

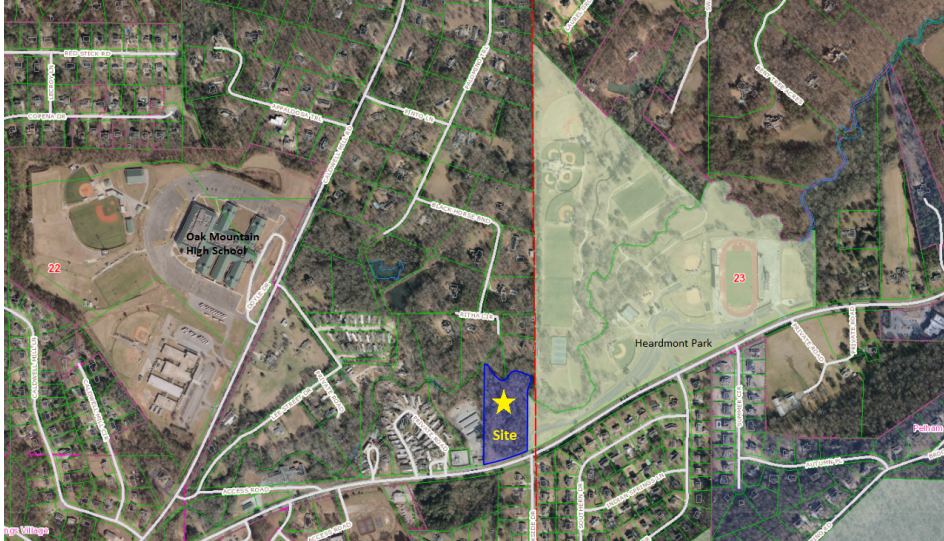
FOR SALE

Cahaba Valley Road/Highway 119

5308 Cahaba Valley Road, Birmingham, AL 35242



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PROPERTY SUMMARY

Sale Price: \$615,000

Lot Size: 5.11 Acres

Traffic Count (2015): 14,175 VPD

PROPERTY HIGHLIGHTS

- Approximately 335 ft of Highway 119 frontage
- Adjacent to Heardmont Park
- 5.11 acres for sale
- Great visibility on high traffic Highway 119
- Seller will consider build-to-suit
- Very strong demographics
- Over 8,500 students within 3 miles
- Zoned O&I
- Unincorporated Shelby County
- Will sub-divide, call for pricing
- Survey available
- Utilities on-site or immediately adjacent

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein.

George Elliott
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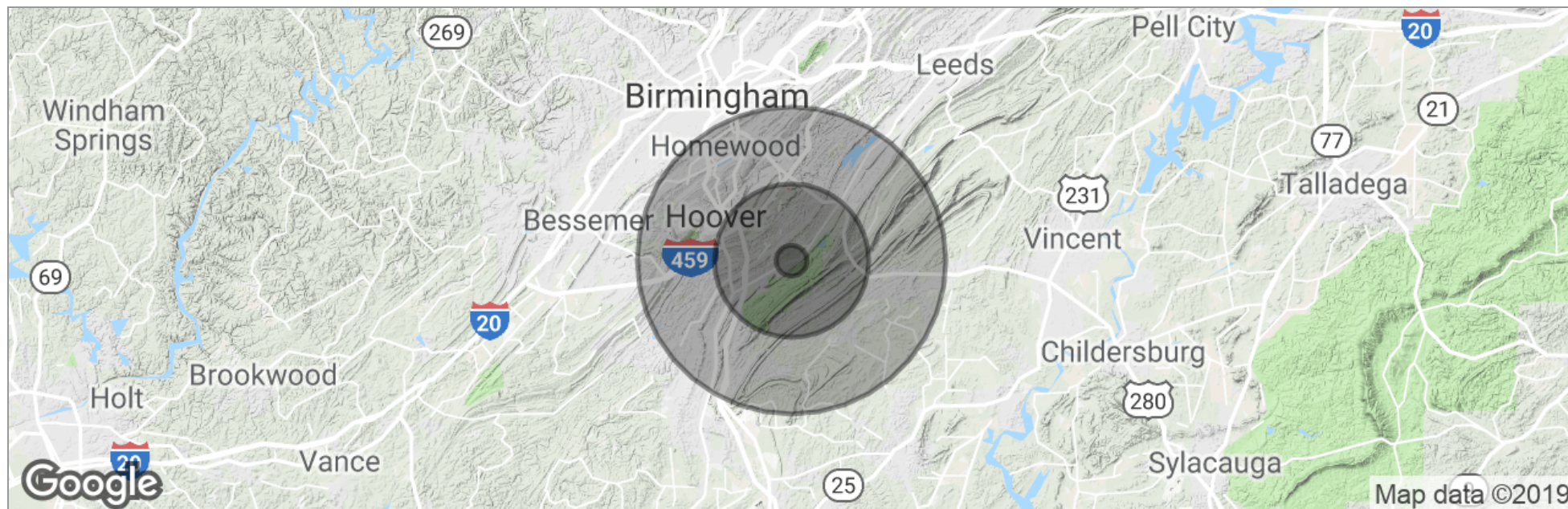
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	1 Mile	5 Miles	10 Miles
Total Population	2,621	66,633	277,961
Population Density	834	848	885
Median Age	39.0	36.7	36.5
Median Age (Male)	38.9	35.6	35.7
Median Age (Female)	39.1	38.1	37.4
Total Households	841	27,426	111,752
# of Persons Per HH	3.1	2.4	2.5
Average HH Income	\$127,745	\$94,565	\$100,542
Average House Value	\$300,535	\$306,786	\$354,582

** Demographic data derived from 2010 US Census*

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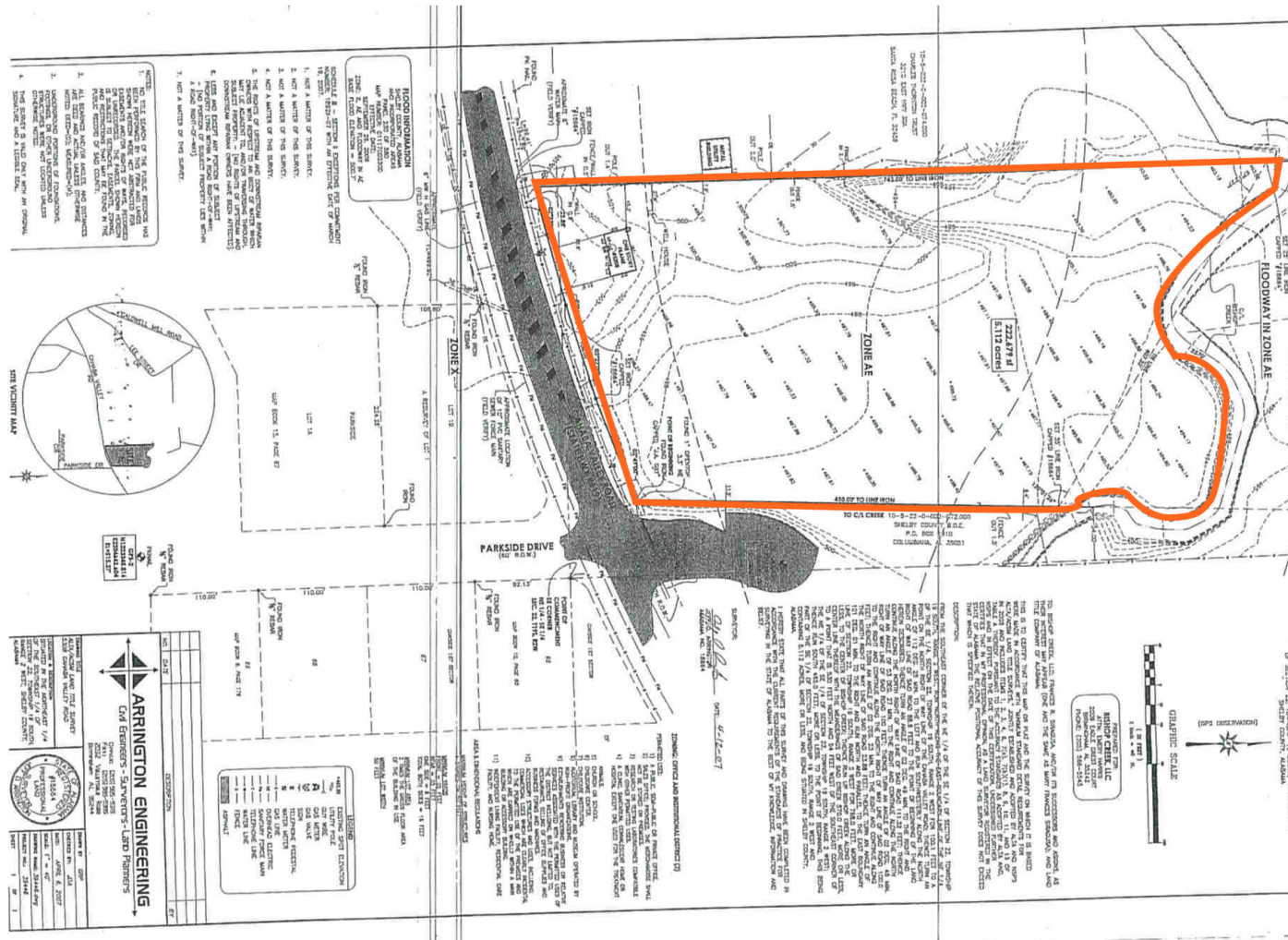
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