

# LAND FOR SALE

1428 Montgomery Hwy,  
Vestavia Hills, AL 35216



## LAND FOR SALE

**SALE PRICE: \$475,000**

- ▶ Land Available: 0.5 Acres
- ▶ Conveniently located off I-65, the north-south corridor of Birmingham
- ▶ Full access point on Montgomery Highway (Hwy 31)
- ▶ High traffic highway seeing 35,313 VPD
- ▶ Less than a mile from the newly announced mixed use city "gateway" project

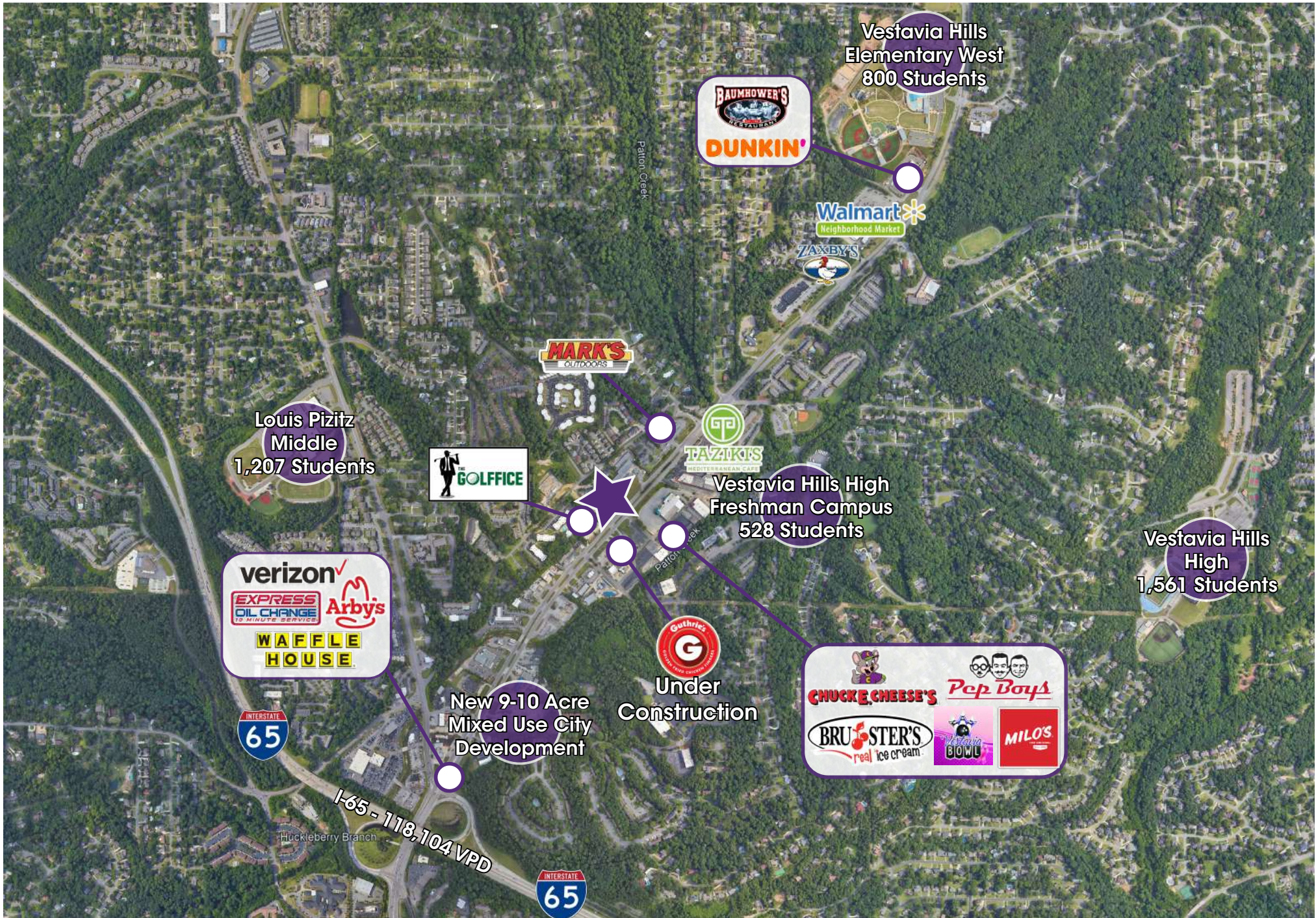
Demographics	10 Minutes	15 Minutes	20 Minutes
Population	12,028	25,764	50,755
Daytime Pop.	15,234	30,034	51,256
Avg. HHI	\$73,615	\$78,300	\$79,219



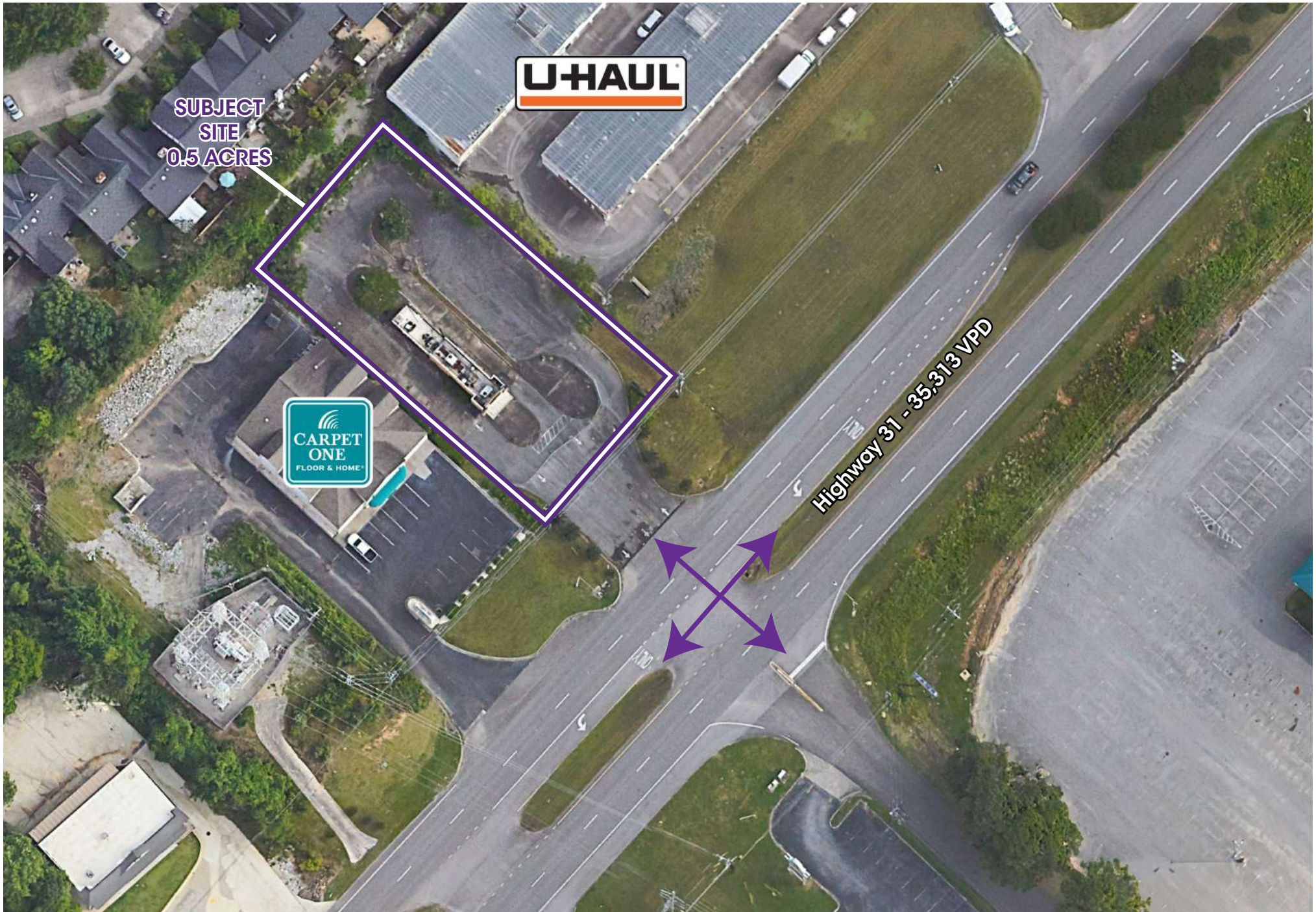
www.southpace.com

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SUBJECT  
SITE  
0.5 ACRES

U-HAUL

CARPET ONE  
FLOOR & HOME

Highway 31 - 35,313 VPD