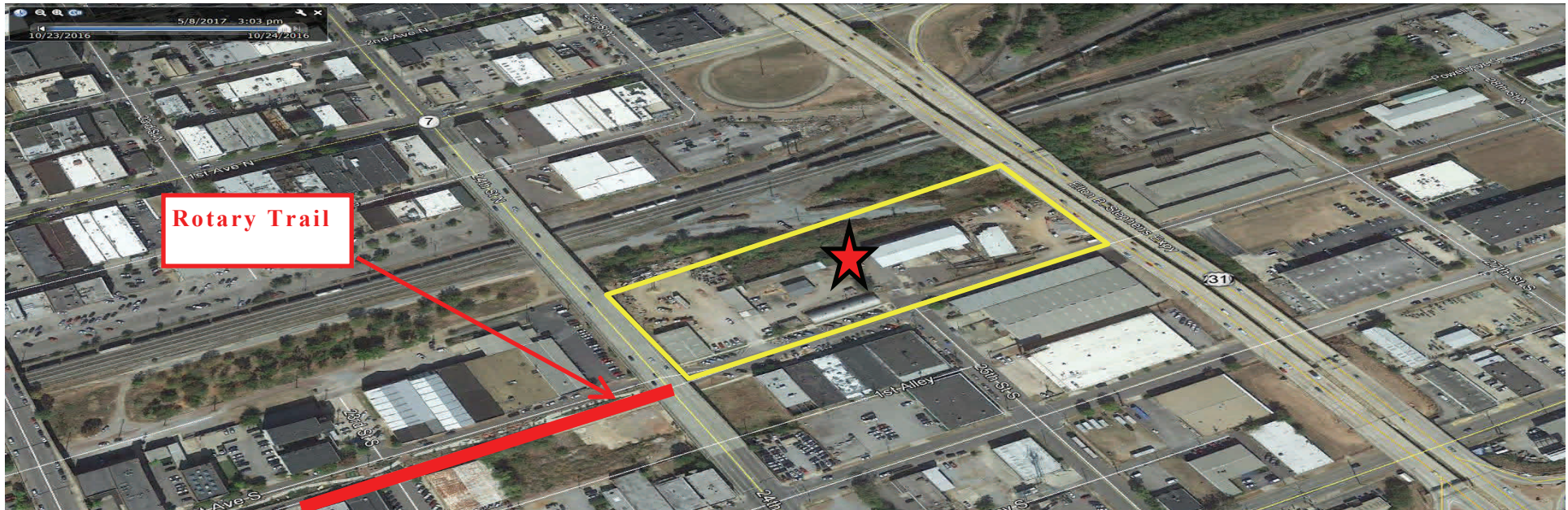


# TE STEVENS - CONTRACTING

4.88 AC ± Land For Sale: 2400-2500 1st Ave South, B'ham 35233



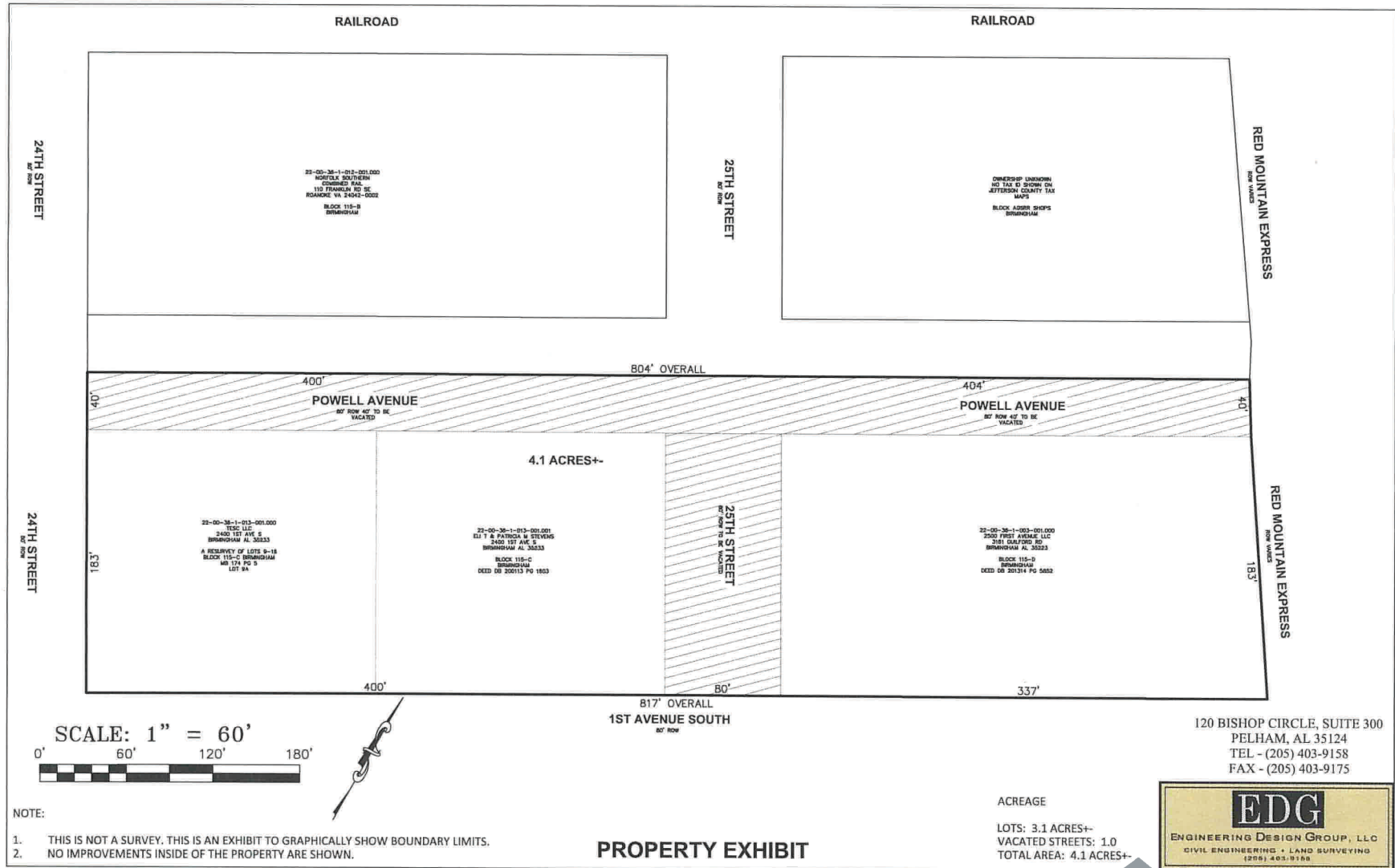
|                |   |
|----------------|---|
| Offering Price | \$7,000,000   |
| Price Per SF   | \$35 psf  |
| Site Size      | 4.88 Acres  |
| Zoning         | M-2   |
| Location       | Between 24th Street Viaduct & Red Mountain Expressway |
| Comments       | <b>LOCATED IN THE OPPORTUNITY ZONE</b>                |



**Contact: Dan Anderson**  
**Direct: 205-915-2731**  
**dandson@engelrealty.com**



# TE Stevens Contracting - Site Plan



# TE Stevens Contracting - Points of Interest Map

## POINTS OF INTEREST

1. Children's Hospital
2. St. Vincent's Hospital
3. Kirkland Clinic
4. UAB (University of Alabama Birmingham) Hospital
5. Rail Road Park
6. Regions Park (Baseball Field)
7. Rotary Trail
8. St. Paul's Cathedral
9. 20 Midtown Development
10. Powell Ave Steam Plant Development
11. The Historic Pizitz Building
12. The Thomas Jefferson Hotel
13. Redmont Hotel
14. Bakers Row
15. Infinity Headquarters
16. New Intermodal Facility
17. Lyric Theatre
18. Uptown Entertainment District
19. Lakeview District
20. Dr. Pepper Place
21. 5 Points South District
22. Down Town Financial District
23. Westin Hotel
24. Mcwayne Center
25. Marriot Courtyard Hotel
26. US Treasury Building
27. Innovation Depot
28. Veterans Affairs Annex

## MULTI-FAMILY

1. Flats on 4th
2. Liv Parkside
3. Iron City Lofts
4. 29 Seven
5. Station 121
6. Venue @ Ballpark
7. The Waites
8. University Flats
9. Metropolitan Apartments



# TE Stevens Contracting - Significant Developments

**Regions Park**—(\$65M Investment) completed in early 2013 is home to the Birmingham Barons baseball team. The baseball park has significantly enhanced the recreational venues and visitors to Downtown Birmingham creating a new vibrancy in the City



**Railroad Park**- (25M Investment), “Birmingham’s new outdoor living room: is a 19 acre green space with a natural amphitheater opened in fall of 2010, contributing to Downtown energy.



**Rotary Trail**— The Rotary Trail opened in May 2016 and connects downtown Birmingham to Sloss Furnace. The extended path of the trail goes past Midtown Center and connects to both Railroad Park and Regions Park.



# TE Stevens Contracting - Significant Developments

**Westin Hotel/Uptown**—The new Westin Hotel adjacent to the Birmingham Jefferson County Convention Center complete with a 50,000 square foot zone of restaurants, nightclubs and retail is known as “Uptown” and includes approximately \$80M in investment activity. Westin Hotel named one of the top 3 hotels in Alabama—US News and World Report.



**Midtown Publix**—Opened in 2016 beneath 20 Midtown development (100 Apartment units, 9,200 sf retail)



**The Lyric Theater**—a distinctive historical theater built in 1914, has been completely restored to its original glory, making it one of the few existing, intact Vaudeville Theaters remaining in the US.



# TE Stevens Contracting - Significant Developments

## Historic Pizitz—was completed in February 2017.

The building features six floors of residential space. There is a mezzanine with office space, a ground level Food Hall, and an attached seven level parking deck. There is also ground level retail surrounding the Food Hall.



## Children's of Alabama—Completion of a mas-

sive expansion to Children's Hospital (\$435M investment) that connects to the \$135M Women's & Infant center was completed in



## UAB Hospital—Birmingham's own doctoral research uni-

versity and academic medical center, is the pulse of downtown Birmingham. UAB charted record growth in 2017, with 25,575 undergraduate and graduate students enrolled.



# TE Stevens Contracting - Jefferson County Major Employers



| Company                                    | Employment | Service Description   |
|--|------------|---|
| University of Alabama at Birmingham*       | 23,000     | Education and health care services                                  |
| Regions Financial Corporation              | 7,668      | Banking, corporate headquarters and operations center               |
| AT&T                                       | 5,750      | Information, regional operations                                    |
| St. Vincent's Health System                | 4,644      | Health care services, hospital network serving metro Birmingham     |
| Children's of Alabama                      | 4,497      | Health care services, regional specialized health care              |
| Blue Cross Blue Shield of Alabama          | 4,000      | Insurance, employee benefits, corporate headquarters                |
| Alabama Power Company                      | 3,982      | Utilities services, electrical                                      |
| Baptist Health System                      | 3,200      | Health care services, management                                    |
| BBVA Compass                               | 2,606      | Banking, financial services, North American headquarters            |
| American Cast Iron Pipe Company            | 2,400      | Manufacturing, primary metals manufacturer of ductile iron products |
| Buffalo Rock Company                       | 2,200      | Manufacturing, food products, independent Pepsi bottler             |
| Southern Company Services                  | 2,116      | Utilities, operations, shared services division of Southern Company |
| Brookwood Medical Center                   | 2,037      | Health care services, hospital                                      |
| U.S. Steel                                 | 1,900      | Manufacturing, pipe mill  |
| Trinity Medical Center                     | 1,879      | Health care services, hospital                                      |
| Social Security Administration             | 1,800      | Financial services, social security benefits processing             |
| Drummond Company                           | 1,625      | Natural resources and mining, corporate headquarters                |
| Birmingham Veterans Affairs Medical Center | 1,525      | Health care services, regional comprehensive medical facility       |
| Wells Fargo                                | 1,466      | Banking, Customer operations center                                 |
| Protective Life Corporation                | 1,340      | Insurance, North American headquarters                              |
| McDonalds (CLP Corporation)                | 1,300      | Management, retail, Alabama's largest McDonald's franchisee         |
| State Farm Insurance                       | 1,300      | Insurance, regional operations center                               |
| Samford University                         | 1,231      | Education services, post-secondary, university                      |

Source: Birmingham Business Alliance, April 2014

\* Includes University of Alabama Health Services Foundation employment

\*\* Not located in metro area



# TE Stevens Contracting - Sales Comparisons

| Sales Comp                    | Location   | Date Closed    | Acres | Price Per SF | Sales Price |
|-------------------------------|--|----------------|-------|--------------|-------------|
| Hilton Hotel Site             | 1725 18th Street South<br>Birmingham, Alabama                | September 2015 | 2.75  | \$52.08      | \$6,250,000 |
| Southside Land Site           | 1329 4th Ave South<br>Birmingham, Alabama                    | November 2015  | .32   | \$47.82      | \$669,000   |
| Southside Land Site           | 1001 17th Street South<br>Birmingham, Alabama                | January 2016   | .17   | \$45.75      | \$339,000   |
| LIV Parkside Site             | 17th-18th Street,<br>1st & 2nd Avenue<br>Birmingham, Alabama | February 2014  | 1.29  | \$44.64      | \$2,500,000 |
| Southside Land Site           | 1705 10th Avenue<br>South<br>Birmingham, Alabama             | March 2015     | .30   | \$40.18      | \$525,000   |
| Taco Bell Site                | 2126 7th Ave South<br>Birmingham, Alabama                    | January 2014   | .44   | \$39.21      | \$745,000   |
| Spectrum Surgical Institution | 3330 2nd Ave North<br>Birmingham, Alabama                    | May 2014       | 2.07  | \$40.14      | \$3,620,000 |





# TE Stevens Contracting - Sales Comparisons Continued

| Sales Comp                             | Location   | Date Closed    | Acres | Price Per SF | Sales Price |
|--|--|----------------|-------|--------------|-------------|
| Portion of 21<br>Mid-Town Land         | 300 20th Street South<br>Birmingham, Alabama                   | March 2014     | .64   | \$57.14      | \$1,600,000 |
| Hatfield's Auto<br>Parts-Homewood      | 2725 18th Street<br>Homewood, Alabama                          | November 2016  | .56   | \$81.54      | \$2,001,920 |
| Powell Avenue<br>Land                  | 3301 Powell Ave South<br>Birmingham, Alabama                   | December 2012  | .35   | \$81.98      | \$1,250,000 |
| 843 North Land                         | 843 14th Street North<br>Birmingham, Alabama                   | February 2013  | .49   | \$69.68      | \$1,487,365 |
| SW Land                                | 6th Avenue South &<br>30th Street South<br>Birmingham, Alabama | September 2015 | 3.05  | \$34.62      | \$4,600,000 |
| AL Power Steam<br>Plant<br>Development | Powell Avenue & 20th<br>Street South<br>Birmingham, Alabama    | December 2015  | .37   | \$39.46      | \$636,000   |
| 20th Street<br>South                   | 300 20th Street<br>South—300 20th<br>Avenue South              | March 2014     | .64   | \$57.14      | \$1,600,000 |



# TE Stevens Contracting - Area Demographics

| Area Demographics          | 1 Mile   | 3 Miles  | 5 Miles  |
|----------------------------|----------|----------|----------|
| Total Population           | 12,378   | 83,703   | 183,944  |
| Average Household Income   | \$27,856 | \$40,111 | \$41,754 |
| Median Age                 | 44       | 43       | 42       |
| Total Estimated Households | 5742     | 38,006   | 77,263   |

