



FOR SALE

Opportunity Zone 9.2 Acres Development Land Irondale AL

2801 Crestwood Blvd, Irondale, AL 35210

eXp Commercial | 100 Chase Park South | Hoover, AL 35244 |

Keith Andrews, CCIM

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FOR SALE | Table of Contents

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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.

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.

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PROPERTY INFORMATION

eXp Commercial | 100 Chase Park South | Hoover, AL 35244 |

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FOR SALE | Executive Summary

2801 Crestwood Blvd, Irondale, AL 35210



Offering Summary

Sale Price:	\$499,000
Available SF:	
Lot Size:	9.2 Acres
Price / Acre:	\$54,239
Zoning:	C2
Market:	Birmingham
Submarket:	Irondale

Property Overview

9.2 Acres of Commercial Land on US Hwy 78 between I-20 and US Hwy 78
Property is located in an Opportunity Zone

Property Highlights

- Zoned Commercial
- 8.72 Acres of Commercial Land on US Hwy 78
- Opportunity Zone
- High level land above US 78 with 1191 ft of rd frontage
- Back side bordered by I-20. Heavily Treed
- Less than a half mile from I-20 Off Ramp
- Bordered on the North by Us 78 and on the south by I-20
- Commercial Circle intersection on US Hwy 78 is directly across from east end of property

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FOR SALE | Property Description

2801 Crestwood Blvd, Irondale, AL 35210



Property Description

9.2 Acres of Commercial Land on US Hwy 78 between I-20 and US Hwy 78

Property is located in an Opportunity Zone

Location Description

High level land above US 78 with 1191 ft of road frontage. Back side bordered by I-20. Heavily Treed.

Property is located in an Opportunity Zone.

Less than a half mile from I-20 Off Ramp. Bordered on the North by US 78 and on the South by I-20.

Commercial Circle intersection on US 78 is directly across from East end of property.

Site Description

Hill along Crestwood Blvd and I-20, Billboard on property with a lease, next to warehousing on same hill, flat on top, heavy treed.

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FOR SALE | Complete Highlights

2801 Crestwood Blvd, Irondale, AL 35210



Location Information

Building Name	Opportunity Zone 9.2 Acres Development Land Irondale AL
Street Address	2801 Crestwood Blvd
City, State, Zip	Irondale, AL 35210
County	Jefferson
Market	Birmingham
Sub-market	Irondale
Cross-Streets	Automation Way
Side of the Street	South
Signal Intersection	No
Road Type	Highway
Market Type	Small
Nearest Highway	US Hwy 78 and I-20
Nearest Airport	Birmingham Shuttlesworth

Building Information

Number of Lots	1
Best Use	Warehousing or storage

Property Highlights

- Zoned Commercial
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FOR SALE | Additional Photos

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LOCATION INFORMATION

eXp Commercial | 100 Chase Park South | Hoover, AL 35244 |

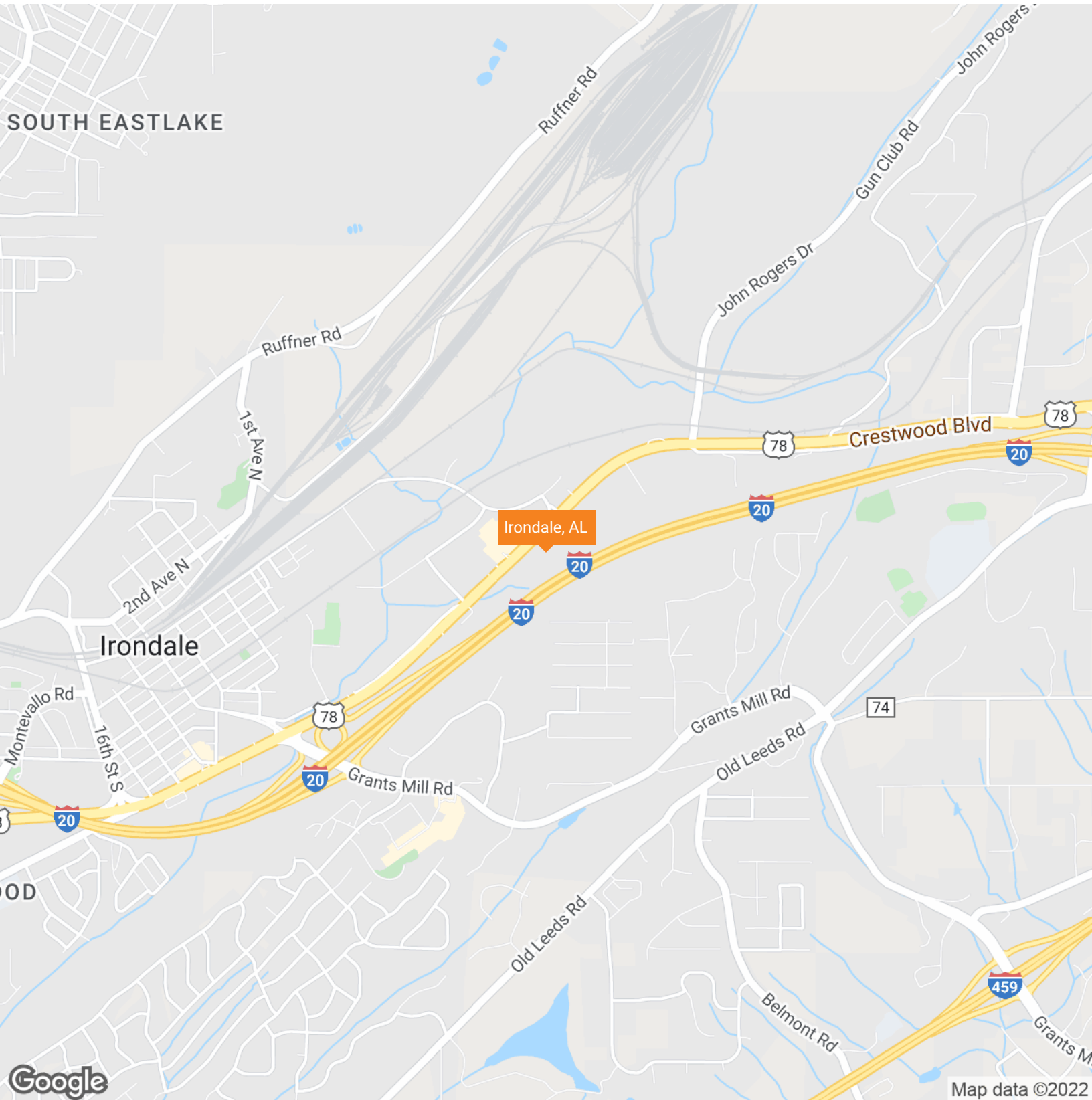
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FOR SALE | Regional Map

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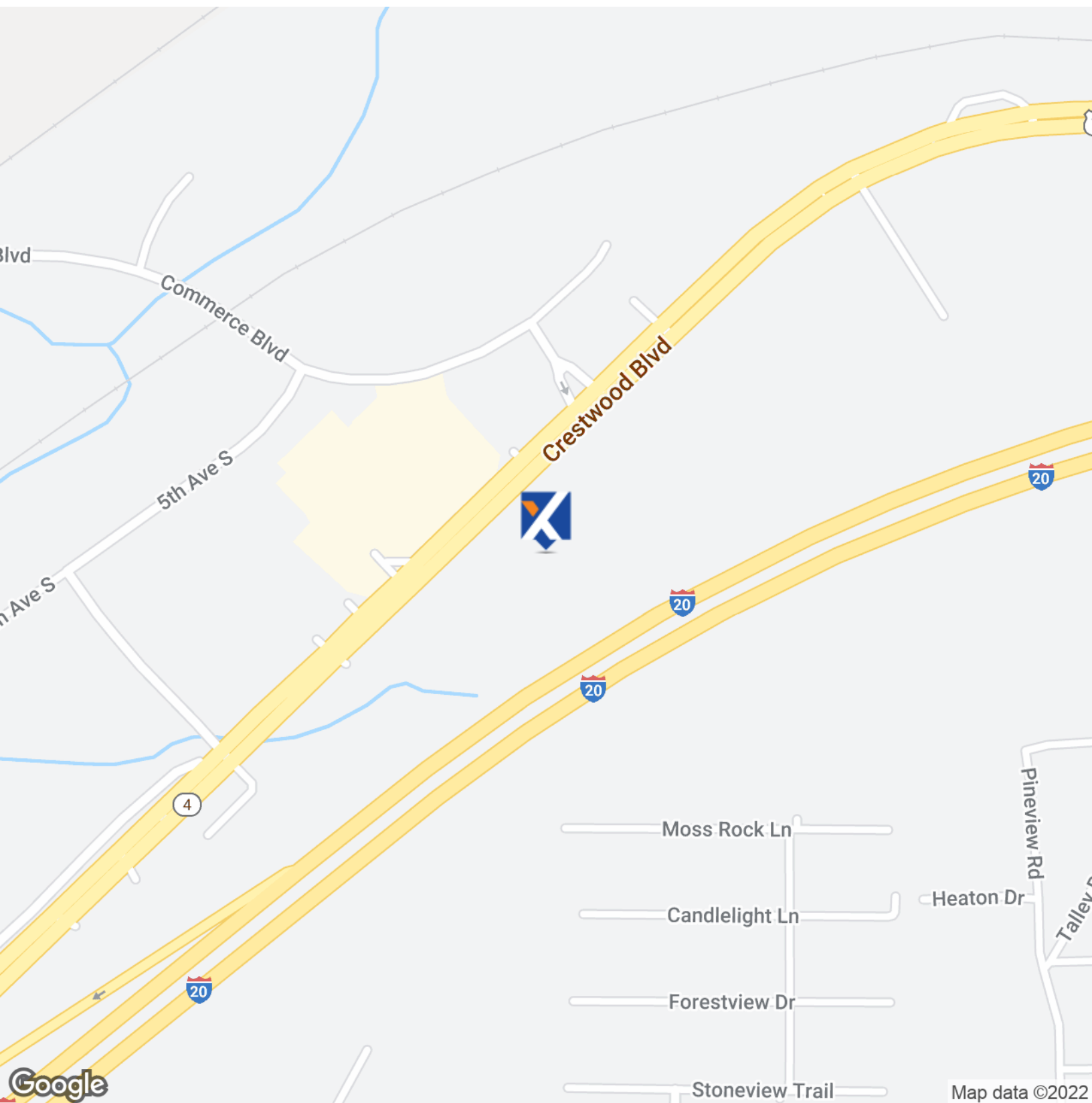
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FOR SALE | Location Map

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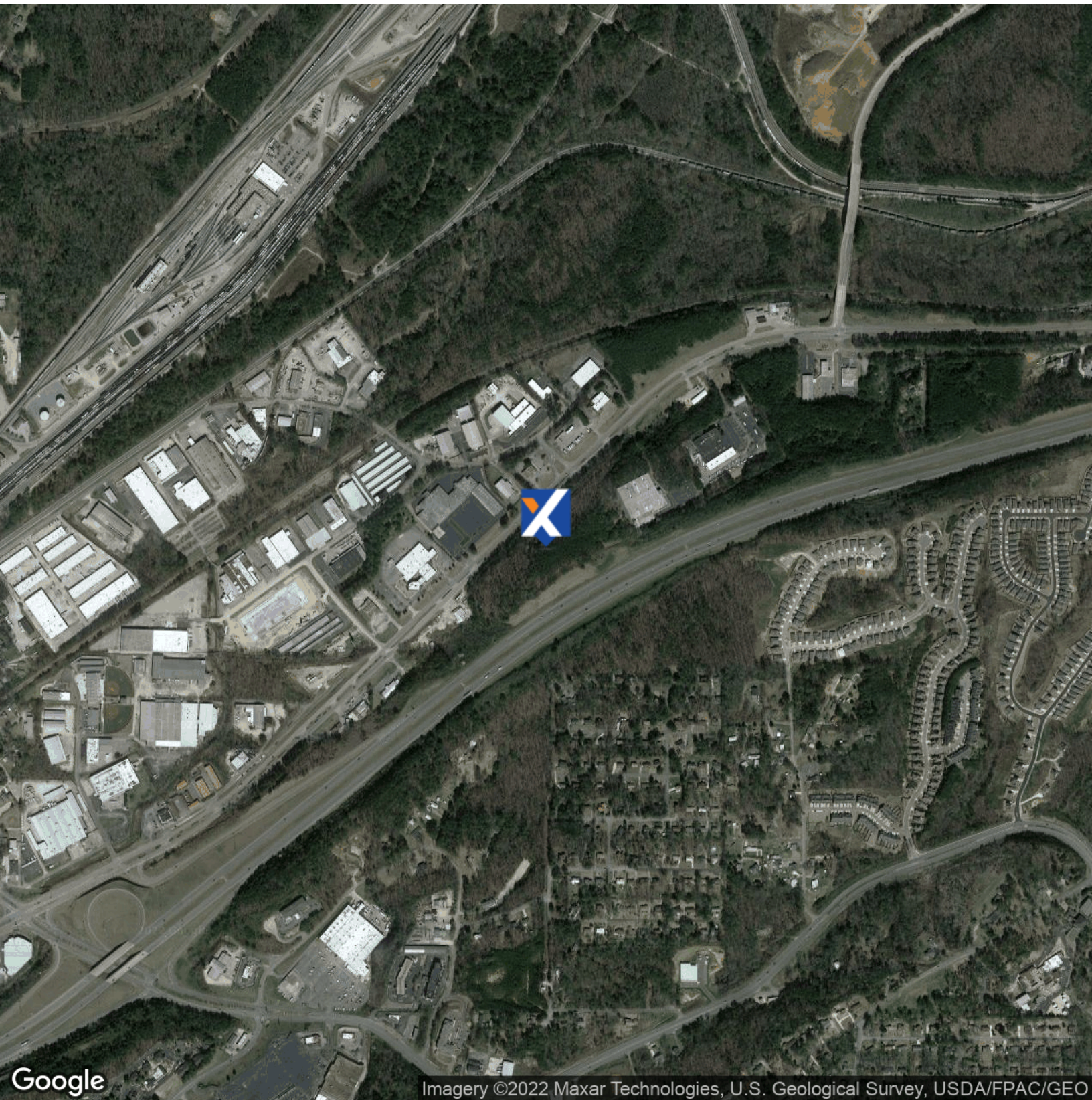
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FOR SALE | Aerial Map

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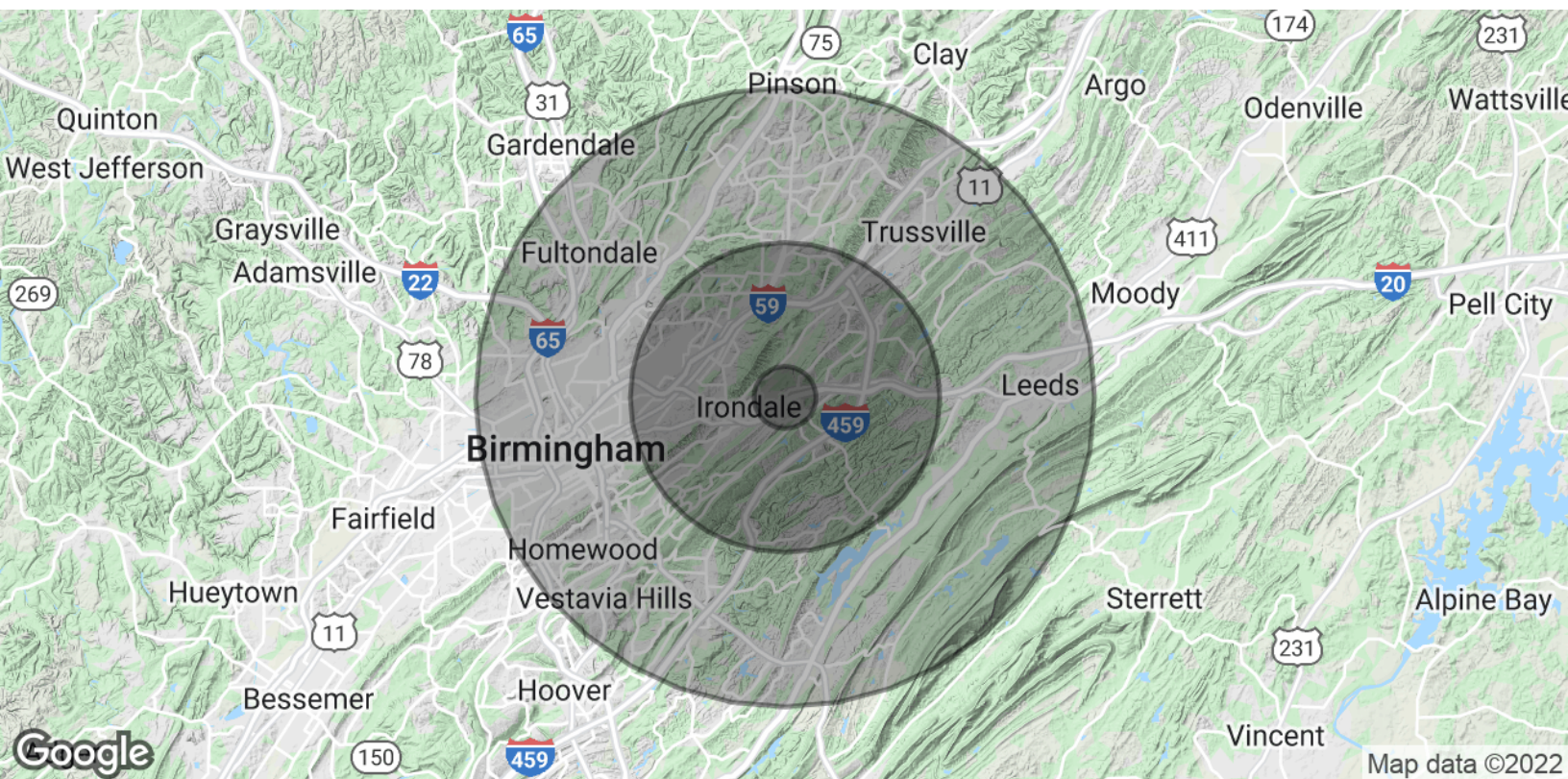
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DEMOGRAPHICS

FOR SALE | Demographics Map & Report

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Population	1 Mile	5 Miles	10 Miles
Total Population	1,138	84,446	342,961
Average Age	39.2	37.9	36.5
Average Age (Male)	39.0	36.4	35.2
Average Age (Female)	40.5	39.5	37.9
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	430	33,932	139,015
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$83,948	\$73,585	\$78,669
Average House Value	\$272,471	\$217,641	\$274,579

* Demographic data derived from 2010 US Census

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ADVISOR BIOS

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FOR SALE | Advisor Bio 1

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Keith Andrews, CCIM

Commercial Broker/SR Advisor

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Direct: 205.451.8889 | Cell: 205.451.8889

AL #95294

Professional Background

"It is not about who you know. It is all about WHO KNOWS YOU!"

Keith Andrews, CCIM Joined eXp Commercial Nov 2020 as the first licensee and Senior Advisor of the newest, 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 colleagues 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 and Asian Real Estate Association of America (AREAA.)

- CCIM Institute Board of Directors 2019 - 2024.
- FL CCIM Chapter Board of Directors 2022.
- FL CCIM Chapter Chair International Task Force 2022.
- FL CCIM Chapter Finance Committee member 2022.
- 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.

AREAA Founding President of the Greater Birmingham Chapter 2019 and 2020.

- AREAA National level member of the Commercial Committee 2019 and 2020.

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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