



**1233 MILL LANE, IRONDALE, AL 35210**

OPPORTUNITY ZONE DEVELOPMENT OPPORTUNITY ON MAIN CORRIDOR OF IRONDALE AL



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The Owner 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 arise as a result of review of the Memorandum.

The Owner shall have no legal commitment or obligation to You or any person 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 that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

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# PROPERTY INFORMATION

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$500,000
Building Size:	2,410 SF
Lot Size:	3.59 Acres
Price / SF:	\$207.47
Year Built:	1985
Renovated:	1991
Zoning:	R2
Market:	Birmingham AL
Submarket:	Irondale

### PROPERTY OVERVIEW

Trees and house and 3.59 acres for sale in opportunity zone along Grants Mill Rd five lane corridor for sale. Access to property parallel to Grants Mill Rd. Current zoning of R2 is not planned zoning for the corridor. Many sites already changed to Commercial and being developed along the 1.5 mile stretch of five-lane Grants Mill Rd. 3.14 and .4 acre parcels total.

### PROPERTY HIGHLIGHTS

- City Water
- Same 1.5 mile corridor of redevelopment sites.
- Two interstates 1.5 miles away
- Progressive municipality needing revenue sources
- Concrete driveways

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# PROPERTY INFORMATION

## PROPERTY DESCRIPTION



### PROPERTY OVERVIEW

Trees and house and 3.59 acres for sale in opportunity zone along Grants Mill Rd five lane corridor for sale. Access to property parallel to Grants Mill Rd. Current zoning of R2 is not planned zoning for the corridor. Many sites already changed to Commercial and being developed along the 1.5 mile stretch of five-lane Grants Mill Rd. 3.14 and .4 acre parcels total.

### LOCATION OVERVIEW

In between I-20 and Old Leeds Rd just down hill from Grants Mill Road and Old Leeds Rd Intersection. Mill lane is on southside of Grants Mill Rd across from Pineview Rd.

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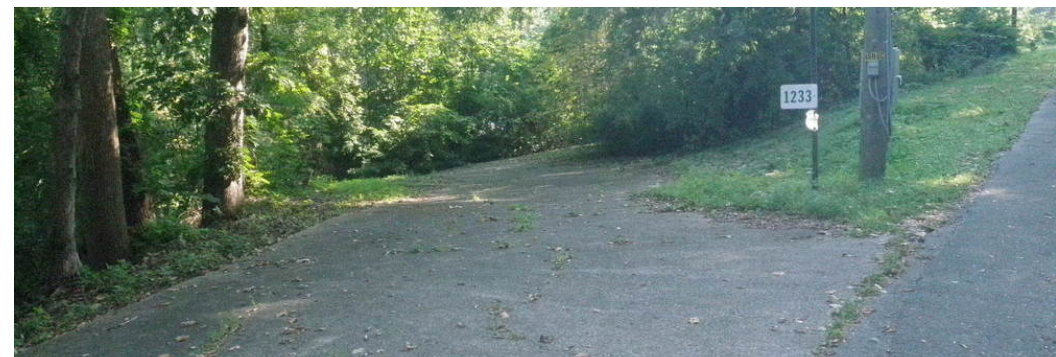


# PROPERTY INFORMATION

## COMPLETE HIGHLIGHTS

### SALE HIGHLIGHTS

- City Water
- Same 1.5 mile corridor of redevelopment sites.
- Two interstates 1.5 miles away
- Progressive municipality needing revenue sources
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# PROPERTY INFORMATION

## ADDITIONAL PHOTOS



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**ADDITIONAL PHOTOS // 8**

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# LOCATION INFORMATION



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# LOCATION INFORMATION

## REGIONAL MAP



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**REGIONAL MAP // 10**

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# LOCATION INFORMATION

## LOCATION MAPS



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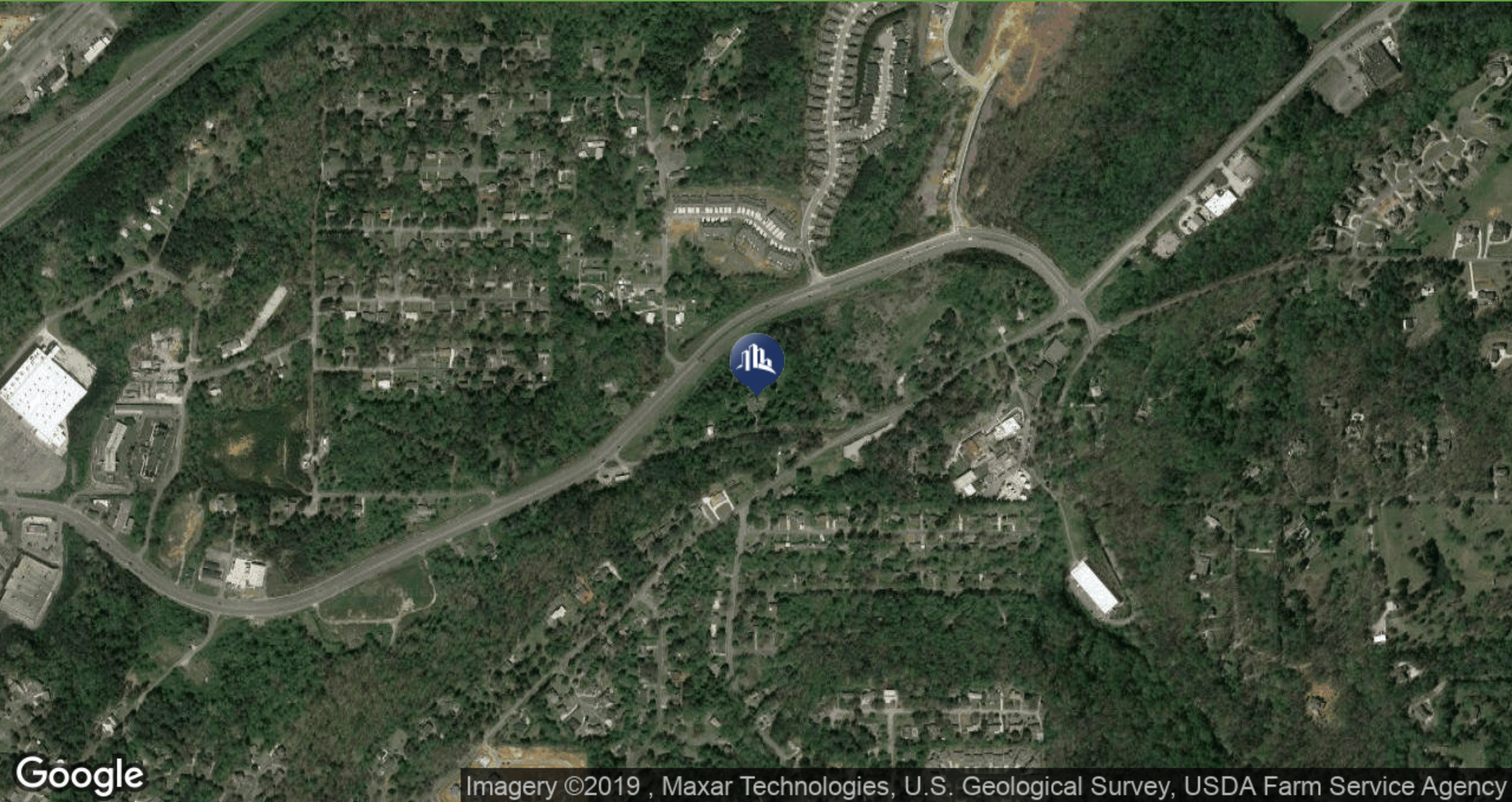
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# LOCATION INFORMATION

## AERIAL MAPS



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# DEMOGRAPHICS



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**DEMOGRAPHICS // 13**

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# DEMOGRAPHICS

## DEMOGRAPHICS REPORT

	1 MILE	2 MILES	4 MILES
Total population	2,056	7,566	44,669
Median age	41.0	41.3	38.7
Median age (Male)	40.9	41.3	37.4
Median age (Female)	41.7	41.9	40.4
Total households	775	2,896	17,813
Total persons per HH	2.7	2.6	2.5
Average HH income	\$114,269	\$117,661	\$80,357
Average house value	\$268,336	\$297,912	\$232,668

*\* Demographic data derived from 2010 US Census*

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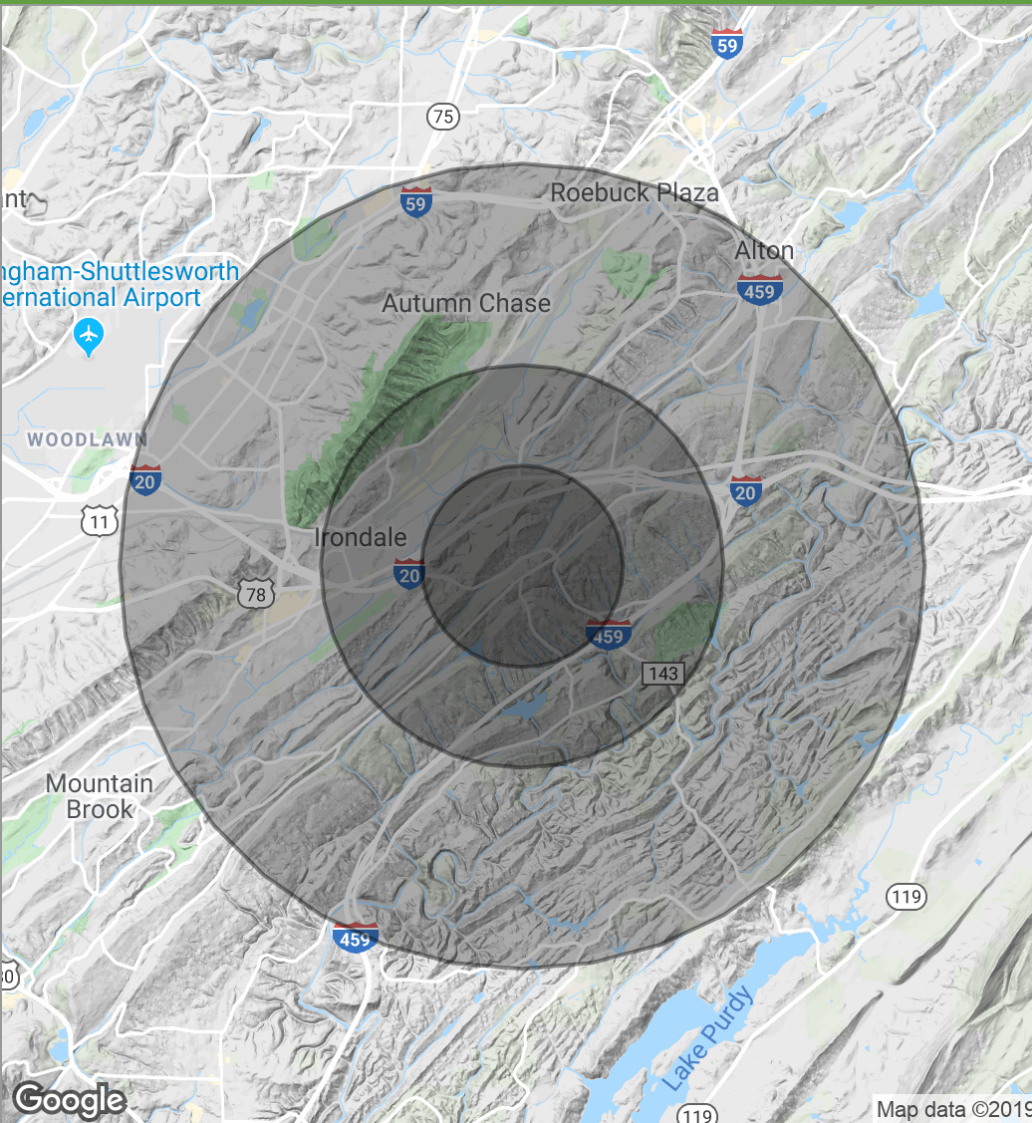
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# DEMOGRAPHICS

## DEMOGRAPHICS MAP



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**DEMOGRAPHICS MAP // 15**

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# ADVISOR BIOS



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# ADVISOR BIOS

## ADVISOR BIO & CONTACT 1

### KEITH ANDREWS, CCIM

#### CEO

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C 205.451.8889  
keith.andrews@sperrycga.com  
AL #95294

### PROFESSIONAL BACKGROUND

Keith Andrews, CCIM owner of SperryCGA The Andrews Group, Birmingham, Alabama brings over 12 years of selling and consulting, local, national, and international real estate experience to his leadership role. He started his real estate career in Charleston SC, 2005 spending most of his time selling condo projects in Panama and Mexico to investors and speculators in the residential marketplace of SC and NC along with educating realtors and investors about the bigger world of global real estate. After moving to the Birmingham AL MSA in 2008, Keith earned his broker license in 2013 along with his CCIM status at the end of 2014. Keith has successfully closed over \$19mil since coming to Birmingham.

Prior to real estate, Keith spent over 16 years in the telecommunications' industry. Keith had many years of continued selling and marketing success both in the USA and abroad.

Keith graduated from the University of Arkansas in 1983 with a BSBA in Finance and Banking, minors in real estate and marketing. He spent most of his life traveling North and Central America and Europe. His passions are food, wine, travel, and marketing. Keith and his wife are very active in several teams at the Church of the Highlands, Birmingham AL.

### EDUCATION

Graduate of CCIM Institute Jay W Levine Leadership Academy, 2017  
University of Arkansas - 1983  
BSBA Finance & Banking with minors in Marketing and Real Estate.

### MEMBERSHIPS & AFFILIATIONS

- CCIM Institute Board of Directors 2019-2021.
- FL CCIM Chapter Board of Directors 2019.
- FL CCIM Chapter Co - Chair Global Task Force 2019.
- BAR Chair Central Alabama Global Alliance Committee 2019
- AREAA Founding President of the Greater Birmingham Chapter 2019.
- AREAA National level member of the Commercial Committee 2019.
- NAR Global Business and Alliances Committee member 2018.
- CCIM Institute Marketing Committee member 2016-2017.
- CCIM Institute Jay W Levine Leadership Academy, graduated October 2017.
- CCIM Institute Advisory group of International Activities Committee 2015-2017.
- CCIM Institute Member of International Strategic Planning Task Force 2015.
- AAR Professional Standards Committee member 2016.
- BAR Central Alabama Global Alliance founding member 2014.
- AL CCIM Chapter member 2014 - Present.
- FL CCIM Chapter member 2018 - Present.
- NAR member 2005 - Present.
- BAR and AAR member 2009 - Present.
- BAR Leadership Academy Graduate 2012.

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