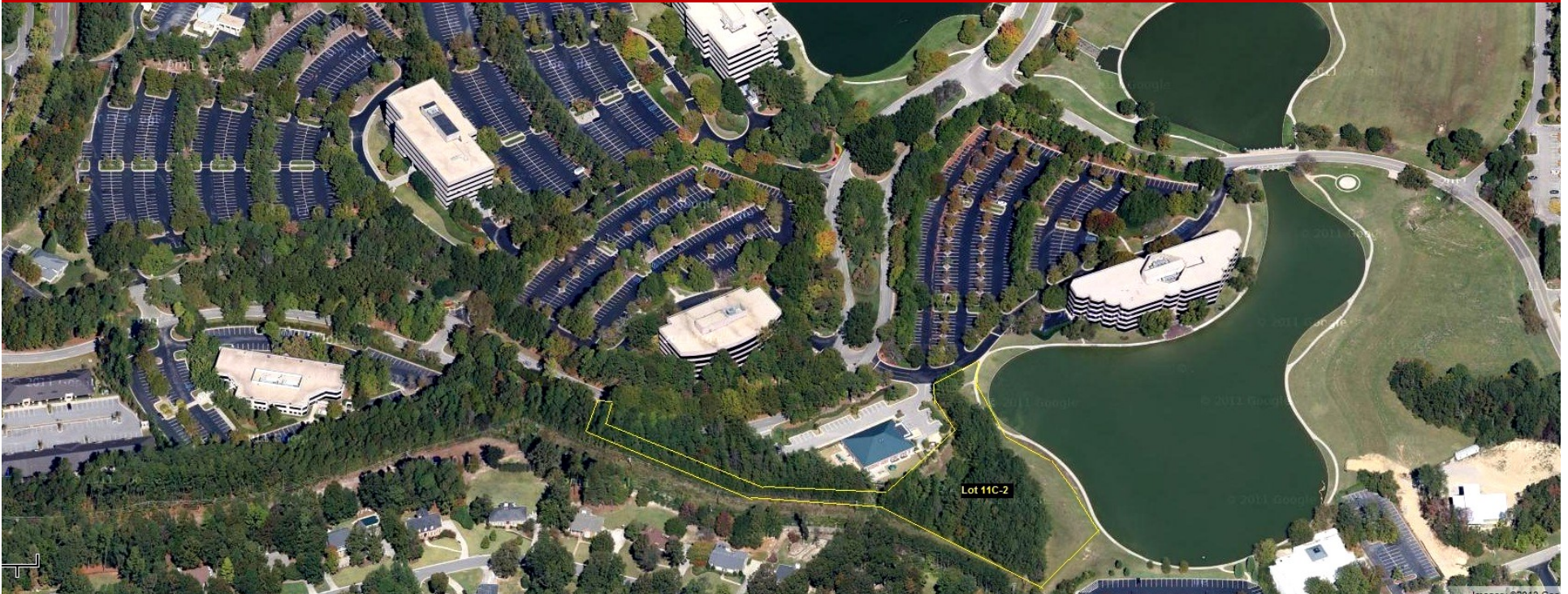


MEADOW BROOK PARK LAND FOR SALE

Meadow Brook Corporate Park ♦ Birmingham, AL ♦ 35242 ♦ Jefferson County



SITE SIZE: 3.37 Acres, 1.94 Acres Usable

ASKING PRICE: \$680,000

Mark Dinan, MBA, CCIM

(c) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate



*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

LOCATION DETAILS

Meadow Brook Corporate Park ♦ Birmingham, AL ♦ 35242 ♦ Jefferson County

- ♦ Meadow Brook Corporate Park; Lot 11C2
- ♦ 3.37 Acres, 1.94 Acres Usable
- ♦ Zoning: Planned Office
- ♦ Taxes: \$6,459 per year
- ♦ Excellent Access via Highway 280 and 119
- ♦ High Profile Class A Office Park Located in Master Planned 175 Acre Class A Office Park on 11 Acre Lake with Fountain and Walking and Jogging Trail
- ♦ Site can Accommodate up to 24,000 SF of Office Space or more with Potential for Covered Parking
- ♦ Unparalleled Lake Views 473' Lake Frontage
- ♦ All Utilities on Site, Power, Sewer, and Water
- ♦ Architectural Controls to Insure Long Term Value
- ♦ Convenient to Upscale Shopping, Hotels, and Other Amenities
- ♦ Aesthetically Planned Community to Provide Pleasant Work Environment
- ♦ US Post Office and Day Care in Park



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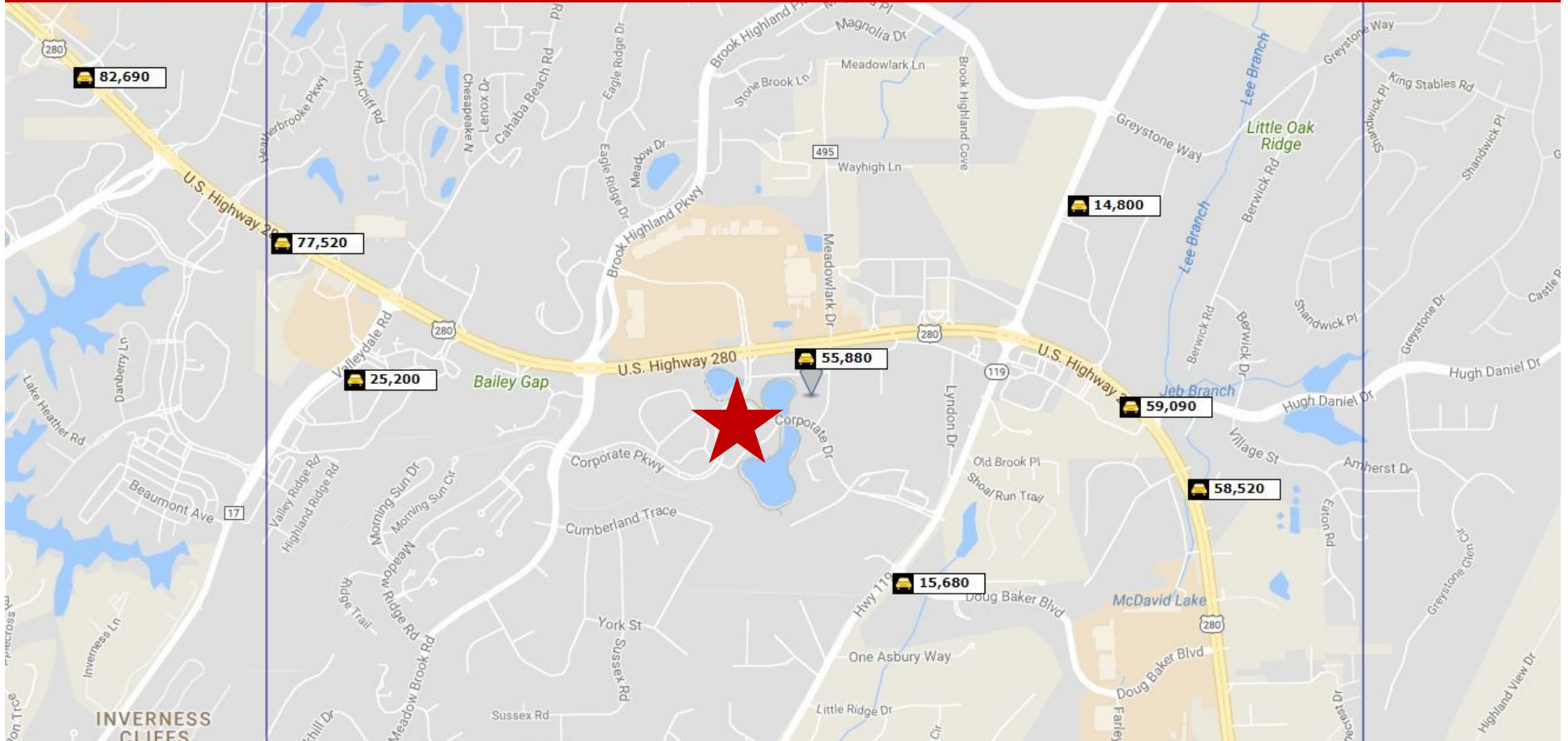
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TRAFFIC COUNTS

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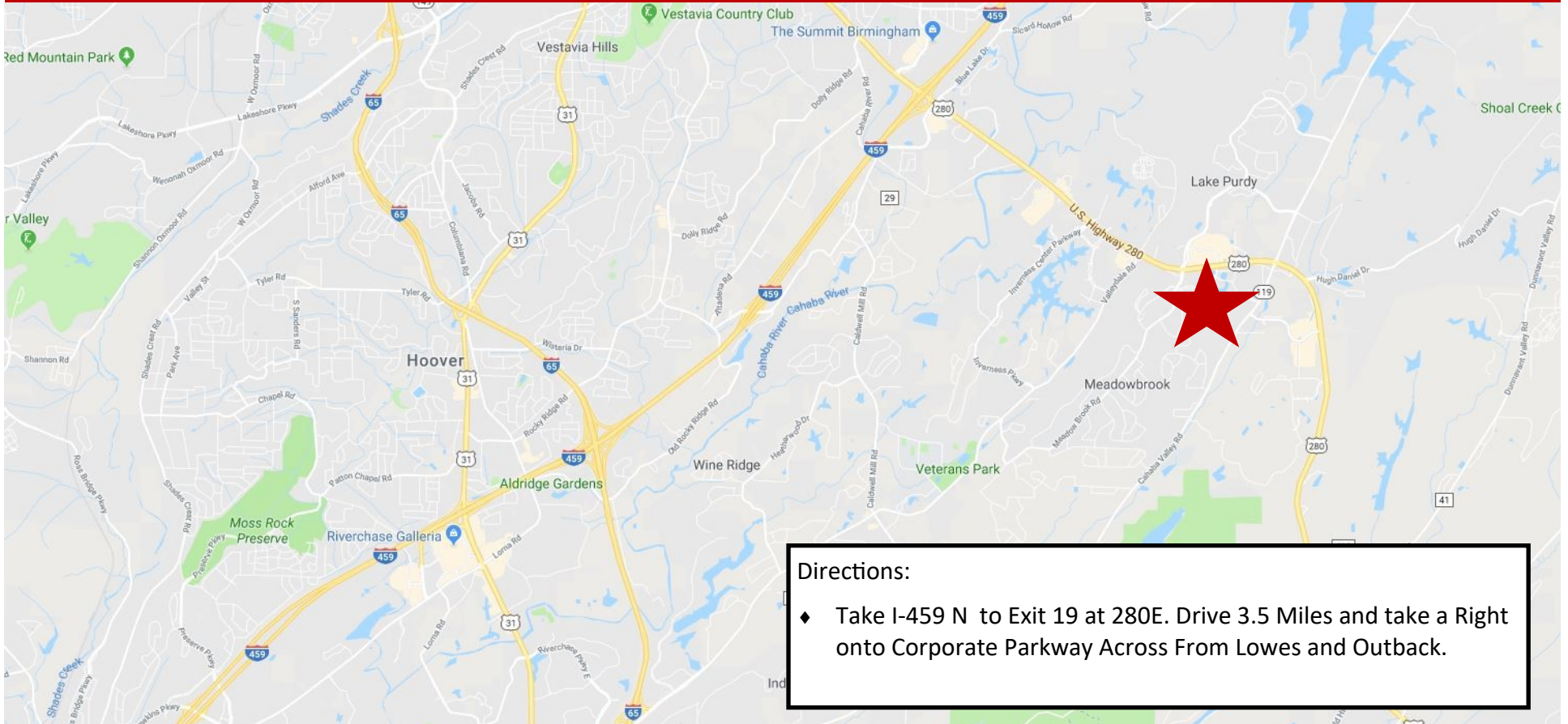
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LOCATION MAP

Meadow Brook Corporate Park ♦ Birmingham, AL ♦ 35242 ♦ Jefferson County



Directions:

- ♦ Take I-459 N to Exit 19 at 280E. Drive 3.5 Miles and take a Right onto Corporate Parkway Across From Lowes and Outback.

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AERIAL MAP

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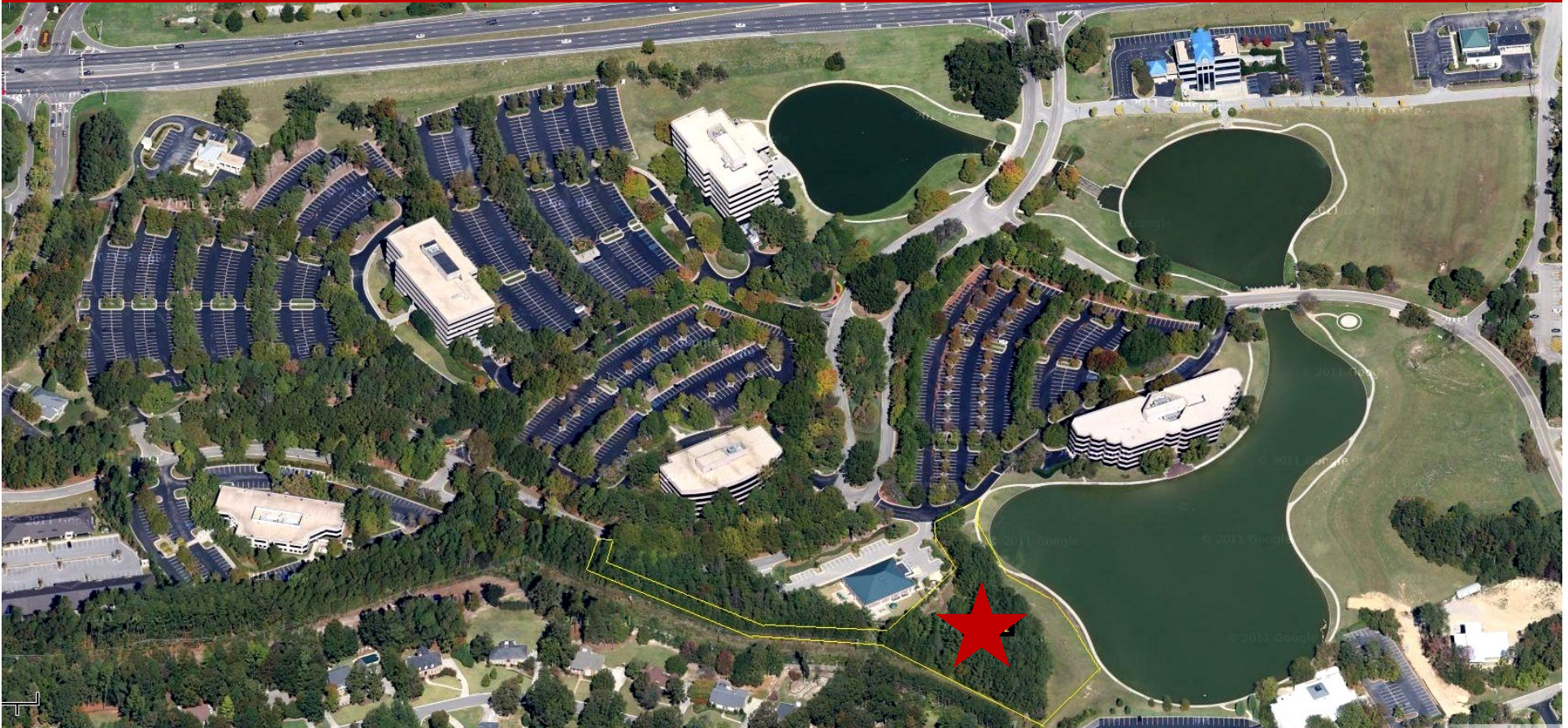
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AERIAL PHOTO

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VIEW FROM PROPERTY

Meadow Brook Corporate Park ♦ Birmingham, AL ♦ 35242 ♦ Jefferson County



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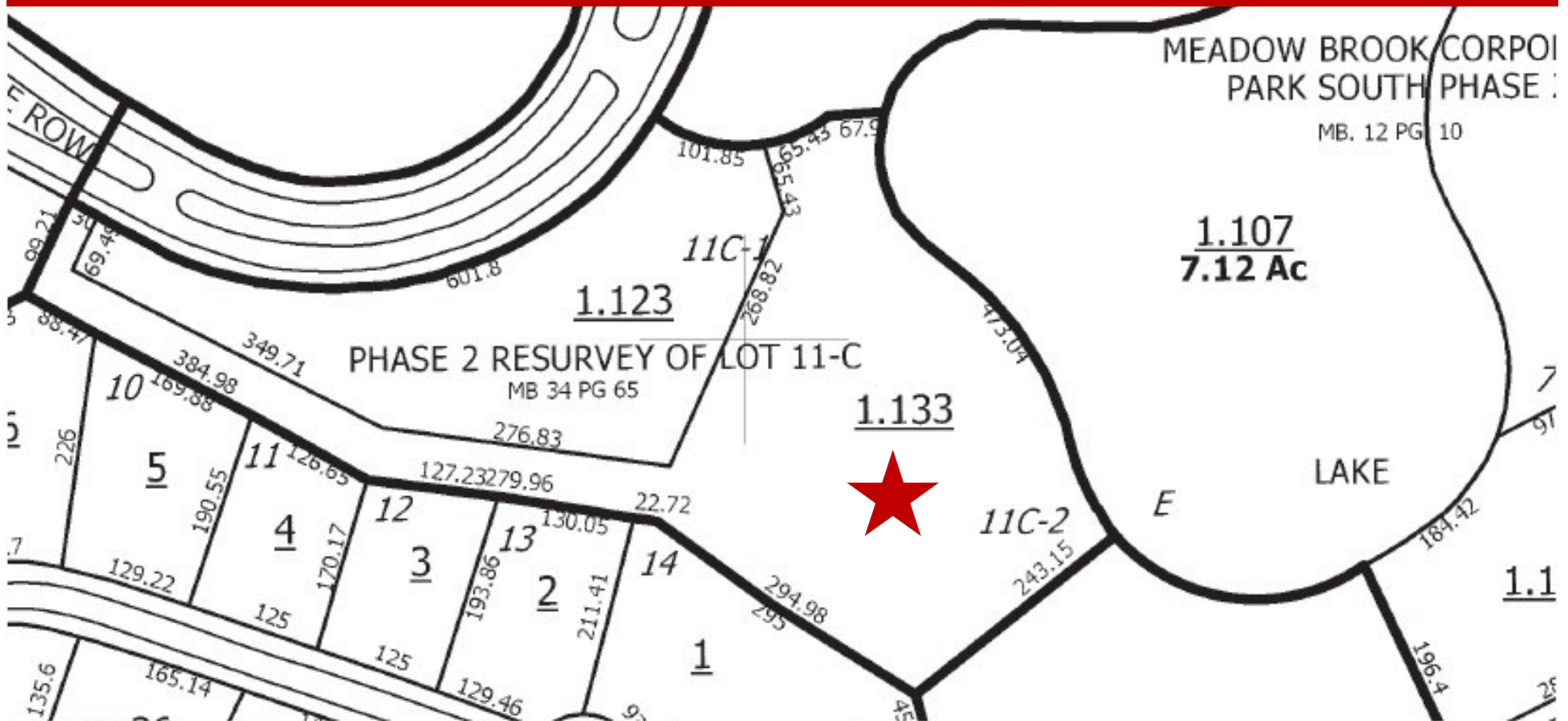
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PLAT MAP

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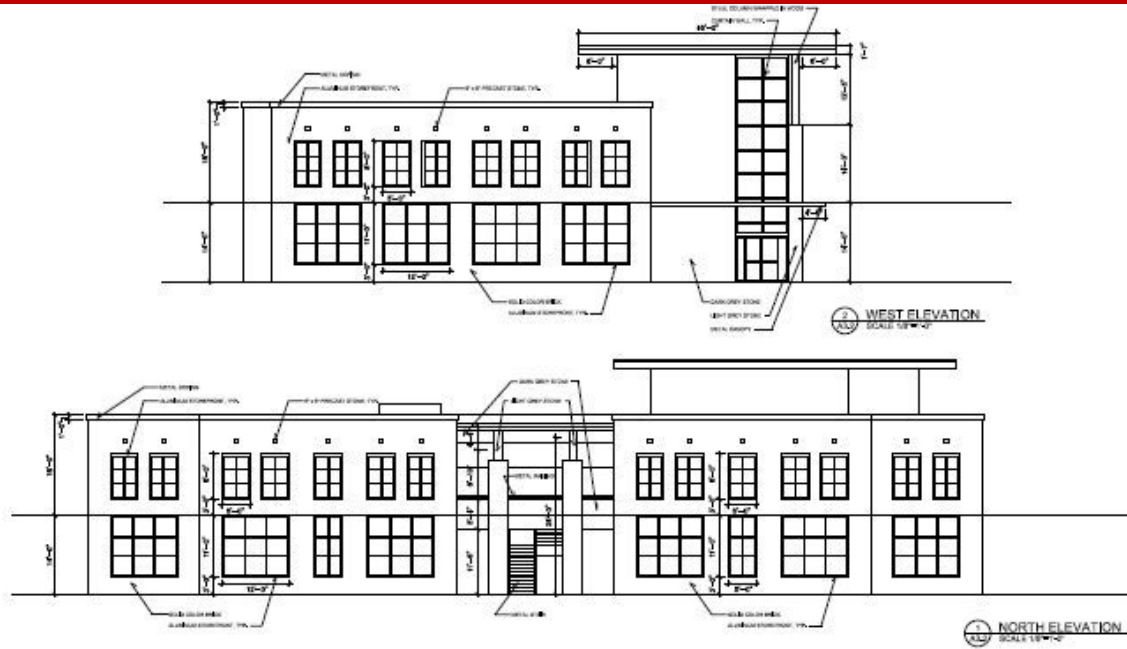
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CONCEPTUAL ELEVATION PLAN

Meadow Brook Corporate Park ♦ Birmingham, AL ♦ 35242 ♦ Jefferson County



ISSUE FOR PLOTTING SCHEMATIC DRAWINGS

NO.	DATE	DESCRIPTION

A NEW BUILDING FOR MEANS ADVERTISING BIRMINGHAM, ALABAMA

BLACK DESIGN ARCHITECTURE
ARCHITECTS
1000 17TH AVENUE SOUTH
BIRMINGHAM, AL 35203
TEL: 205.980.4444
WWW.BLACKDESIGNARCHITECTS.COM

DATE	
SCALE	
PROJECT	

PROJECT NUMBER
A3.2

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MEMBER: LoopNet CoStar™

CCIM Experts in Commercial Investment Real Estate

International Council of Shopping Centers

CREXi REALTOR

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CONCEPTUAL ELEVATION PLAN

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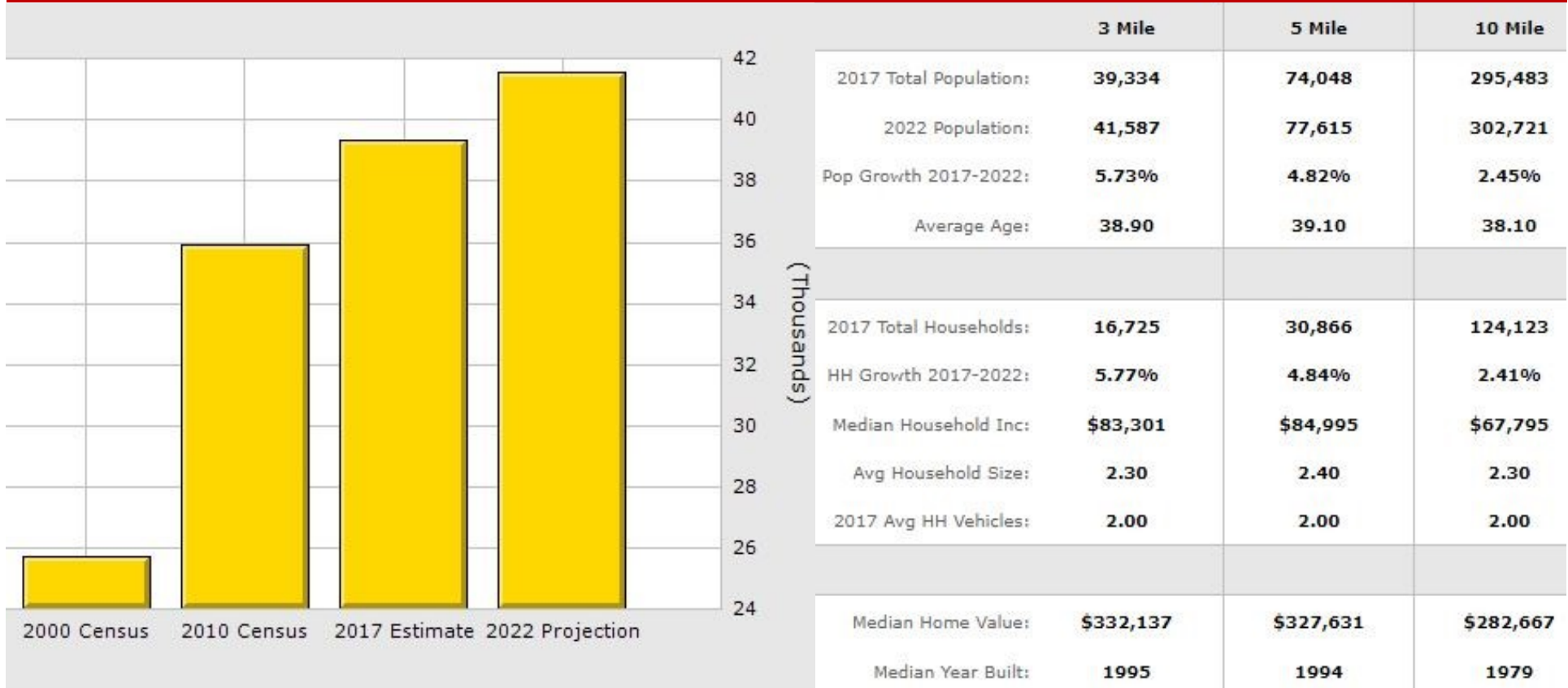
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DEMOGRAPHICS

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