



DEVELOPMENT SITE AVAILABLE

6980 Coosa Ave
Leeds, AL 35094



PROPERTY AVAILABLE

- ▶ Parcel Size: 10.35 Acres
- ▶ Parcel ID #: 25-00-19-2-003-001.000
- ▶ Adjacent to new Buc-ee's Convenience Store
- ▶ Zoning: B2
- ▶ Topography: Gently rolling
- ▶ Two billboards on the property

SALE PRICE: \$2,690,000

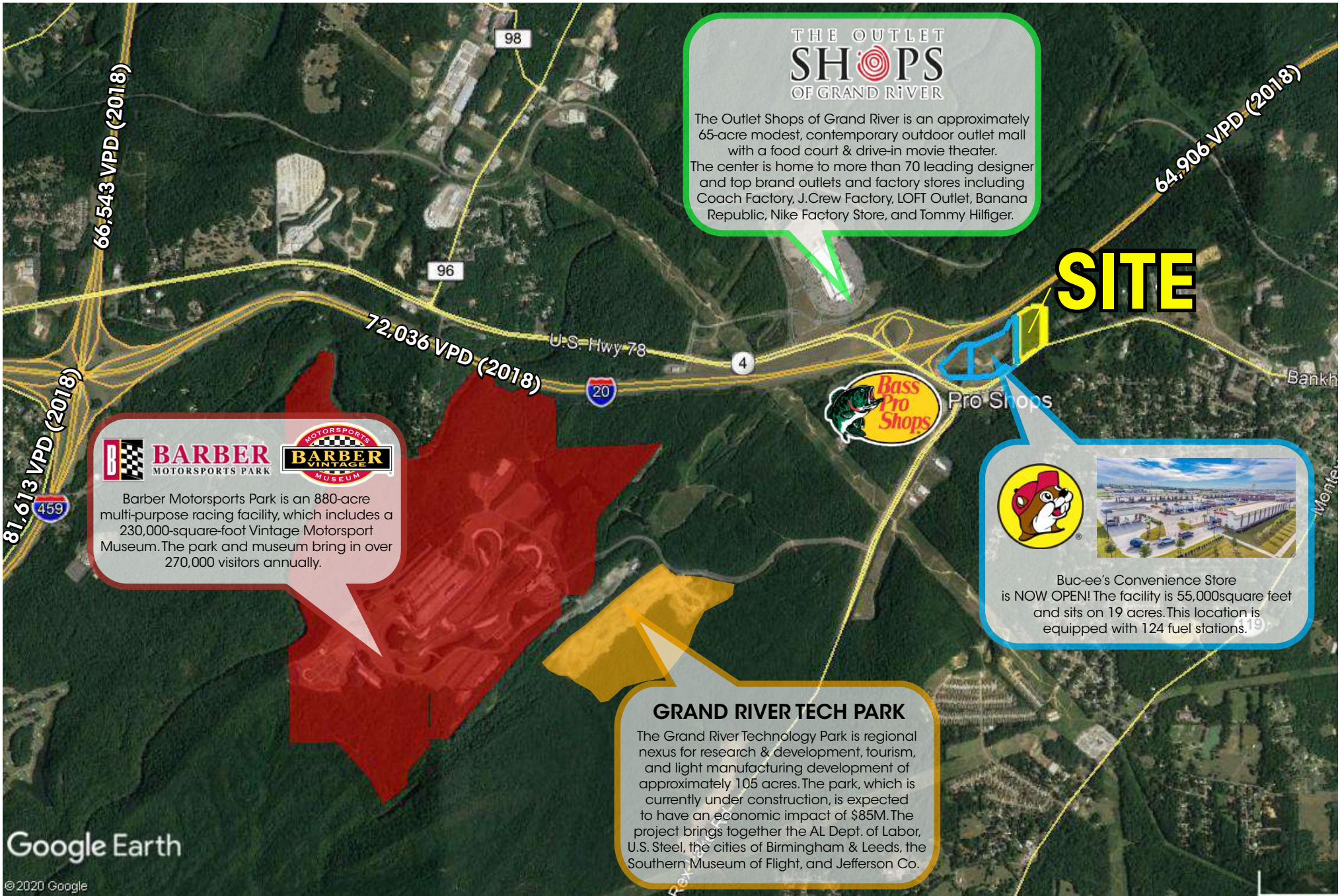
Demographics	1 Mile	3 Miles	5 Miles
Population	2,530	9,513	28,350
Daytime Pop.	2,721	9,179	28,231
Avg. HHI	\$91,753	\$85,480	\$91,811



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PROPERTY VIDEO



THE OUTLET SHOPS OF GRAND RIVER

The Outlet Shops of Grand River is an approximately 65-acre modest, contemporary outdoor outlet mall with a food court & drive-in movie theater. The center is home to more than 70 leading designer and top brand outlets and factory stores including Coach Factory, J.Crew Factory, LOFT Outlet, Banana Republic, Nike Factory Store, and Tommy Hilfiger.

SITE

BARBER MOTORSPORTS PARK

BARBER VINTAGE MUSEUM

Barber Motorsports Park is an 880-acre multi-purpose racing facility, which includes a 230,000-square-foot Vintage Motorsport Museum. The park and museum bring in over 270,000 visitors annually.



Buc-ee's Convenience Store

is NOW OPEN! The facility is 55,000square feet and sits on 19 acres. This location is equipped with 124 fuel stations.

GRAND RIVER TECH PARK

The Grand River Technology Park is regional nexus for research & development, tourism, and light manufacturing development of approximately 105 acres. The park, which is currently under construction, is expected to have an economic impact of \$85M. The project brings together the AL Dept. of Labor, U.S. Steel, the cities of Birmingham & Leeds, the Southern Museum of Flight, and Jefferson Co.





