

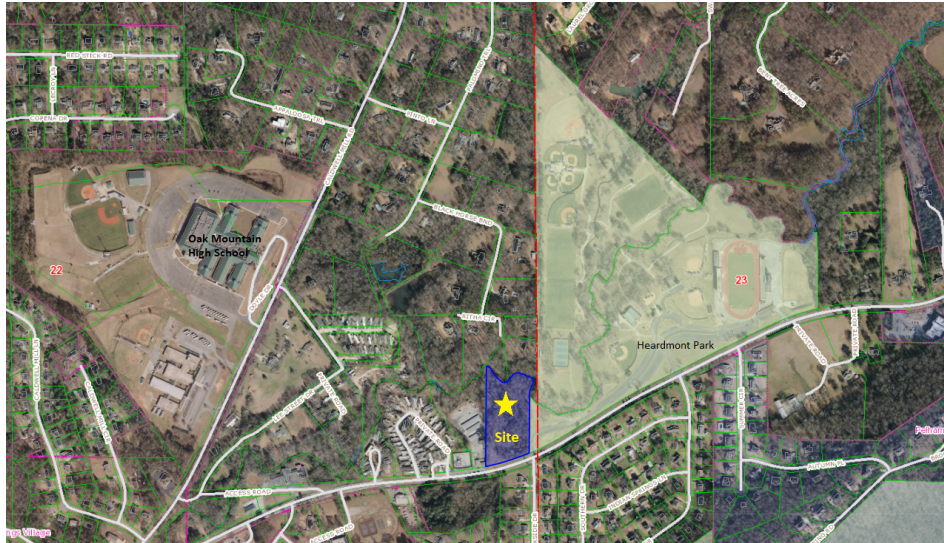
FOR SALE

Cahaba Valley Road/Highway 119

Birmingham, AL 35242



SHANNON WALTCHACK
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PROPERTY SUMMARY

Sale Price:	\$615,000
Lot Size:	5.11 Acres
Traffic Count (2015):	14,175 VPD

PROPERTY HIGHLIGHTS

- Approx. 335 ft of Highway 119 frontage
- Adjacent to Heardmont Park
- 5.11 acres for sale
- Great visibility on high traffic Highway 119
- Seller will consider build-to-suit
- Very strong demographics
- Zoned O&I
- Will sub-divide, call for pricing
- Survey available
- Utilities on-site

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

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5308 Cahaba Valley Road

Birmingham, AL 35242



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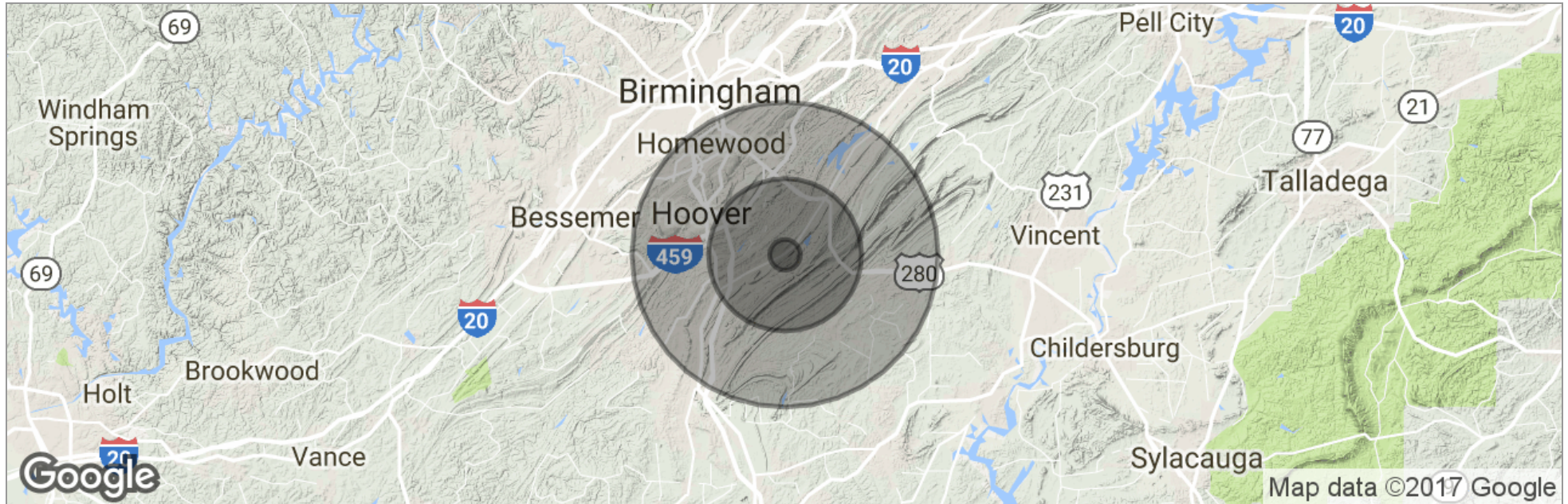
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	1 Mile	5 Miles	10 Miles
Total Population	2,300	61,813	265,807
Population Density	732	787	846
Median Age	37.9	37.5	36.7
Median Age (Male)	38.0	36.6	35.9
Median Age (Female)	37.9	38.6	37.5
Total Households	743	25,462	106,642
# of Persons Per HH	3.1	2.4	2.5
Average HH Income	\$114,182	\$100,478	\$102,606
Average House Value	\$287,200	\$314,394	\$356,898

* Demographic data derived from 2010 US Census

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