

# TE STEVENS PROPERTY

Southside Land For Sale



**SHANNON WALTCHACK**

WE LOVE REAL ESTATE



# Executive Summary

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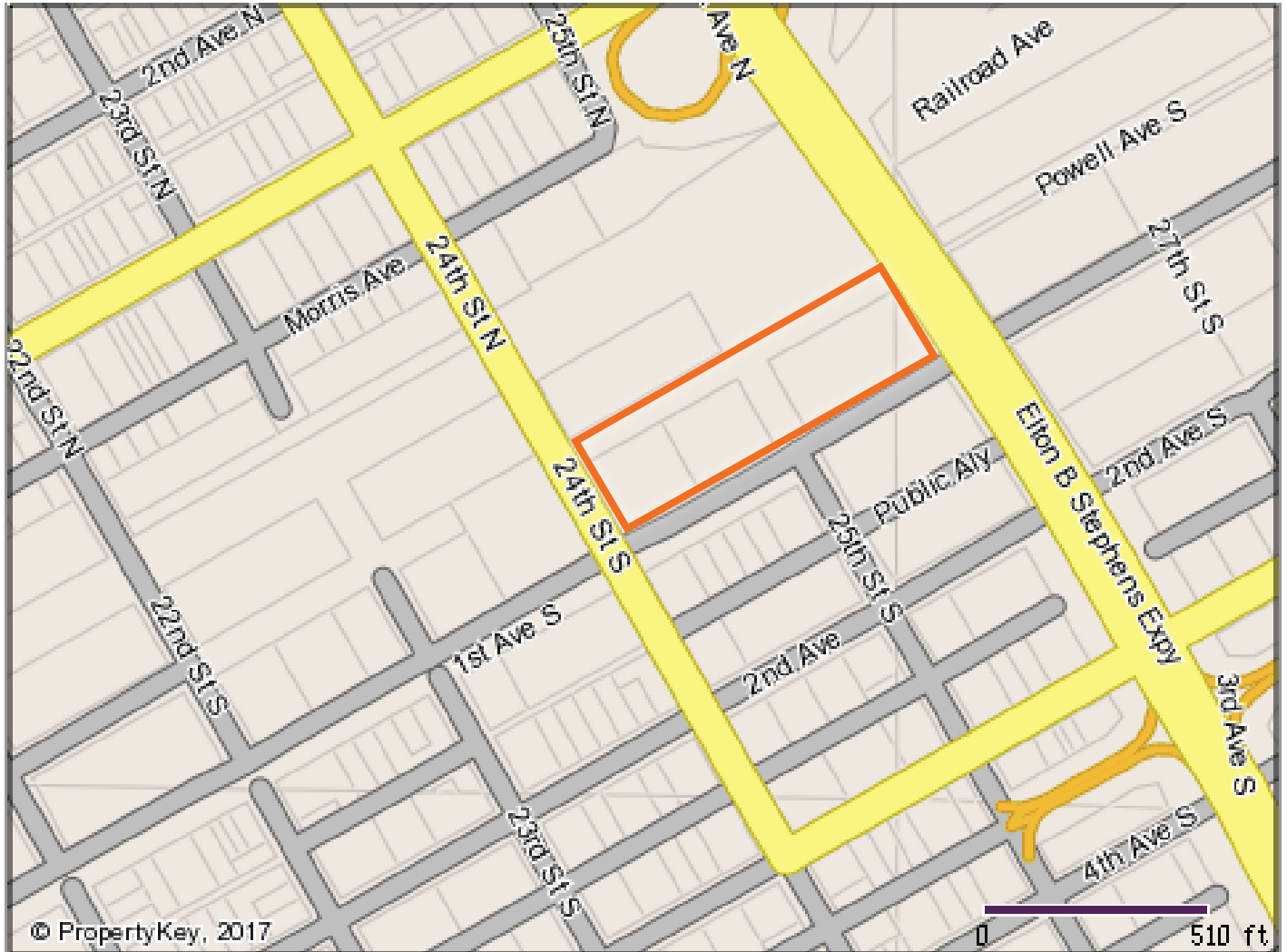


<b>LOCATION</b>	2400 1st Avenue South, Birmingham, AL 35233
<b>LAND SIZE</b>	4.59 acres (includes projected land to get back from ROW vacation)
<b>SALE PRICE</b>	\$7,000,000 (\$35 PSF)
<b>ZONING</b>	M-2
<b>COMMENTS</b>	<ul style="list-style-type: none"><li>• Superior location</li><li>• Located in thriving UAB/Southside market</li><li>• Visibility from 24th Street and Red Mountain Expressway with 108,210 vehicles per day</li></ul>
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The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

# Tax Map





# Downtown Growth



Birmingham is experiencing tremendous growth in the city center, thanks to numerous development projects pulling people downtown. Heavy hitters like the employers listed below are paving the way, attracting entrepreneurs and innovators to our city.

**Over 100,600 jobs in Birmingham's City Center - in a 1.5 mile radius of the site.**





# Multifamily Growth

in the city center



## 1900 UNITS

Approximately 1,900 apartment units are under construction or have been completed within the past six months.



20 Midtown



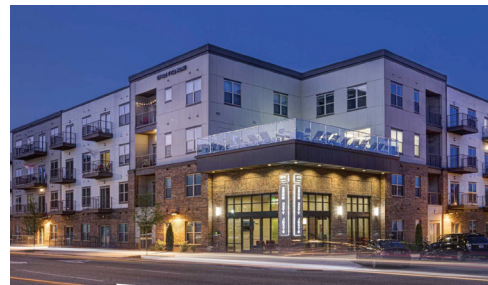
20 Midtown - 2



Flats on 4th



29 seven



Iron City Lofts



LIV Parkside



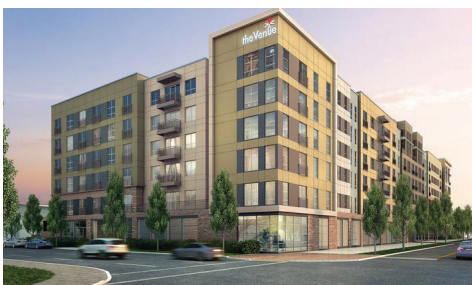
Pizitz



Metropolitan



Station 121



Venue @ the Ballpark



Thomas Jefferson Tower



The Waites



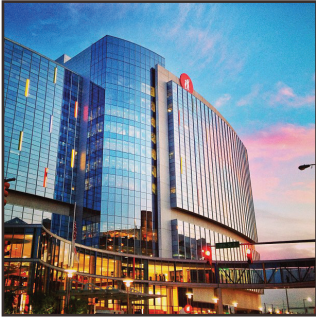
# Transformative Developments

## in the city center

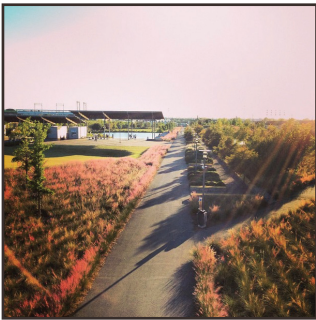


One of the curses of Birmingham's growth is that it has occurred in a "Silo" process, meaning there have been some great projects and redevelopments, but they have been scattered, and not been able to leverage each other. The unique dynamic about projects in the Parkside/Southside Districts is they are all feeding off of each other to help create a stronger and more meaningful impact.

There are quite a few significant development projects in close proximity to the TE Stevens land. Projects like the ones listed below add stability to the area, propelling Birmingham to the next level. The landscape is transforming, and **now** is the time to be a part of it.



With more than 2 million square feet, Children's of Alabama is the third largest pediatric medical facility in the U.S. Children's offers inpatient and outpatient services across its campus on Birmingham's historic Southside. Their 12-story facility a few blocks away represents over a \$400 million dollar investment to the area.



The ripple effect of Railroad Park has been even bigger than expected. Railroad Park is a 19 acre green space in downtown Birmingham that celebrates the industrial and artistic heritage of our great city. Situated along 1st Avenue South, between 14th and 18th Streets, it is hailed as "Birmingham's Living Room". Railroad Park provides a venue for local recreation, family activities, concerts, and cultural events. It connects Birmingham's downtown area with Southside and UAB's campus.



Regions Field, an 8,500 seat state-of-the-art baseball stadium is located in the heart of Parkside. The facility is home to over 70 home games for the Birmingham Barons as well as many UAB baseball games and other sporting events. The brand new Negro Southern League Baseball Museum is located just past the left field fence. The museum provides the history of African-American baseball, recognizing the League's impact on Birmingham and the world of professional baseball.



Shannon Waltchack renovated two historic buildings dating back to 1914 to create Railroad Square. Today, the 42,000 SF office building houses 4 businesses. The original materials have been reused and repurposed in creative ways, i.e. counter tops and conference tables were built from wood beams that were removed from the building. Also an old freight elevator was reused as an architectural element, marking the hallway that connects the two buildings.



# Transformative Developments

in the city center



Corporate Realty performed an adaptive reuse project at the old Merita Bakery property adjacent to Railroad Park. The renovated facility, Bakers Row, houses Corporate Realty's headquarters and KPS Architects' offices. They are currently working on phase II of the development, which will include additional office space with high parking ratios.



Shannon Waltchack adapted a vacant warehouse into an innovative office building, The Stockyard. This facility houses offices for Scout Branding and Shannon Waltchack, featuring Birmingham's first shipping container offices. Camp Smile-a-Mile purchased Phase 2 of The Stockyard, and performed a complete building transformation for their new headquarters next door.



Publix opened its doors in February 2017, as downtown Birmingham's first upscale grocery store. Dick Schmalz and Scott Bryant developed this project, 20 Midtown, which also includes apartments, Chipotle, Starbucks and AT&T. This development is a stamp of approval on what is happening in the Parkside District. It exemplifies the fact that this area is rapidly evolving, with scores of new city dwellers and employers moving downtown.



Rotary Trail is a transformed vacant railroad which is now a pleasantly-landscaped, four-block walking/running/biking pathway. The trail is intended to connect two of Birmingham's superior amenities – Railroad Park and the Sloss Furnaces Historic landmark. Ultimately, the trail has been designed as a link within a larger trail system of the city.



The Powell Avenue Steam Plant development by Alabama Power has started construction. The steam plant encompasses two city blocks on the east side of Railroad Park. The plan is to preserve the 117 year-old steam plant and redevelop the property for a mixed-use facility that could include a museum, conference center, restaurants, and retail.



# Transformative Developments

in the city center



The historic Pizitz Building at the corner of 2nd Avenue and 19th Street North, was completed in February 2017. The building features six floors of residential space with 143 multi-family apartments. There is a mezzanine with office space, a ground level Food Hall, and an attached seven level parking deck. There is ground level retail surrounding the Food Hall.



The Thomas Jefferson Hotel (later the Cabana Hotel, then Leer Tower) is a 19-story building, formerly a 350-room hotel, completed in 1929 at 1623 2nd Avenue North on the western side of downtown Birmingham. The property is undergoing renovations to include apartments, retail space and an event space. Roots & Revelry, one of the restaurants at the Tower, opened in January 2017.



UAB, Birmingham's own doctoral research university and academic medical center, is the pulse of downtown Birmingham. UAB charted record growth in 2017, with 25,575 undergraduate and graduate students enrolled. One recent analysis estimated that every 1,000 students at UAB results in an economic impact of nearly \$50 million. The University continues to manage a large portfolio of property in Southside Birmingham. It's footprint grows each year as the school attracts a wider population of students, researchers, and faculty/staff to foster its mission.