



DEVELOPMENT OPPORTUNITY

Excellent Visibility from Highway 119

SALE

Highway 119
Unincorporated Shelby
County, AL 35242

SITE SIZE

30.99 Acres (1,349,924 SF)

ZONING

H-Z, Holding Zone District
and B-2, General Business
District

COMMENTS

- Located in unincorporated Shelby County, just off Hwy. 280; premiere commercial and retail corridor nearby
- Multiple potential uses including office, retail, or residential development
- Great visibility from Highway 119
- 15,330 Vehicles per day on Highway 119
- Average HH income more than \$125,000 annually within 3 mile radius

SALE PRICE

\$2,795,000



Exclusively Offered By: Sam Carroll, SIOR
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Parcel IDs:

03-9-29-0-001-007.002

03-9-32-0-002-003.000



Graham & Co

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