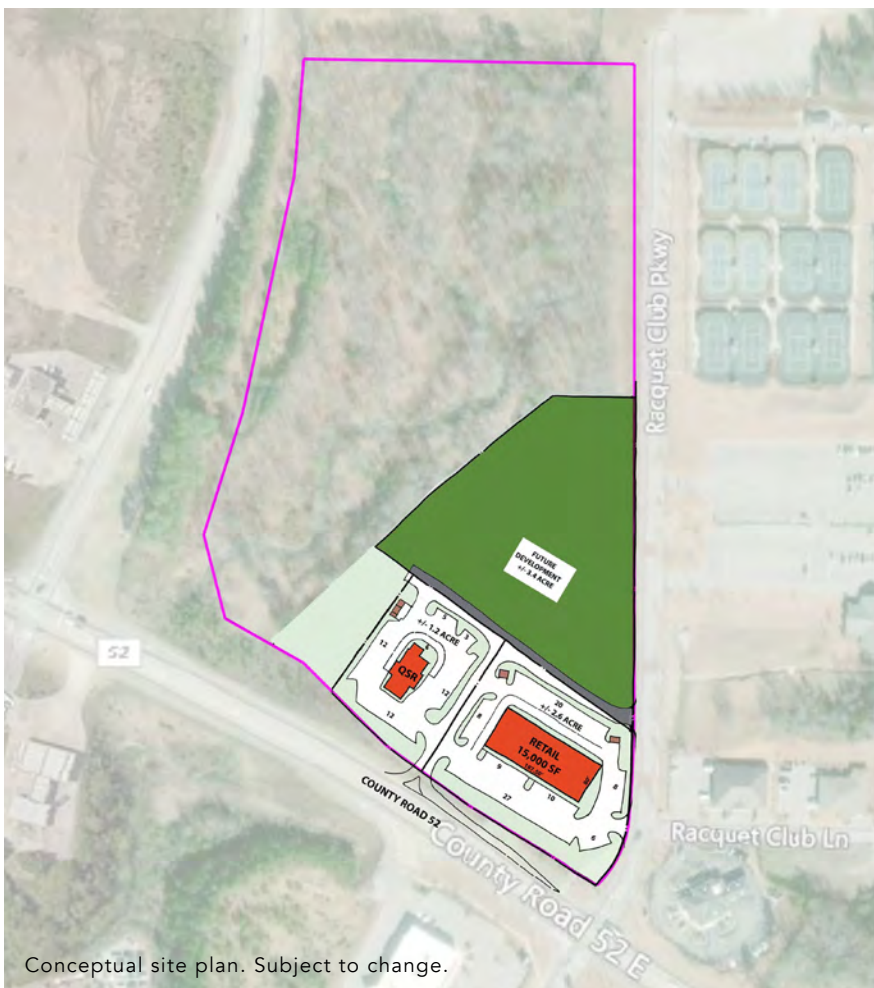




## RETAIL/HOTEL DEVELOPMENT OPPORTUNITY

County Rd 52 & Raquet Club Rd, Pelham, AL

Retail/Hotel development site  
located in busy Pelham corridor



Conceptual site plan. Subject to change.



### ASKING RATE:

Call For Pricing



### SIZE:

- Site Total: 21 AC
- Developable Area: 5.5 AC



### POTENTIAL USES:

- Restaurant
- Retail
- Hotel



### LOCATION:

Ideally located off of I-65 exit 242 situated across the street from Publix anchored retail center at a signalized intersection.



**HARBERT**  
RETAIL

THOM HICKMAN

thickman@harbertrealty.com | 205.458.8133

**For More Information: Harbert-Retail.com**  
2 North 20th Street, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.



# RETAIL/HOTEL DEVELOPMENT OPPORTUNITY

County Rd 52 & Raquet Club Rd, Pelham, AL

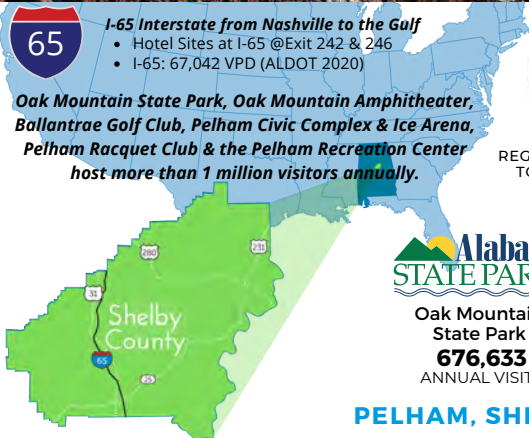
Retail/Hotel development site  
located in busy Pelham corridor

Great Clips



**Shelby County**  
Economic Development Corporation

**Consider the visitors when you consider  
entertainment + recreation venues + corporate travel  
in Pelham, Alabama**



**PELHAM**  
Racquet Club

**15**  
REGIONAL & NATIONAL  
TOURNAMENTS/YR

**OAK MOUNTAIN**  
AMPHITHEATRE

**10,500**  
SEATING CAPACITY

**Pelham**  
Civic Complex  
& Ice Arena

**Birmingham Bulls**  
Southern Pro. Hockey League  
28 home games (Oct-Apr)

**UAB Hockey**  
7 home games  
(Sept-Feb)

**UA Hockey**  
D1: 16 home games  
D3: 8 home games  
(Sept-Feb)



**Hockey & Figure Skating**  
Twenty (20) weekends of youth  
hockey tournaments and numerous  
regional and national figure skating  
competitions

**Alabama**  
STATE PARKS

**Oak Mountain**  
State Park  
**676,633**  
ANNUAL VISITS

**Pelham**  
A path apart.  
**Ballantrae Golf Club**  
**35,000+**  
ROUNDS OF GOLF  
PER YEAR

**PELHAM, SHELBY COUNTY, ALABAMA**

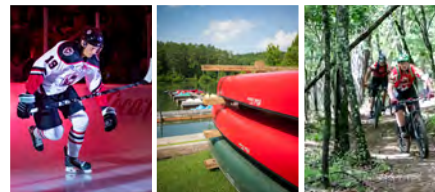
## Hotel Site + Local Attraction Quick Facts

- Demand Generators Include Oak Mountain State Park, Oak Mountain Amphitheater, Pelham Civic Complex & Ice Arena at Exit 246; Ballantrae Golf Club, Pelham Racquet Club and Pelham Recreation Center at Exit 242. Visitors to these venues exceed 1 million annually.
- Pelham Civic Complex & Ice Arena hosts year-round conferences, large meetings, Theater on Ice programs, hockey leagues, figure skating leagues, 2 leagues on 2 NHL-sized hockey rinks and 7,000 square feet of banquet/conference space.
- Campus 124 is the City's newest open-for-business mixed use development, with The Canopy at Oak Mountain under construction. Both projects are within walking distance of Pelham Civic Complex and Oak Mountain Amphitheater, slated to become the City's only entertainment district adjacent a new trail system.
- 2 sites at exit 242 and 1 site at exit 246

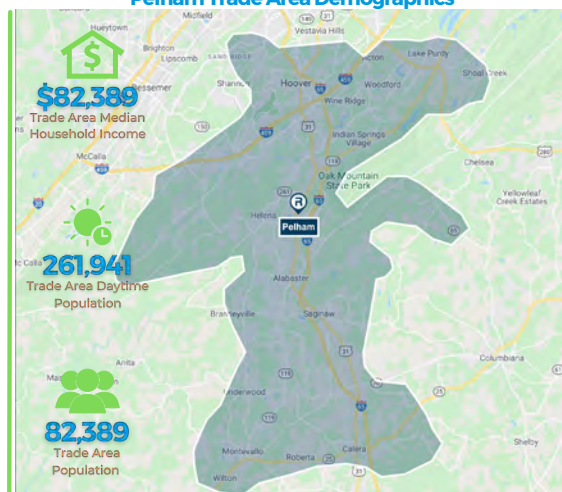
**Start a hotel project with  
year-round visitors when  
you consider your next  
hotel, in Pelham, Alabama**

**contact:**  
**Melody Whitten**  
Director of Development  
256.558.4747  
mwhitten@58inc.org

[www.58INC.org](http://www.58INC.org)



## Pelham Trade Area Demographics



Source: 2021 | The Data Coach | Mobile Mapping Data



**HARBERT**  
RETAIL

**THOM HICKMAN**

thickman@harbertrealty.com | 205.458.8133

**For More Information: HarbertRealty.com**  
2 North 20th Street, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

# RETAIL/HOTEL DEVELOPMENT OPPORTUNITY

County Rd 52 & Raquet Club Rd, Pelham, AL

Retail/Hotel development site  
located in busy Pelham corridor

## City of Pelham

### SHELBY COUNTY | ALABAMA

Known for an abundance of recreational opportunities, Pelham is home to Oak Mountain State Park, Oak Mountain Amphitheater, Ballantrae Golf Club, Pelham Civic Complex & Ice Arena, Pelham Racquet Club and the newly constructed Pelham Recreation Center that offers sports, fitness, art and leisure activities year-round. Visitors for these venues exceed 1 million annually. Campus 124 is the City's new mixed use development with The Canopy at Oak Mountain under construction. Both projects are within walking distance of the Pelham Civic Complex and Oak Mountain Amphitheater, soon becoming the City's only entertainment district and located along the City's new trail system. Nearby publicly held land and a City eager to welcome additional development offer ample opportunity for continued commercial growth that will complement and serve its citizenry. Come and see your path to success in Pelham!



**24,318**

City  
Population



**27,086**

City Daytime  
Population



**\$76,558**

City Median  
Household Income



**40%**

City Bachelor  
Degree or Higher

Source: US CENSUS | ESRI

### Median Disposable HH Income

**\$40,561**

Alabama

**\$51,505**

USA

**\$61,445**

Pelham

**900**

New Homes  
Projected by  
2026



**17%**

Population  
Increase Since  
2010



### ESRI Tapestry Segments

Bright Young Professionals **23%**

Work Day Drive **22%**

Boomburbs **13%**

### Major Employers



400



345



304



250



183



176



**HARBERT**  
RETAIL

THOM HICKMAN

thickman@harbertrealty.com | 205.458.8133

**For More Information: HarbertRealty.com**  
2 North 20th Street, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.