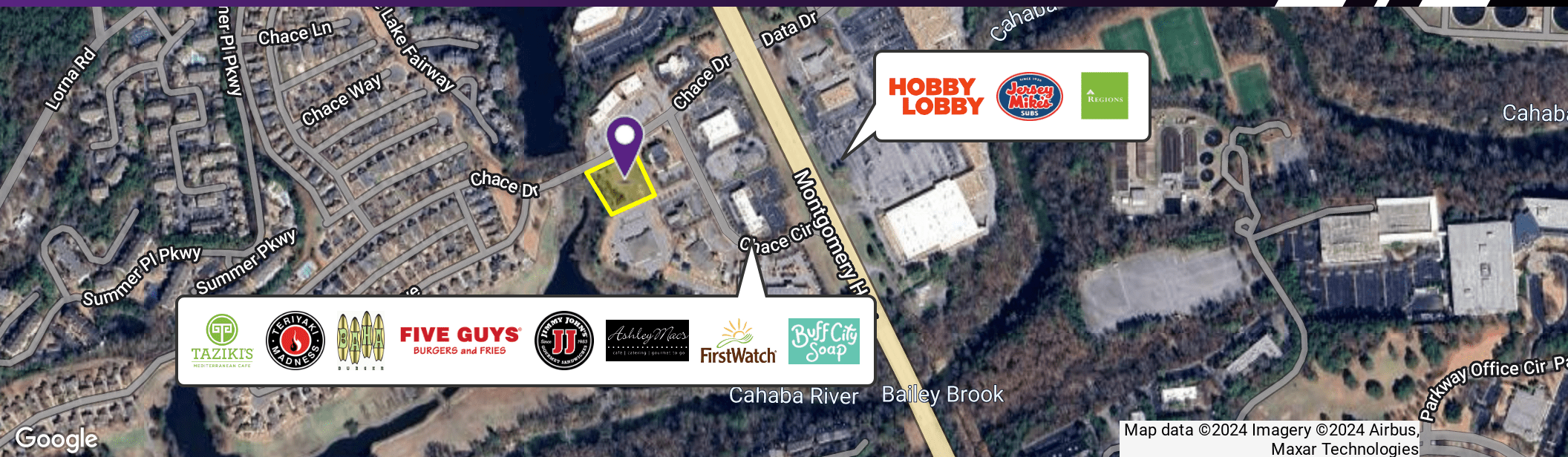


PAD SITE FOR SALE

1869 CHACE DR, HOOVER, AL 35244



PROPERTY DESCRIPTION

Located in the heart of Hoover, Alabama, the property offers easy access to a thriving business community, making it an ideal investment opportunity. Situated near popular shopping centers, such as Riverchase Galleria, and a variety of dining options, the area draws a steady flow of foot traffic. With close proximity to major highways, including I-65 and I-459, the property provides excellent connectivity to the entire Birmingham metropolitan area. The Hoover market is known for its strong economic base and a diverse mix of businesses, making it an attractive location for land and office investors seeking a dynamic and growing market to be part of.

PROPERTY HIGHLIGHTS

- Zoned PC (Planned Commercial)
- Fully lighted access
- One of few remaining pad sites on this corridor

OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	1.06 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	447	1,000	4,292
Total Population	924	2,065	9,110
Average HH Income	\$89,209	\$90,493	\$83,190

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