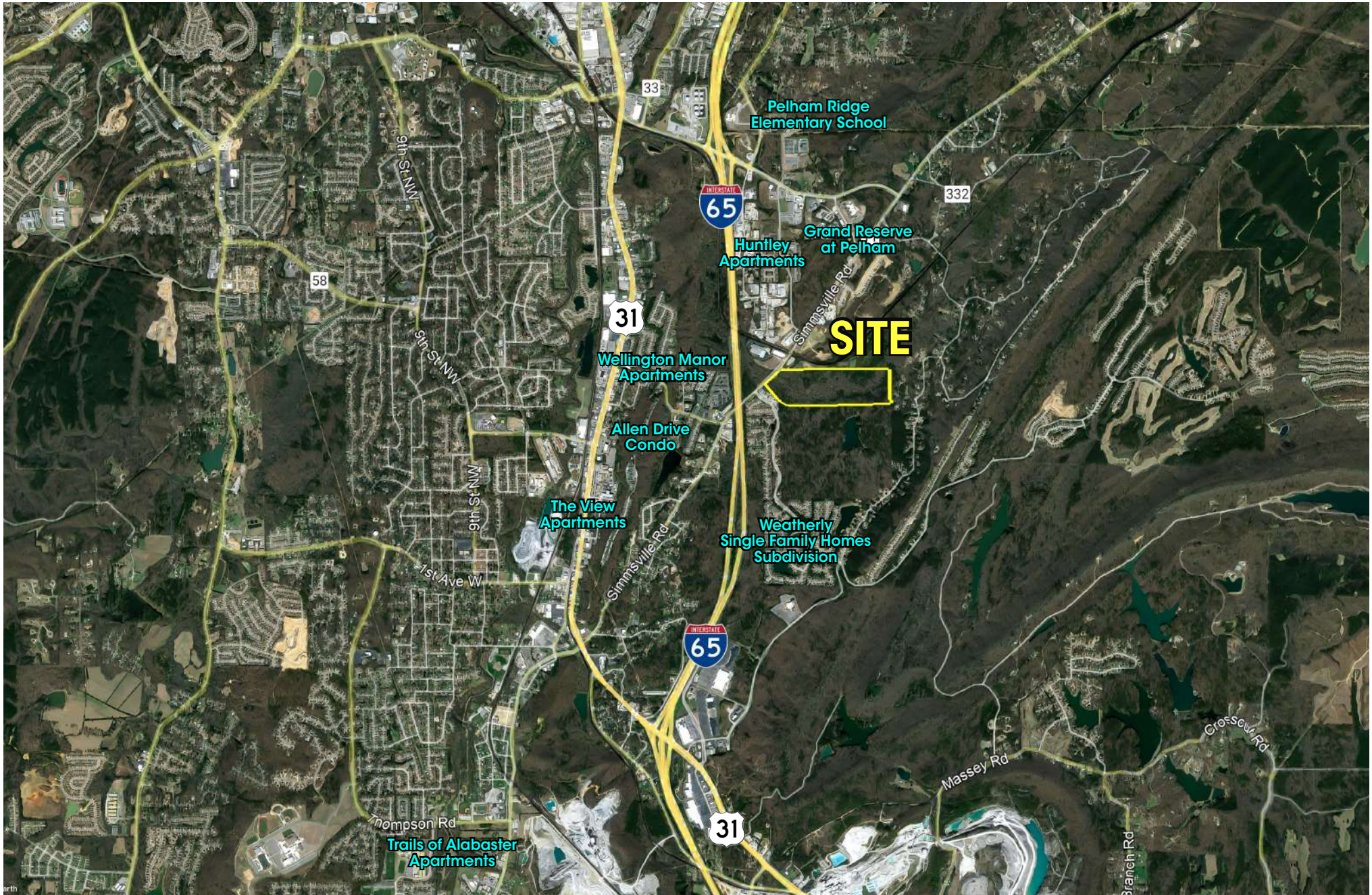
Demographics

	1 Mile	3 Miles	5 Miles
Population	2,341	26,183	60,463
Average HHI	\$103,083	\$91,802	\$89,860
Daytime Pop	1,889	27,134	55,225

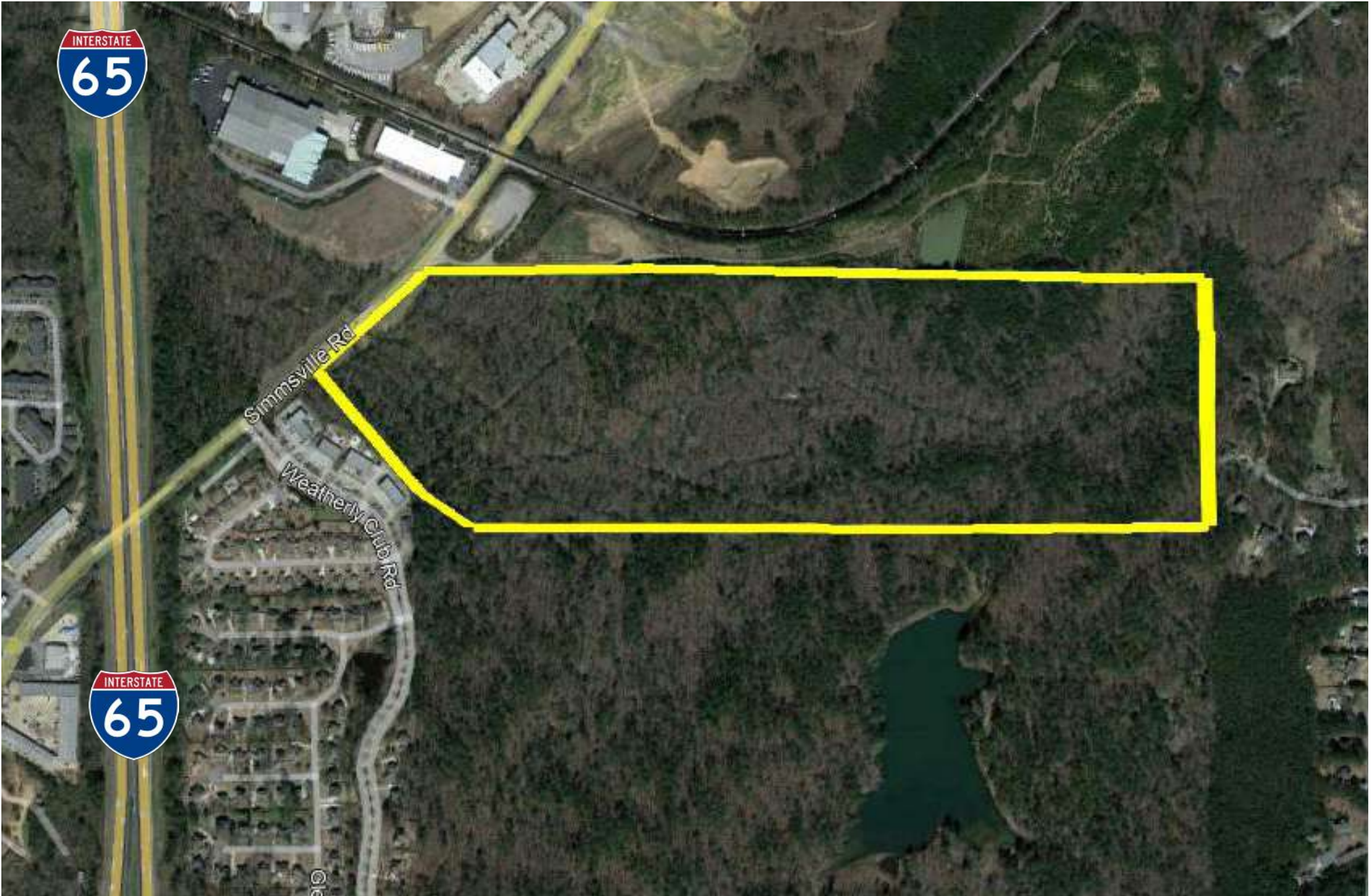


SOUTHPACE PROPERTIES, INC.

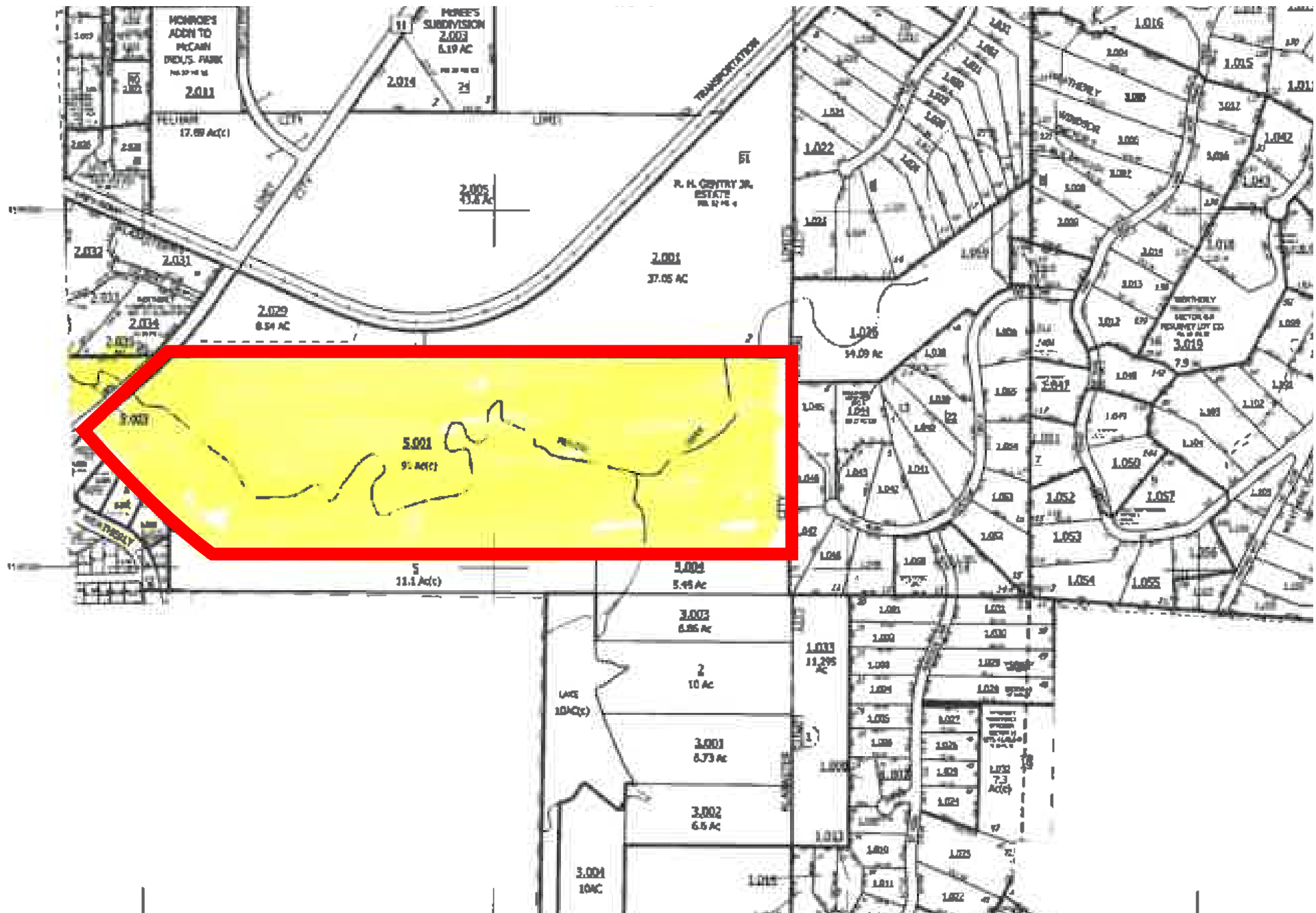
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PARCEL ZONING

