



# Pelham I-65 Mixed Use Development

I-65 & HIGHWAY 25  
PELHAM, SHELBY COUNTY, ALABAMA

Prepared By

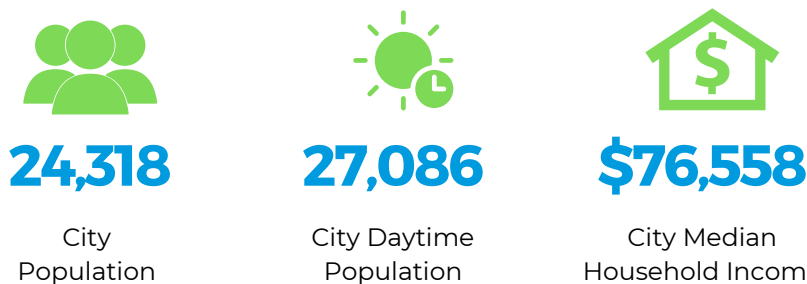


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# Pelham, Alabama | Market Overview

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. Visitors for these venues exceed 1 million annually. Campus 124 is the City's new mixed use development with The Canopy at Oak Mountain started construction earlier this year. Both projects are within walking distance of the Pelham Civic Complex and Oak Mountain Amphitheater, soon becoming the City's only entertainment district and adjacent to a new trail system. Nearby publicly-held land and a City eager to welcome additional development offer ample opportunity for continued commercial growth.

## City of Pelham Demographics



Source: US CENSUS | ESRI

## Median Disposable HH Income



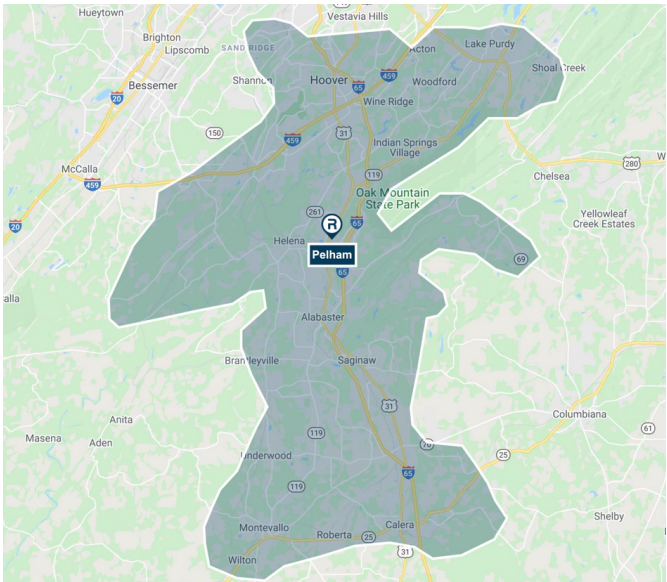
## ESRI Tapestry Segments



## Pelham Trade Area Demographics

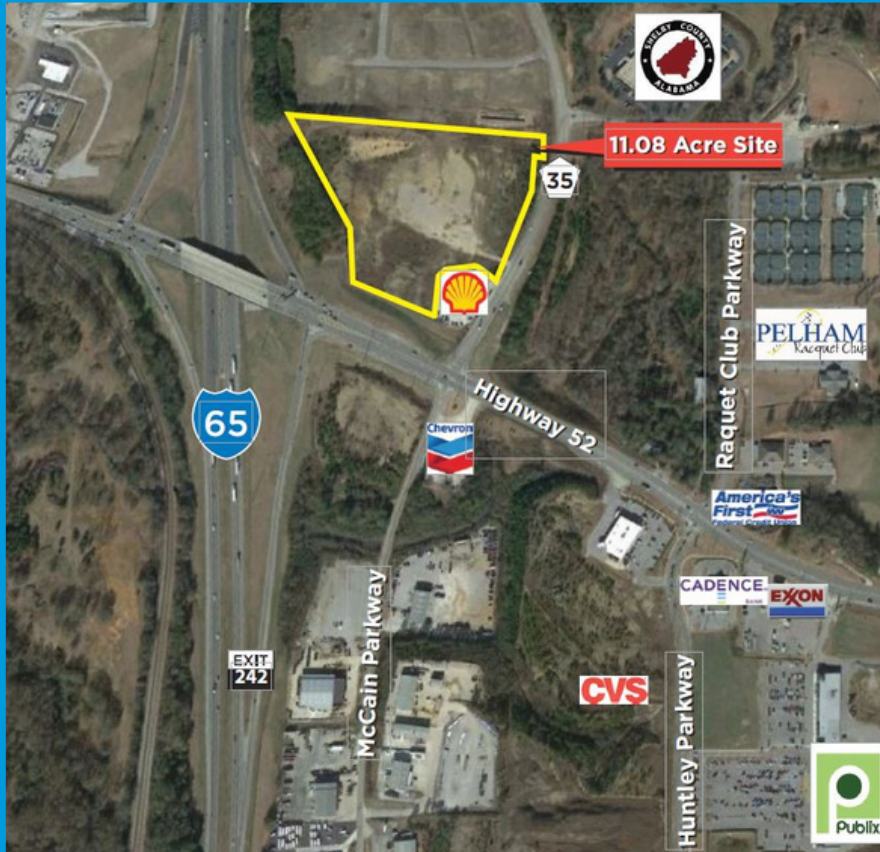


Source: 2021 | The Retail Coach | Mobile Mapping Data





# Site and Proposed Site Plan



- Immediately adjacent to I 65 at Exit 242
- Excellent visibility and access
- Publicly owned
- All utilities including sewer on site
- Seeking developers or end users
- Will subdivide
- Ideal location for hotel and restaurants



**82,826**  
ALDOT VPD I-65

**22,728**

ALDOT VPD Highway 52





## Pelham, Alabama Retail Map

