



FOR SALE

# 5.62 Acres in Irondale AI Opportunity Zone

5873 & 5877 US Hwy 78, Irondale, AL 35210

eXp Commercial | 100 Chase Park South, Ste 128 | Birmingham, AL 35244 | [expcommercial.com](http://expcommercial.com)

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**Keith Andrews, CCIM**

205.451.8889

[keith.andrews@expcommercial.com](mailto:keith.andrews@expcommercial.com)

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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.
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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](mailto: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.

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# 1

## PROPERTY INFORMATION

eXp Commercial | 100 Chase Park South, Ste 128 | Birmingham, AL 35244 | [expcommercial.com](http://expcommercial.com)

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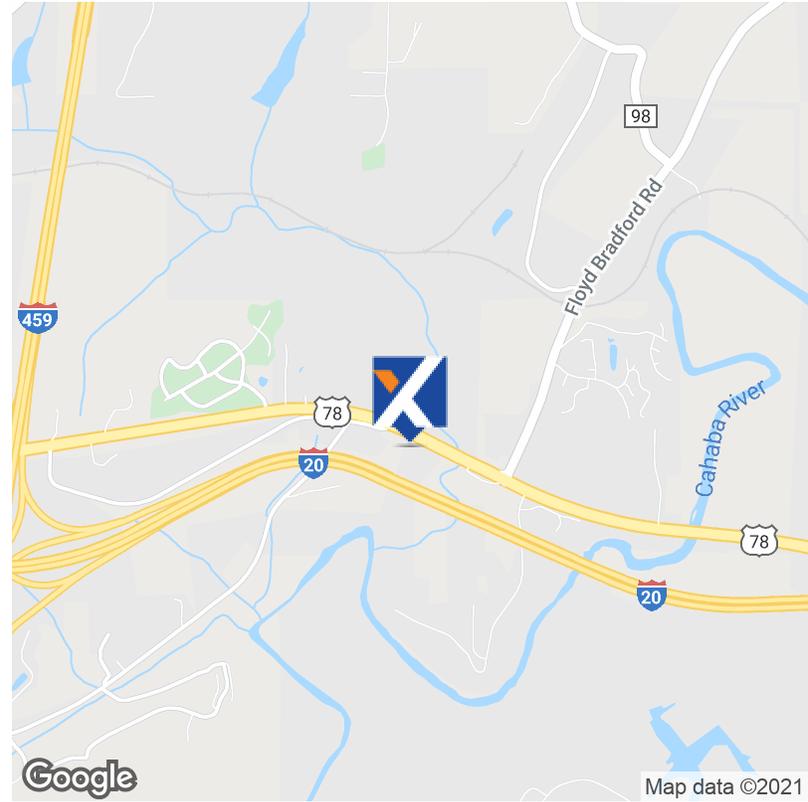
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# FOR SALE | Executive Summary

5873 & 5877 US Hwy 78, Irondale, AL 35210



## Offering Summary

Sale Price:	\$375,000
Available SF:	
Price / Acre:	\$66,726
Market:	BHM
Submarket:	Jefferson County

## Property Overview

Undeveloped land between US Hwy 78 and I-20 on east of Irondale near Cahaba river. West end in Jeff County and east end in Birmingham tax district. Treed and elevated above US HWy 78. Property is located in an Opportunity Zone.

## Property Highlights

- Utilities nearby
- Ready to develop.
- Priced well to sell.
- Opportunity Zone

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# FOR SALE | Property Description

5873 & 5877 US Hwy 78, Irondale, AL 35210



## Property Description

Undeveloped land between US Hwy 78 and I-20 on east of Irondale near Cahaba river. West end in Jeff County and east end in Birmingham tax district. Treed and elevated above US Hwy 78. Property is located in an Opportunity Zone.

## Location Description

908 ft Road Frontage. West end of property at intersection of Ratliff Mine Road & US 78 in Irondale. East end next to existing tow truck services.

## Site Description

Undeveloped land between US Hwy 78 and I-20 on east of Irondale near Cahaba river. West end in Jeff County and east end in Birmingham tax district. Treed and elevated above US Hwy 78. Property is located in an Opportunity Zone.

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# FOR SALE | Complete Highlights

5873 & 5877 US Hwy 78, Irondale, AL 35210



## Location Information

Building Name	5.62 Acres in Irondale AI Opportunity Zone
Street Address	5873 & 5877 US Hwy 78
City, State, Zip	Irondale, AL 35210
County	Jefferson
Market	BHM
Sub-market	Jefferson County
Cross-Streets	Floyd Bradford Rd
Side of the Street	North
Signal Intersection	No
Road Type	Highway
Market Type	Small
Nearest Highway	I-20
Nearest Airport	Birmingham Shuttlesworth

## Building Information

Number of Lots	1
Best Use	Development into commercial, office, retail.
Free Standing	Yes

## Property Highlights

- Utilities nearby
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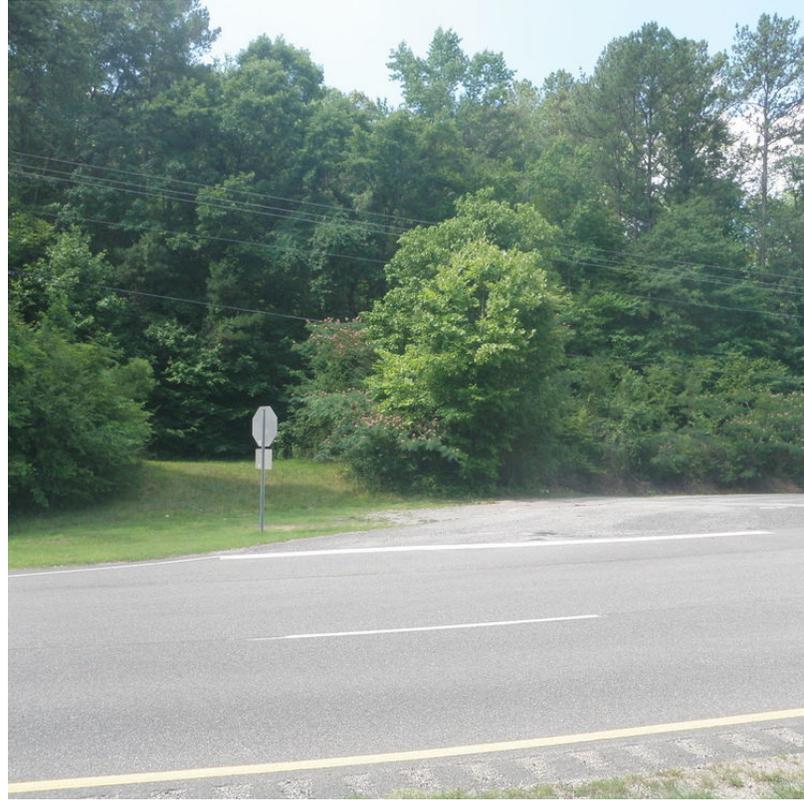
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# FOR SALE | Additional Photos

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# 2

## LOCATION INFORMATION

# FOR SALE | Location Map

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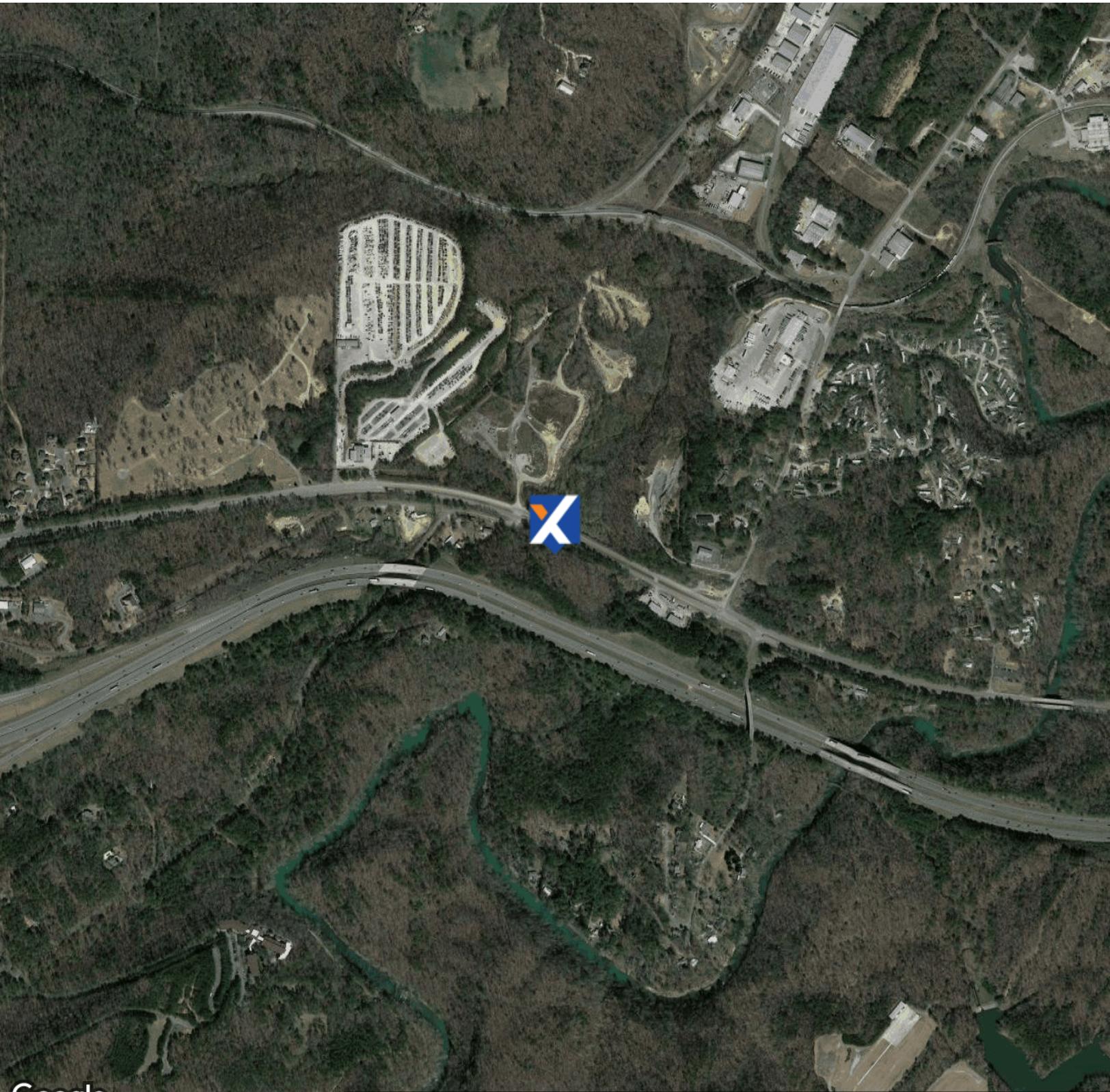
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# FOR SALE | Aerial Map

5873 & 5877 US Hwy 78, Irondale, AL 35210



Google

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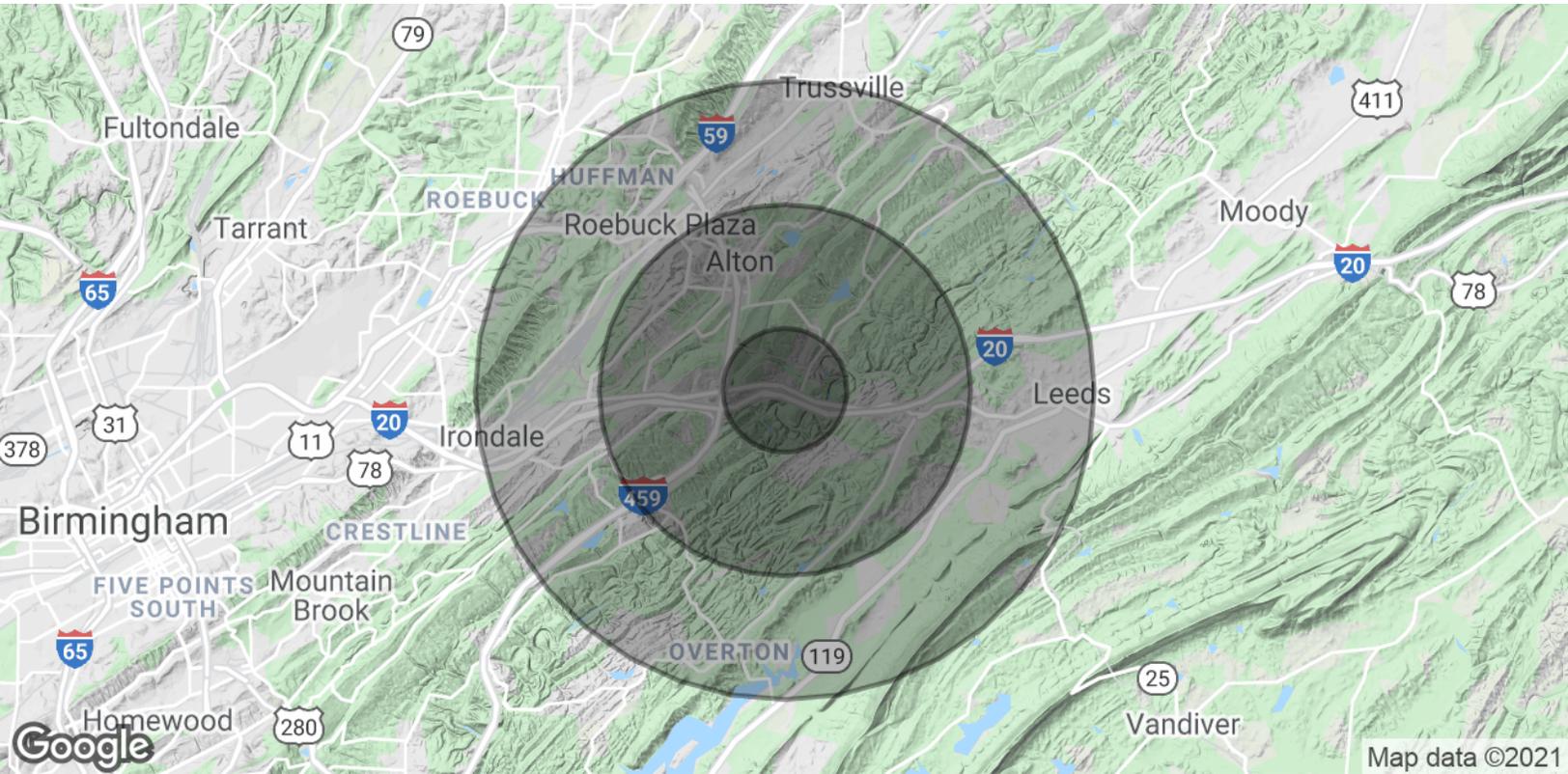
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# 3

## DEMOGRAPHICS

# FOR SALE | Demographics Map & Report

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Population	1 Mile	3 Miles	5 Miles
Total Population	233	3,498	12,352
Average Age	35.5	38.2	39.9
Average Age (Male)	35.6	36.9	38.3
Average Age (Female)	35.4	40.8	43.2
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	85	1,418	5,186
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$64,811	\$65,301	\$66,691
Average House Value	\$167,200	\$166,141	\$166,031

\* Demographic data derived from 2010 US Census

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## ADVISOR BIOS

# FOR SALE | Advisor Bio 1

5873 & 5877 US Hwy 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.

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