

LAND FOR SALE

Hwy 280 and CR 39 ♦ Chelsea, AL ♦ 35043 ♦ Shelby County



15.42 +/- ACRES WITH 1,730' OF HIGHWAY 280 FRONTAGE

OWNER WILL SELL ALL OR PART, DEVELOP, IMPROVE, BUILD TO SUIT

ONE OF THE BEST REMAINING CORNERS AND DEVELOPMENT TRACTS IN CHELSEA

Mark Dinan, MBA, CCIM

(c) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate



*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

BIRDS EYE VIEW

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PROPERTY DETAILS

Hwy 280 and CR 39 ♦ Chelsea, AL ♦ 35043 ♦ Shelby County

- ♦ Going Home Corner of Highway 280 is one of the Best Corners Remaining on Highway 280 in Chelsea.
- ♦ 1 acre—15.42 Acres Available
- ♦ Corner has 281 ft of Highway Frontage
- ♦ Entire Tract has 1,730 ft of Highway Frontage on 280.
- ♦ 4 Outparcels Planned.
- ♦ Located at 4 Way Intersection.
- ♦ Near Wal-Mart across from Chelsea Crossroads, Publix, Bojangles, APCO, Burger King and Baptist Health Systems.
- ♦ Flat Topography with all Utilities available.
- ♦ Easy Ingress/Egress via U.S. Highway 280, CR 39
- ♦ Median Cuts and Turn Lanes Installed
- ♦ Commercial B-2 Zoning, City of Chelsea
- ♦ Ideally Suited for Retail, Restaurant, or Commercial
- ♦ Major Residential Developments Nearby
- ♦ Call for pricing and availability.



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AERIAL VIEW

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CONCEPTUAL PLAN

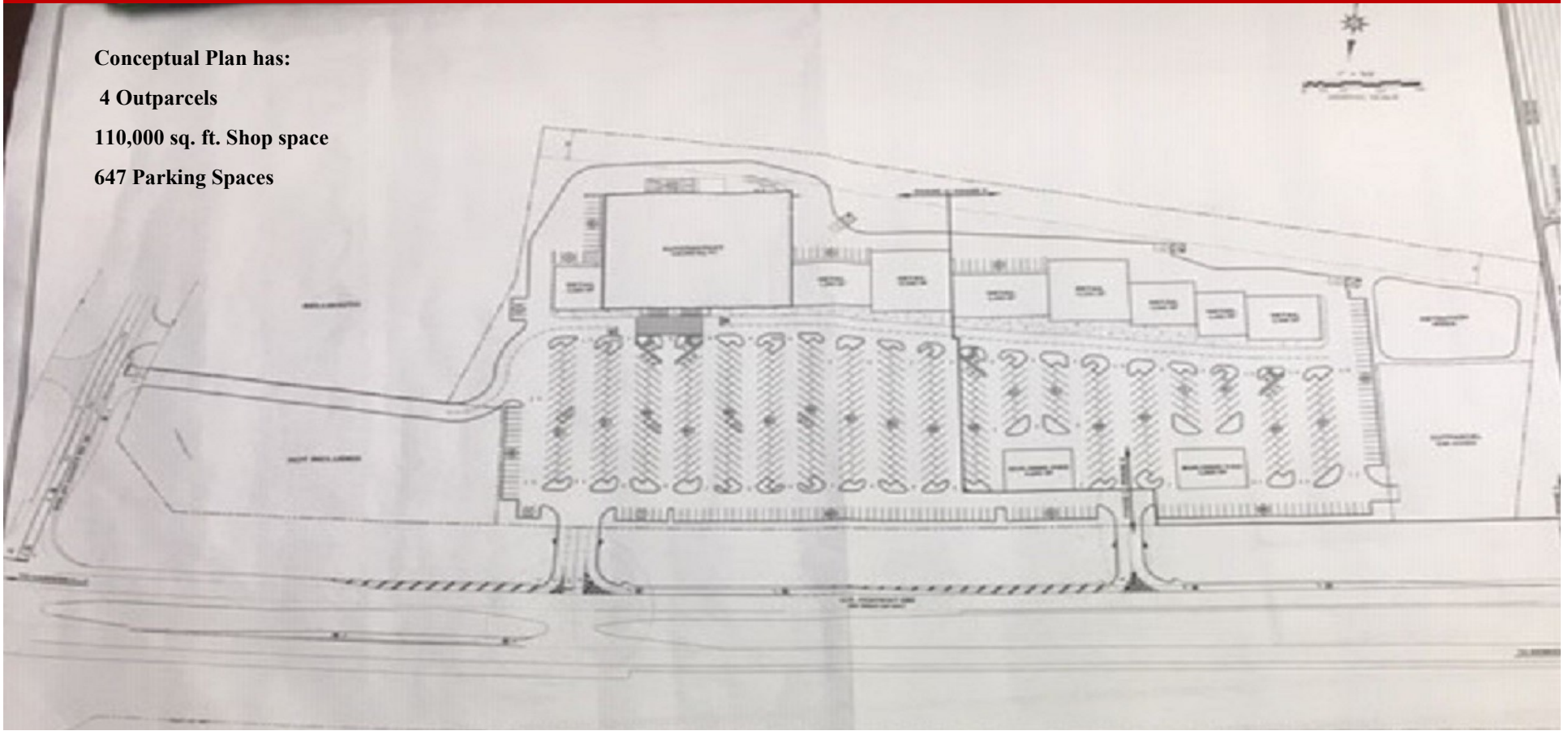
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Conceptual Plan has:

4 Outparcels

110,000 sq. ft. Shop space

647 Parking Spaces



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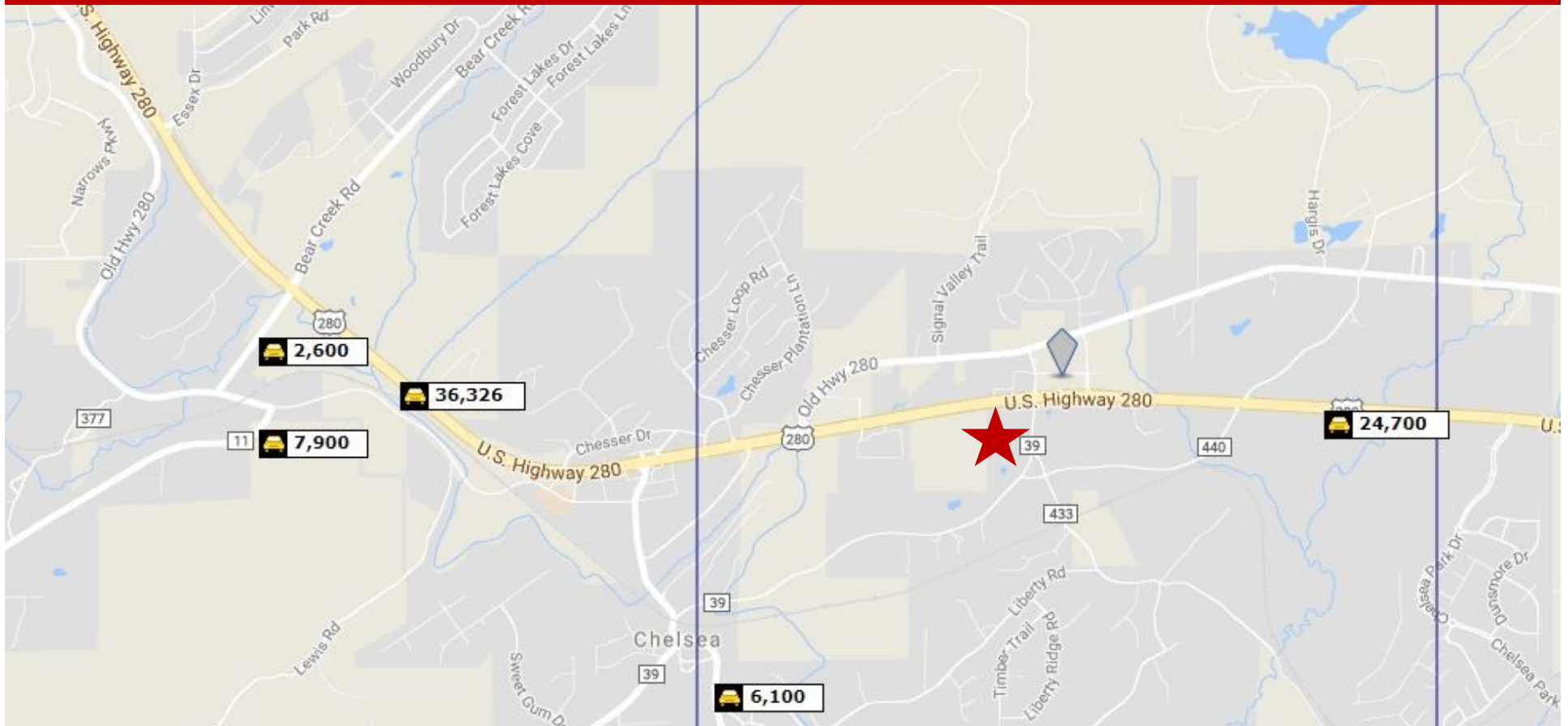
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TRAFFIC COUNTS

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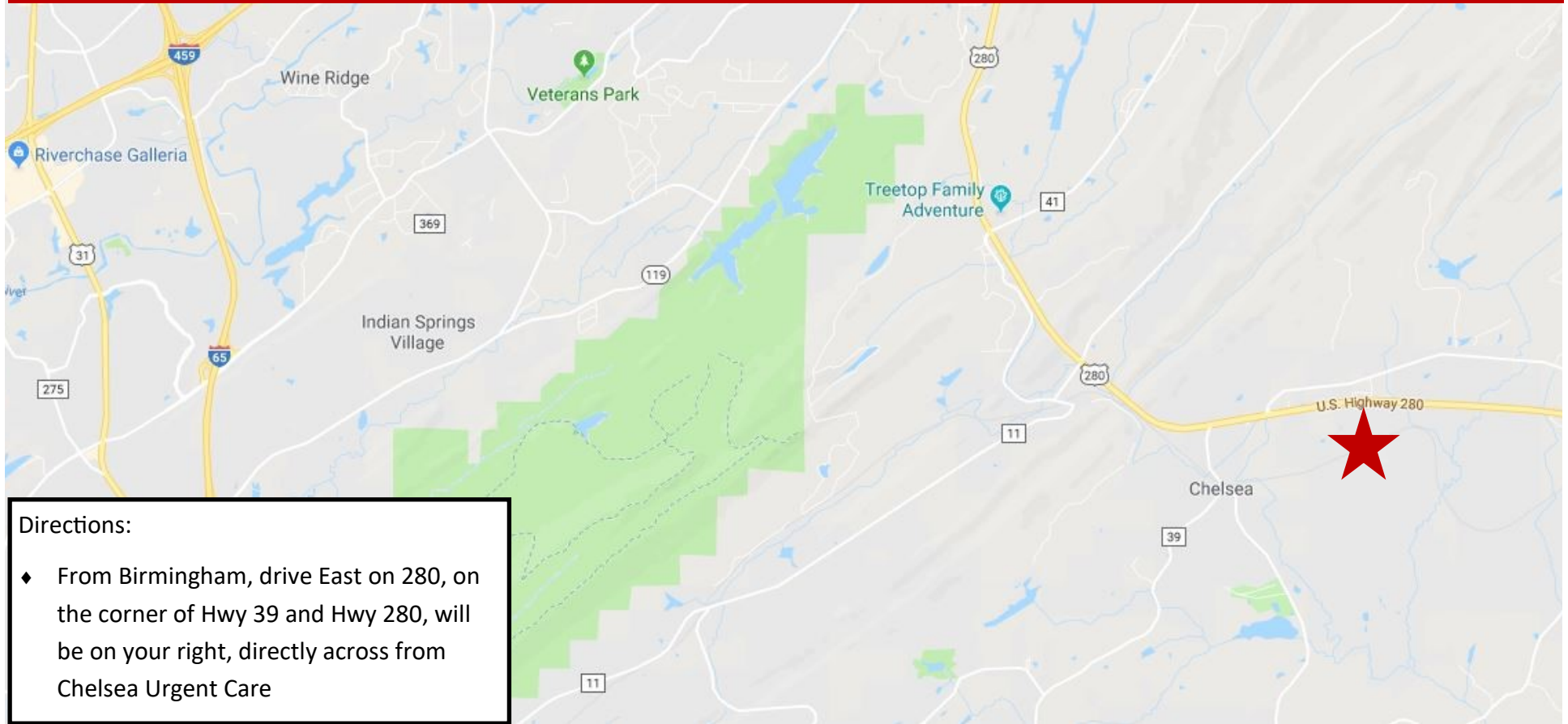
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LOCATION MAP

Hwy 280 and Hwy 39 ♦ Chelsea, AL ♦ 35043 ♦ Shelby County



Directions:

- ♦ From Birmingham, drive East on 280, on the corner of Hwy 39 and Hwy 280, will be on your right, directly across from Chelsea Urgent Care

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DEMOGRAPHICS

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