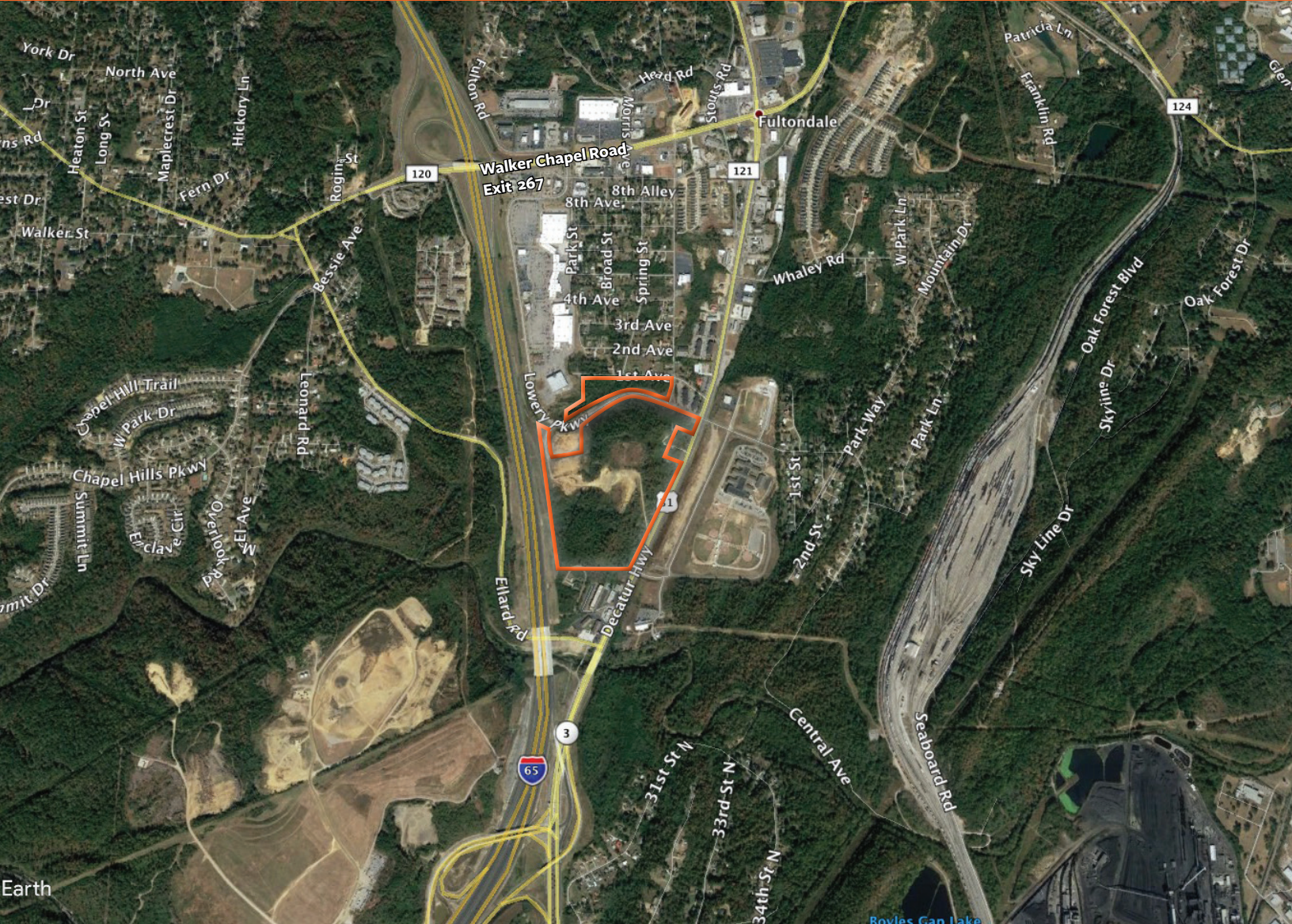


# Fultondale Land

FOR SALE



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# Executive Summary



LOCATION	Located between Highway 31 and I-65 just south of Walkers Chapel Road Exit in Fultondale, Alabama
LAND SIZE	Approximately 68.5 acres
PRICING	Subject to offer
CALL FOR OFFERS	90-day call for offers. Seller has the right to consummate an agreement with a viable buyer before end of offer period.
COMMENTS	<ul style="list-style-type: none"><li>• Current owner: Church of the Highlands</li><li>• Zoning was declined for church use</li><li>• Zoned B2 – General Business District</li><li>• Proposed site plan available</li><li>• 2013 and 2016 appraisals value the property over \$9,000,000</li><li>• Survey, environmental, and geotechnical report available upon request</li></ul>

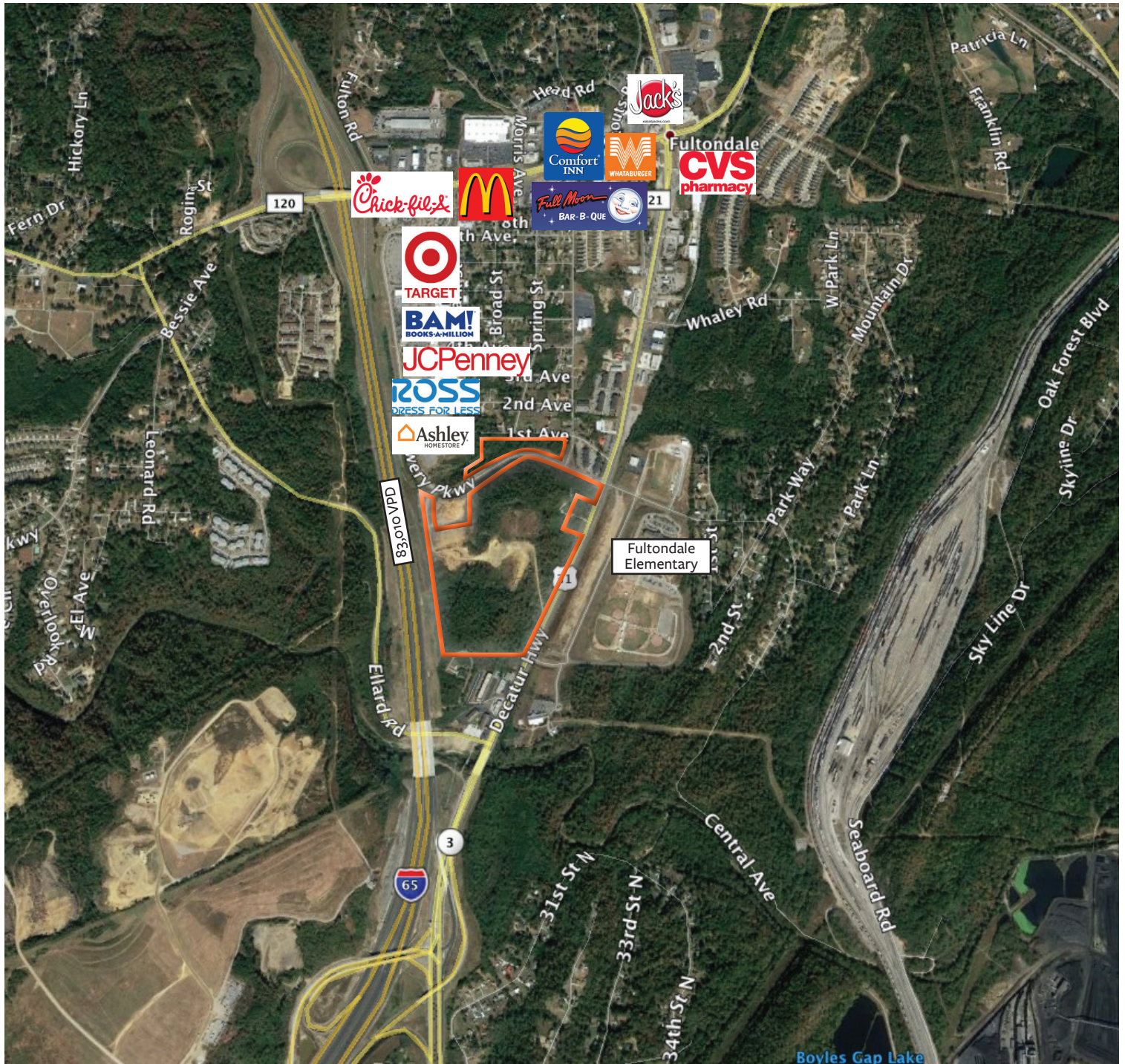


## CONTACT

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# Aerial



Retail in the Fultondale area has drastically increased in the last 5 years. The Fultondale Promenade, located just north of the subject site, is anchored by Target, JCPenney, Ross Dress for Less and Books-A-Million. This development, built in 2007-2008, serves as a convenient retail hub for commuters as they travel north on I-65.



Target is the second-largest discount store retailer in the United States, behind Walmart. Founded by George Dayton and headquartered in Minneapolis, Minnesota, the first Target store opened in 1962. It began expanding nationwide in the 1980s and introduced new store formats under the Target brand in the 1990s. The company has found success as a cheap-chic player in the industry, with its expansion in urban markets within the United States.



Founded in 1917 as a street corner newsstand in Florence, Alabama, Books-A-Million, Inc. has grown to become the premier book retailing chain in the Southeastern United States, and the second largest book retailer in the nation. Based in Birmingham, Alabama, the company currently operates more than 260 stores in 32 states and the District of Columbia.



JC Penney is an American department store chain with 1,095 locations in 49 U.S. states and Puerto Rico. In addition to selling conventional merchandise, JCPenney stores often house several leased departments such as Sephora, Seattle's Best Coffee, salons, optical centers, portrait studios, and jewelry repair. It has streamlined its catalog and distribution while undergoing renovation improvements at store level.



Ross is an American chain of "off-price" department stores headquartered in Dublin, California, officially operating under the brandname, Ross Dress for Less. It is the largest off-priced retailer in the U.S. Ross operates 1,254 stores in the U.S.



Ashley HomeStore is an American furniture store chain that sells Ashley Furniture products. Opened in 1997, the chain comprises over 450 HomeStore locations in North America and 520 locations worldwide. The chain has both corporate and independently owned and operated furniture stores. For more than 70 years, Ashley HomeStore has set out to prove furniture can be made a better way, designing timeless styles that are comfortable and livable.

# Fultondale



Fultondale has grown significantly in the last decade. Growth has occurred in residential areas mainly west of Interstate 65, while retail development has focused along and near the I-65/Walkers Chapel Road exit. I-65 North is now the main artery for travelers heading from Birmingham to Nashville. Fultondale is a strong northern suburb of Birmingham.

# Site

