

Population Growth

44%

Growth
2000-2020

1.26%

Projected Annual Population
Growth (Next 5 Years)

11,280

Projected New Homes Built
by 2027

City Populations

Alabaster:	33,701	Helena:	20,374	Vincent:	2,223
Calera:	15,248	Hoover:	85,959	Westover:	1,769
Chelsea:	14,608	Indian Springs Village:	2,628	Wilsonville:	2,069
Columbiana:	4,682	Montevallo:	7,098	Wilton:	684
Harpersville:	1,748	Pelham:	24,231		



228,618
Population



\$82,579
Median HH
Income



207,492
Daytime
Population



49%
Bachelor Degree
or Higher



11,280
New Homes to be
Constructed by 2027

Source: 2022 ESRI BUSINESS ANALYST



Shelby County
The Natural Choice

The Natural Choice for
**Business
Entrepreneurs
Discovery
Getting Outdoors**



SHELBY COUNTY | ALABAMA

2023 RETAIL OVERVIEW

Centrally located along the I-65 & US HWY 280 corridors, Shelby County is the largest suburban area in the Birmingham-Hoover MSA.



Suburban, family living

In Alabaster, Chelsea, Pelham with public schools, shopping districts, and recreation



Walkable downtown communities

with suburban offerings in Calera, Columbiana, Helena, and Montevallo, and unincorporated DUNNAVANT VALLEY



Metro Birmingham executive and golf course living

In Hoover, Birmingham, Pelham or unincorporated areas of Shelby County



Lake life

In Harpersville, Wilsonville, and near Columbiana and along the Coosa River and Lay Lake



Rural, small town and farm living

In Indian Springs Village, Shelby, Sterrett, Vandiver, Vincent, Wilton



Diverse & Affordable Apartment + Condo Communities

Along Highway 280 and I-65 offering young professionals long and short-term options.

Economic Drivers

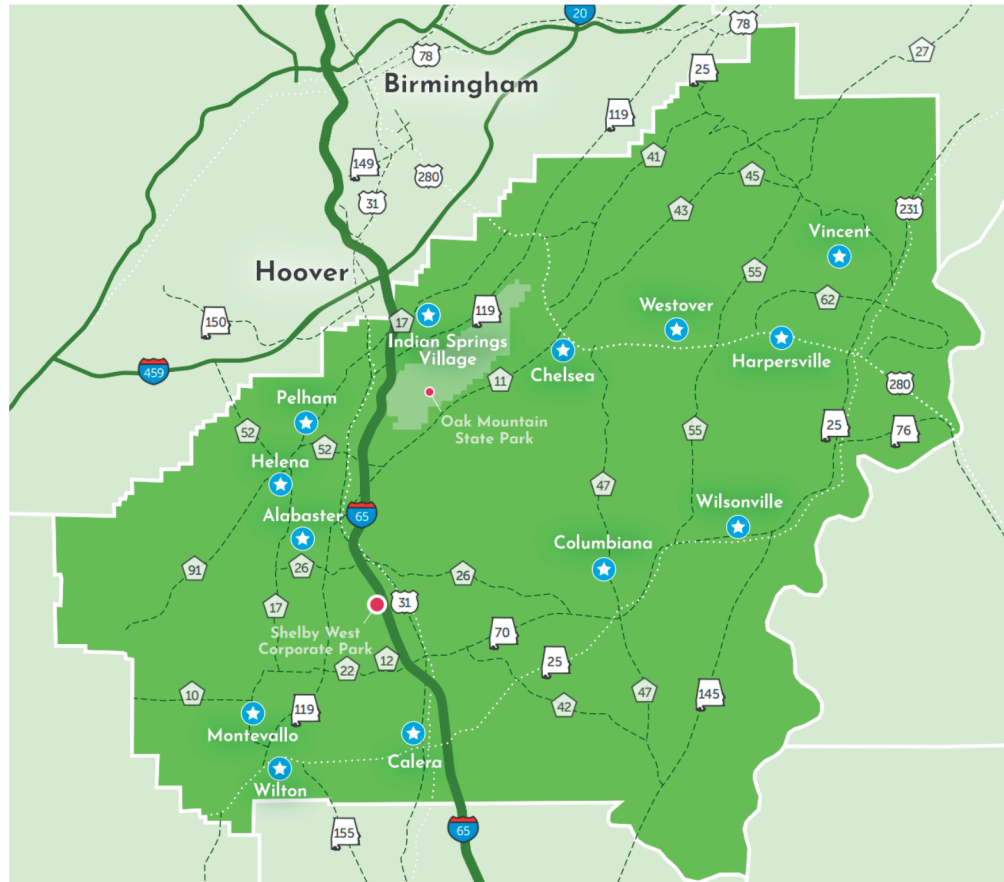
Consistently recognized as one of the fastest-growing counties in Alabama, Shelby County communities offer attractive demographics, high-quality education, full range of healthcare, large workforce and excellent life quality resulting in great retail potential and demand. Shelby County is home to corporate headquarters & operations (Regions Bank, Altec, McLeod Software, EBSCO Industries), the University of Montevallo, Jefferson State Community College, Shelby Baptist Hospital, and Oak Mountain State Park- Alabama's largest and most visited park. These community assets combined with a central location, diverse industry base, highly ranked K12 schools, wineries, breweries and an affordable cost of living have created a thriving economy full of potential for shopping, restaurants, and entertainment.

Housing Growth by 2027

11,280
Total



Shelby County, Alabama Home Starts by Community & Neighborhood



Alabaster - 2,813

Mallard Landing – 245
Dawsons Cove – 57
WynLake – 113
Sanctuary Pines – 13
Mayfair – 104
Enclave – 67
Lacey's Grove – 111
Cascadia – 99
Walker Springs – 1004

Calera - 1,853

Waterford - 200
Camden Park - 340
Timberline - 8
Koslin Farms - 270
Lakewood Estates - 12
Emerald Ridge - 74
Long Branch - 8
Aberdeen - 300
Shiloh Creek - 150
Timberline Reserve - 200
Limestone - 250
Cetta's Place - 41

Chelsea - 484

Chelsea Park - 220
Chelsea Acres - 180
Adam's Mill - 5
Adam's Ridge - 5
Willow Branch - 10
Highlands - 30
Brynleigh - 4
Chelsea Ridge - 25
White Oaks Manor - 5

Columbiana - 450

Highpointe – 200
Springs Crossing – 250

Harpersville - 100

Farmingdale Estates – 100

Helena - 985

The Cove - 6
Baramore - 380
Huntley - 5
The Canopy - 250
Huntley Townhomes - 34
Huntley Multi-family - 280

Pelham - 1464

Ballentrae - 350
 Camellia Ridge - 30
 Grey Oaks - 300
 Simm's Landing - 100
 Highlands - 10
 Panthers Path - 10
 Wild Timber - 30
 Pickle Drive - 40
 Ridge Drive - 30
 The Canopy - 250
 Huntley Townhomes - 34
 Huntley Multi-family - 280

**Unincorporated -
1,307**

Lennox Townhomes/Condos – 94
 Village at Highland Lakes – 180
 Highland Lakes – 119
 Osprey Bay – 123
 Palmer Cove – 63
 South Oak – 70
 Hillsong at Mt. Laurel – 170
 The Retreat at Greystone – 24
 Village at Highland Lakes – 220
 Buckhorn Valley Estates – 18
 The Falls at Forty-One – 132
 New Castle Bear Creek – 94

Westover - 567

Yellow Leaf Farms – 22
Stonehenge – 125
Pine Mountain Preserve – 500
Corners of Westover – 6
Villages of Westover – 4

Wilsonville - 37

Lokey Landing - 37

Source: City & County Development Services Departments

Contact our team for assistance with:



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President & CEO
asturdivant@58inc.org
(256) 509-5028

- ✓ **Market Information**
- ✓ **Site Selection**
- ✓ **Introduction to CRE Agent or Property Owner**
- ✓ **Liaison to City for Development Services and Incentives**

Visit our website to view available properties, community profiles, & key data

www.58inc.org



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