



FOR SALE

Opportunity Zone Industrial Acreage for Sale along I-20 East

5874 Highway 78, Irondale, AL 35210

eXp Commercial | 100 Chase Park South, Ste 128 | Birmingham, AL 35244 | expcommercial.com

Keith Andrews, CCIM

205.451.8889

keith.andrews@expcommercial.com

FOR SALE | Table of Contents

5874 Highway 78, Irondale, AL 35210

PROPERTY INFORMATION	3	eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.
LOCATION INFORMATION	8	
DEMOGRAPHICS	12	
ADVISOR BIOS	14	

It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

Keith Andrews, CCIM

205.451.8889

keith.andrews@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

1

PROPERTY INFORMATION

eXp Commercial | 100 Chase Park South, Ste 128 | Birmingham, AL 35244 | expcommercial.com

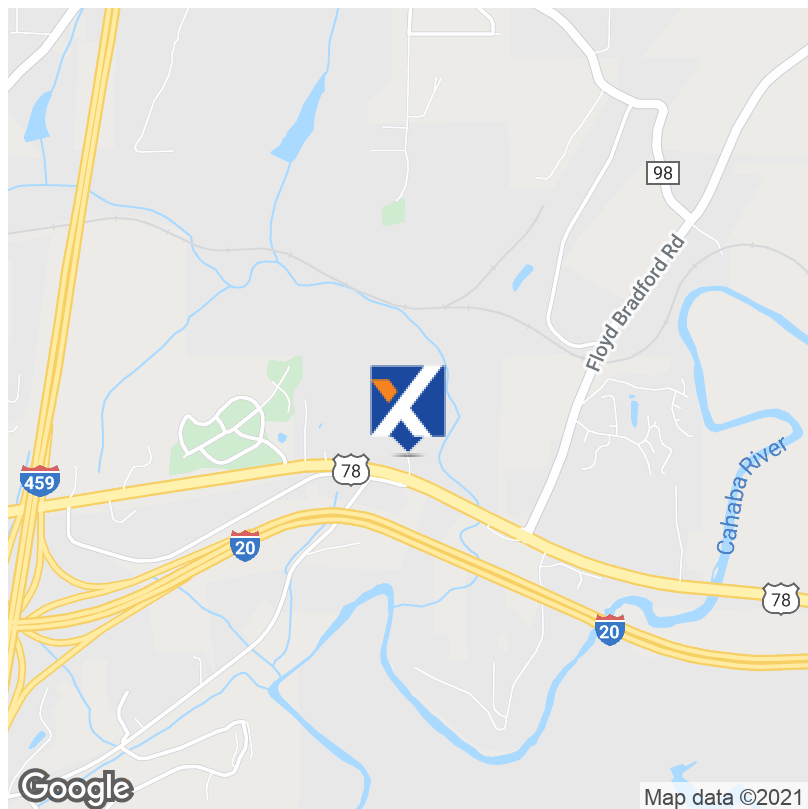
Keith Andrews, CCIM

205.451.8889

keith.andrews@expcommercial.com

FOR SALE | Executive Summary

5874 Highway 78, Irondale, AL 35210



Offering Summary

Sale Price:	Negotiable
Lot Size:	60 Acres
Price / Acre:	-
Zoning:	Industrial/Manufacturing
Market:	Birmingham
Submarket:	Irondale

Property Overview

Opportunity Zone Industrial Acreage for Sale along I-20 East and US Hwy 78.

Property Highlights

- 60 Acres
- Opportunity Zone
- Industrial
- Level land
- Birmingham Municipality
- Interstate access nearby
- On US Hwy 78
- Utilities available
- Sellers want to sell

Keith Andrews, CCIM

205.451.8889

keith.andrews@expcommercial.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Property Description

5874 Highway 78, Irondale, AL 35210



Property Description

Opportunity Zone Industrial Acreage for Sale along I-20 East and US Hwy 78.

Location Description

On US Hwy 78, 1.5 miles west of Grand River Shoppes in Leeds AL and 2 miles east of Old Leeds Rd Interchange of I-20 AL. Floyd Bradford Rd borders land on east, US Hwy 78 borders land on south edge of property, Norfolk Southern rail is northern boundary of property.

Site Description

60 acres of industrial redevelopment land with access to rail, highway, and interstate, heavy industrial zoning. Located in an Opportunity Zone on the eastside of Birmingham AL. Cable, phone, water, sewer, electric all available on property. Sellers retiring and closing business at site.

Power Description

3 phase

Keith Andrews, CCIM

205.451.8889

keith.andrews@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Complete Highlights

5874 Highway 78, Irondale, AL 35210



Location Information

Building Name	Opportunity Zone Industrial Acreage for Sale along I-20 East
Street Address	5874 Highway 78
City, State, Zip	Irondale, AL 35210
County	Jefferson
Market	Birmingham
Sub-market	Irondale
Cross-Streets	Floyd Bradford Rd
Township	17
Range	1 WEST
Section	15
Side of the Street	North
Signal Intersection	Yes
Road Type	Highway
Market Type	Large
Nearest Highway	US Hwy 78 and I-20
Nearest Airport	Birmingham Shuttlesworth Airport

Building Information

Best Use	Industrial
Free Standing	No

Property Highlights

- 60 Acres
- Opportunity Zone
- Industrial
- Level land
- Birmingham Municipality
- Interstate access nearby
- On US Hwy 78

Keith Andrews, CCIM

205.451.8889

keith.andrews@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Additional Photos

5874 Highway 78, Irondale, AL 35210



Keith Andrews, CCIM

205.451.8889

keith.andrews@expcommercial.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

2

LOCATION INFORMATION

eXp Commercial | 100 Chase Park South, Ste 128 | Birmingham, AL 35244 | expcommercial.com

Keith Andrews, CCIM

205.451.8889

keith.andrews@expcommercial.com

FOR SALE | Regional Map

5874 Highway 78, Irondale, AL 35210



Keith Andrews, CCIM

205.451.8889

keith.andrews@expcommercial.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Location Map

5874 Highway 78, Irondale, AL 35210



Keith Andrews, CCIM

205.451.8889

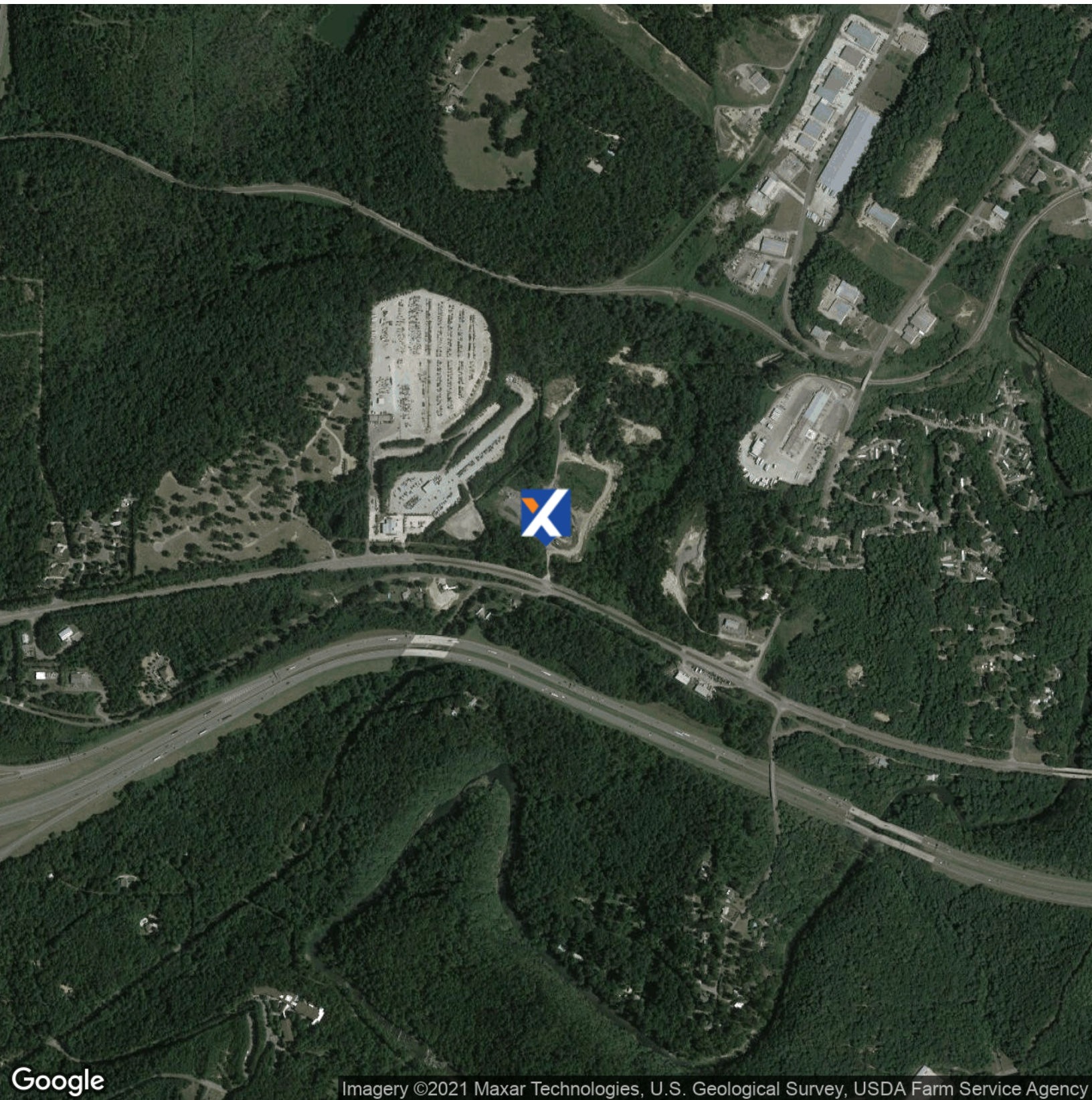
keith.andrews@expcommercial.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

FOR SALE | Aerial Map

5874 Highway 78, Irondale, AL 35210



Google Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

Keith Andrews, CCIM

205.451.8889

keith.andrews@expcommercial.com

expTM
COMMERCIAL

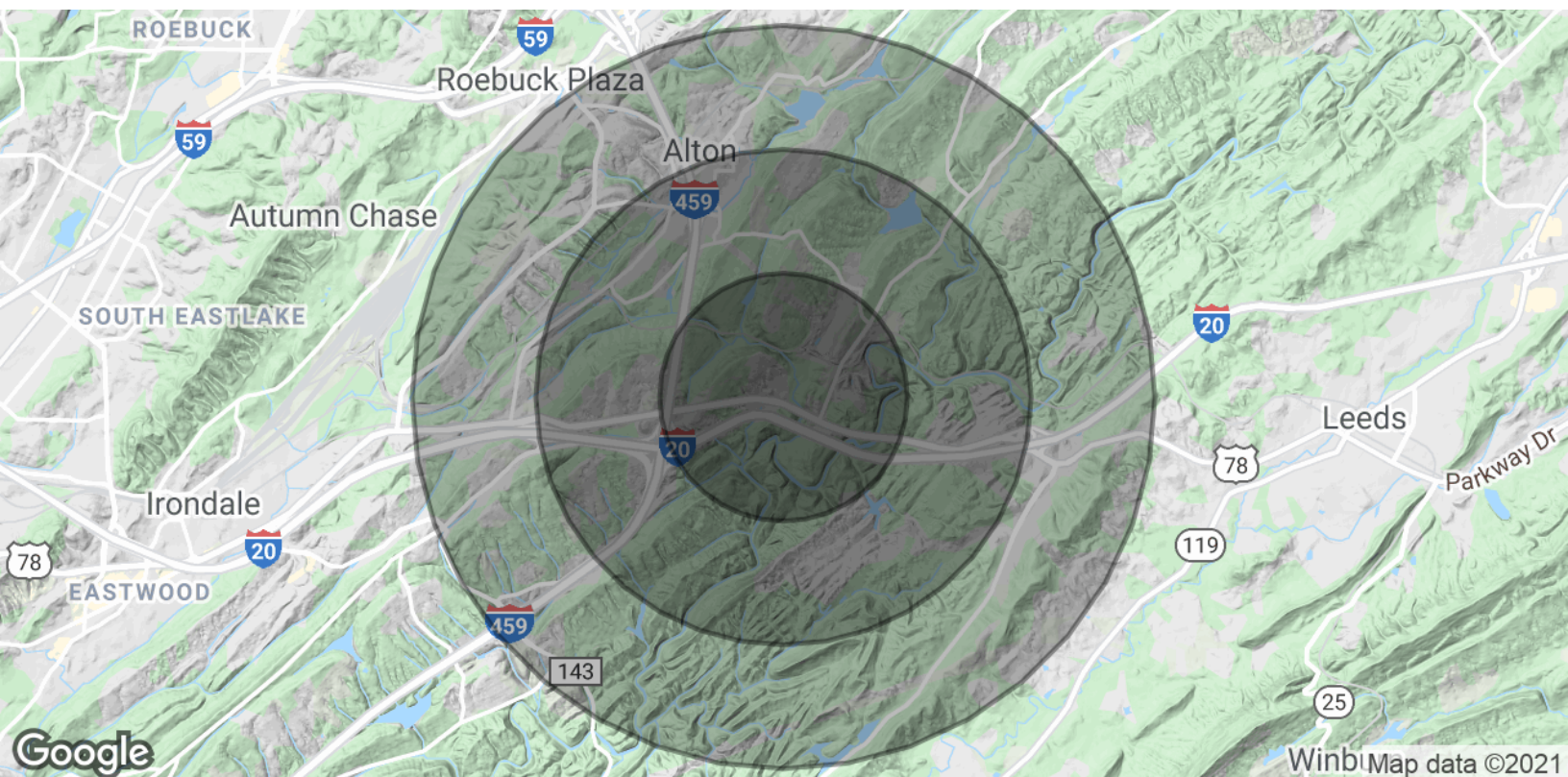
eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

3

DEMOGRAPHICS

FOR SALE | Demographics Map & Report

5874 Highway 78, Irondale, AL 35210



Population	1 Mile	2 Miles	3 Miles
Total Population	366	1,640	4,101
Average age	35.6	36.4	37.7
Average age (Male)	34.5	35.2	36.3
Average age (Female)	37.3	38.2	39.6
Households & Income	1 Mile	2 Miles	3 Miles
Total households	131	592	1,490
# of persons per HH	2.8	2.8	2.8
Average HH income	\$61,989	\$60,161	\$59,236
Average house value	\$133,439	\$131,151	\$132,980

* Demographic data derived from 2010 US Census

Keith Andrews, CCIM

205.451.8889

keith.andrews@expcommercial.com

expTM
COMMERCIAL

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

4

ADVISOR BIOS

eXp Commercial | 100 Chase Park South, Ste 128 | Birmingham, AL 35244 | expcommercial.com

Keith Andrews, CCIM

205.451.8889

keith.andrews@expcommercial.com

FOR SALE | Advisor Bio 1

5874 Highway 78, Irondale, AL 35210



Keith Andrews, CCIM

Assoc Broker/SR Advisor

keith.andrews@expcommercial.com

Direct: 205.451.8889 | Cell: 205.451.8889

AL #95294

Professional Background

Keith Andrews CCIM Joined eXp Commercial Nov 2020 as the first State Advisor for the new global commercial real estate company. He promotes providing a conduit for national and global real estate investors into local tertiary markets served in Alabama, and the Southeast USA. His teams connect Institutional and individual investors to in-house and third-party asset class experts, geographic sub-market specialists, municipalities, and local investor communities. He recruits professional commercial practitioners around the US and the world through the eXp Global division, along with growing the apprentice program for new individuals choosing commercial real estate as their professional career.

In October of 2014, Keith earned the prestigious Certified Commercial Investment Member, (CCIM) designation. The CCIM designation denotes completion of 160 hours of advanced coursework in financial and market analysis and demonstrates extensive experience in the commercial real estate industry. Only 6% of all practitioners in the world have this designation.

Current and Recent involvement with the CCIM Institute, National Association of Realtors (NAR), Asian Real Estate Association of America (AREAA.)

- CCIM Institute Board of Directors 2019 - 2021.
- FL CCIM Chapter Board of Directors 2021.
- FL CCIM Chapter Chair International Task Force 2021.
- FL CCIM Chapter Finance Committee member 2021.
- AREAA Founding President of the Greater Birmingham Chapter 2019 and 2020.
- AREAA National level member of the Commercial Committee 2019 and 2020.
- CCIM Institute Marketing Committee member 2016 and 2017.
- CCIM Institute Jay W Levine Leadership Academy, graduated October 2017.
- CCIM Institute Advisory group of International Activities Committee 2015 through 2017.
- CCIM Institute Member of International Strategic Planning Task Force 2015.
- AL CCIM Chapter member 2014 - Present.
- FL CCIM Chapter member 2018 - Present.
- NAR member 2005 - Present.

Previously, spent 20+ years in the telecommunications corporate, national, and international sales arena.

Graduate - Bachelor of Science and Business Administration - University of Arkansas, 1983. Major in Finance and Banking with minors in Real Estate and Marketing.

Specialties: Expert networking skills and relationship building with people from around the globe.

Resides with his wife in Vestavia Hills, Alabama and enjoys traveling the world.

Education

BSBA in Finance and Banking, University of Arkansas 1983

Minor in marketing and Real Estate

Memberships

CCIM Institute

Chambers of Commerce

eXp Commercial
100 Chase Park South, Ste 128
Birmingham, AL 35244

Keith Andrews, CCIM

205.451.8889

keith.andrews@expcommercial.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.