



Graham & Co

±20.47 ACRES – VACANT LAND FOR SALE

DEVELOPMENT OPPORTUNITY

Key Corner

Inverness Center Drive & Valleydale Road

Hoover, AL 35242

Exclusively Offered by:

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Development Opportunity

Key Corner – Inverness Center Dr. & Valleydale Rd.

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BROCHURE

PROPERTY

AREA

SUBMARKET



DEVELOPMENT OPPORTUNITY

Key Corner – Inverness Center Dr. & Valleydale Rd.

SALE

Corner of Inverness Center Drive & Valleydale Road
Hoover, AL 35242

SITE SIZE

20.47 Acres (891,673 SF)

ZONED

PC, City of Hoover

COMMENTS

- Key corner location at Inverness Center Drive and Valleydale Road
- Located just off Highway 280
- Premier commercial and retail corridor
- 25,200 Vehicles per day on Valleydale Road
- Average HH income more than \$100,000 annually within 3 mile radius

SALE PRICE

\$3,499,000



Information deemed reliable, but not guaranteed.



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BROCHURE

PROPERTY

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Development Opportunity

Key Corner – Inverness Center Dr. & Valleydale Rd.

Property Photo



BROCHURE

PROPERTY

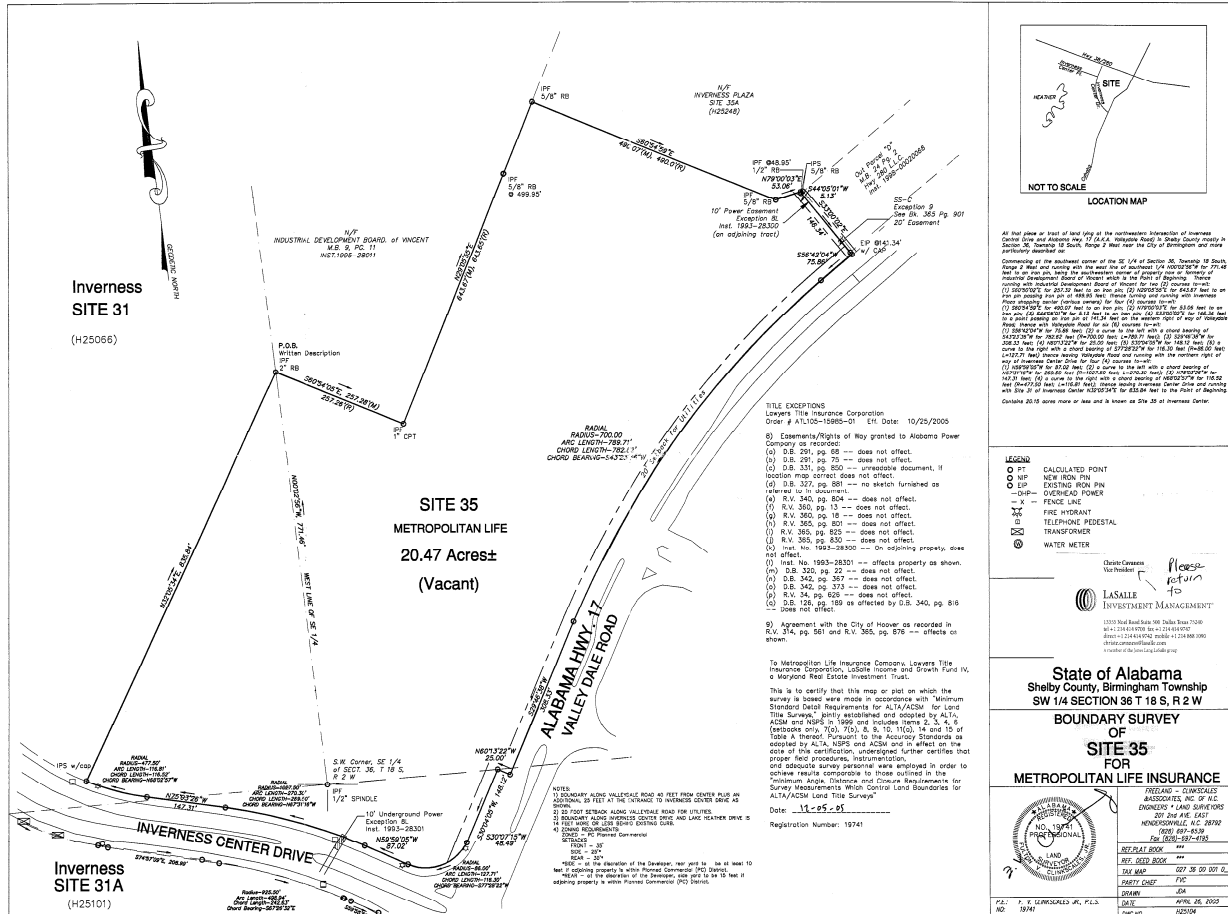
AREA

SUBMARKET

Development Opportunity

Key Corner – Inverness Center Dr. & Valleydale Rd.

Site Survey



Development Opportunity

Key Corner – Inverness Center Dr. & Valleydale Rd.

Location



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Key Corner – Inverness Center Dr. & Valleydale Rd.

Nearby Amenities within 3 Mile Radius



185 Restaurants



26 Hotels



**26 Bank Branches
or ATMs**



**Grandview
Medical Center**

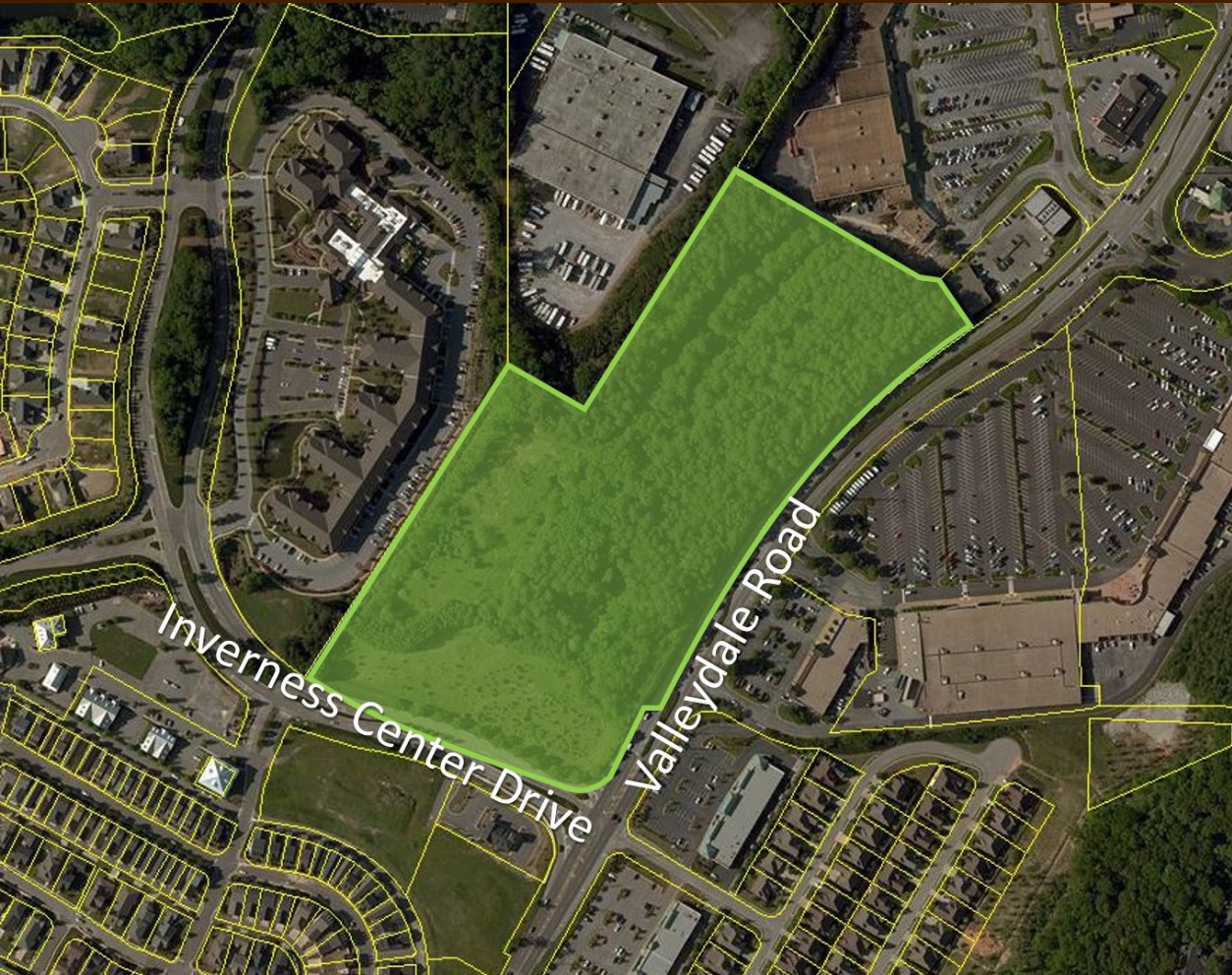


100s of Retail Shopping Options

Development Opportunity

Key Corner – Inverness Center Dr. & Valleydale Rd.

Property Aerial with Parcel Lines & Zoning Code



ZONING

The property is zoned Planned Commercial under the City of Hoover Zoning Ordinance and the Inverness Planned Unit Development.

BROCHURE

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Tax Map



BROCHURE

PROPERTY

AREA





















SUBMARKET

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Birmingham's Top Employers



EMPLOYER	NO. OF EMPLOYEES
 University of Alabama at Birmingham*	25,800
 Regions Financial Corporation	7,668
 AT&T	5,750
 St. Vincent's Health System	4,644
 Honda Manufacturing of Alabama, LLC	4,500
 Children's Health System/Children's of Alabama	4,497
 Alabama Power Company	3,982
 Mercedes-Benz U.S. International, Inc.	3,500
 Baptist Health System, Inc.	3,200
 Blue Cross-Blue Shield of Alabama	3,152
 U.S. Postal Service	2,800
 BBVA Compass	2,606
 American Cast Iron Pipe Company	2,400
 Buffalo Rock Company	2,200
 Southern Company Services	2,116
 Brookwood Medical Center	2,037
 U.S. Steel-Fairfield Works	1,900
 Trinity Medical Center	1,879
 U.S. Social Security Administration	1,800
 Drummond Company, Inc.	1,625

*University of Alabama at Birmingham and University of Alabama Health Services Foundation combined for this list.

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Birmingham Awards and Accolades

- ❑ Ranked in Top 2 of Best City for Summer Travel, Forbes Magazine, June 2016
- ❑ Ranked 1st as Up and Coming Food City, Zagat Restaurant Guide, May, 2015
- ❑ Ranked among America's Best Cities for Global Trade, Global Trade Magazine, November 2014
- ❑ 2 Birmingham Suburbs (Mountain Brook 4th and Vestavia Hills 32nd) ranked in the 50 Best Suburbs in America, Business Insider, October 2014
- ❑ Top 10 America's New Industrial Boom Towns, Forbes, June 2014
- ❑ Top 10 Best Cities for Retirement, Kiplinger, April 2014
- ❑ 12th Most Affordable City, Forbes, March 2014
- ❑ Top 10 Best Downtowns, Livability.com, March 2014
- ❑ Top 10 for Most Economic Development Projects per Capita, Site Selection, February, 2014
- ❑ Birmingham Barons' Regions Field named Ballpark of the Year, Baseballparks.com, August 2013
- ❑ Top 10 Metropolitan Areas with Lowest Rental Costs and Best Amenities for Apartment Living , August 2013
- ❑ All-American City Award, National Civic League, June 2013
- ❑ 8 Birmingham Metro High Schools Among Nation's Best, Newsweek, May 2013
- ❑ 1 of 10 Happiest Cities for Job Seeking Grads, Forbes, May 2013

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Demographics



2016 Population

1 mile radius: 7,155
3 mile radius: 38,787
5 mile radius: 87,752



2016 Average Household Income

1 mile radius: \$79,448
3 mile radius: \$104,643
5 mile radius: \$120,255

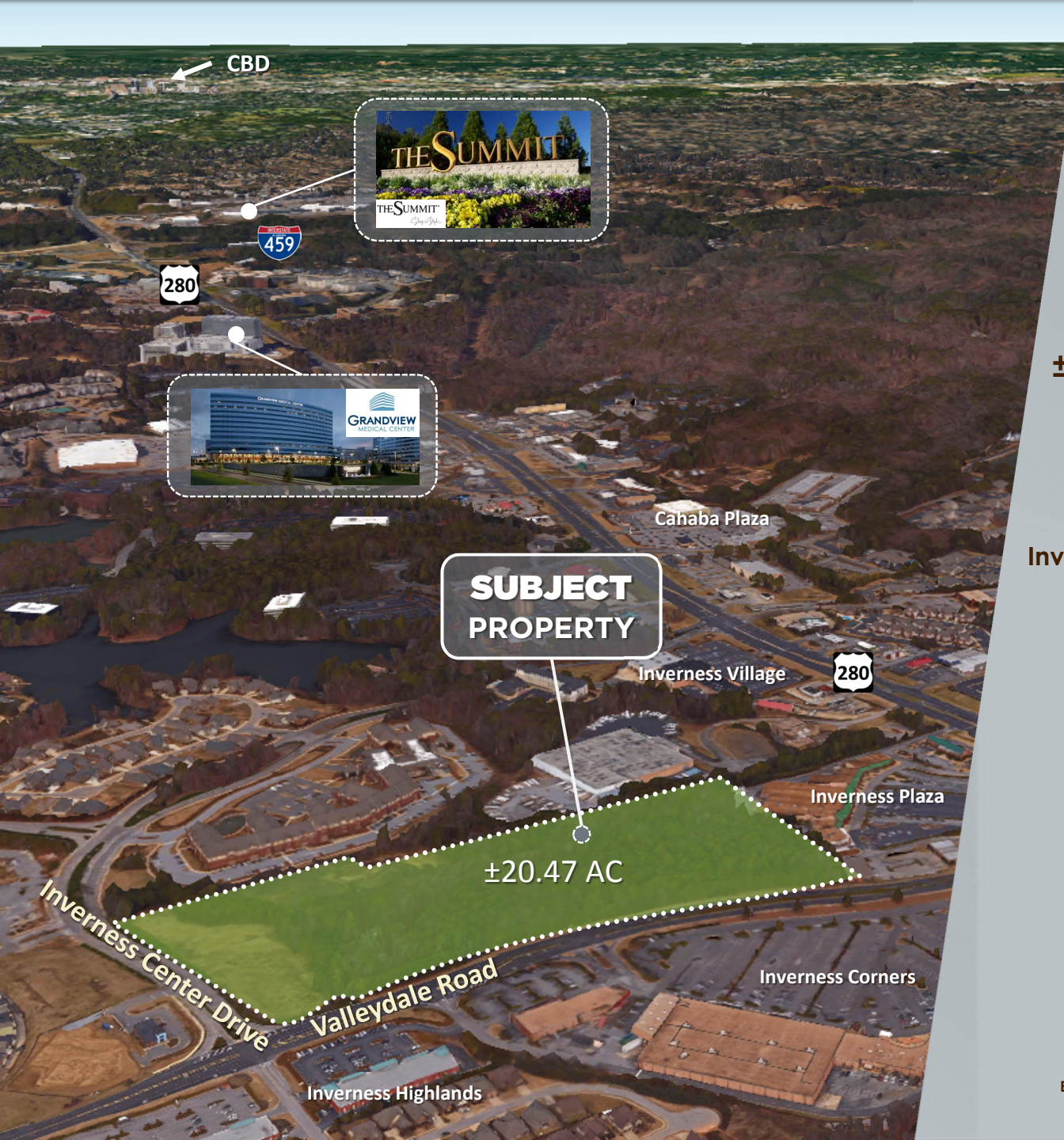
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

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