

FOR SALE | Opportunity Zone Industrial Acreage for Sale along I-20 East

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

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

Opportunity Zone Industrial Acreage for Sale along I-20 East

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 | Opportunity Zone Industrial Acreage for Sale along I-20 East

5874 Highway 78, Irondale, AL 35210



Keith Andrews, CCIM

205.451.8889

keith.andrews@expcommercial.com

expTM
COMMERCIAL

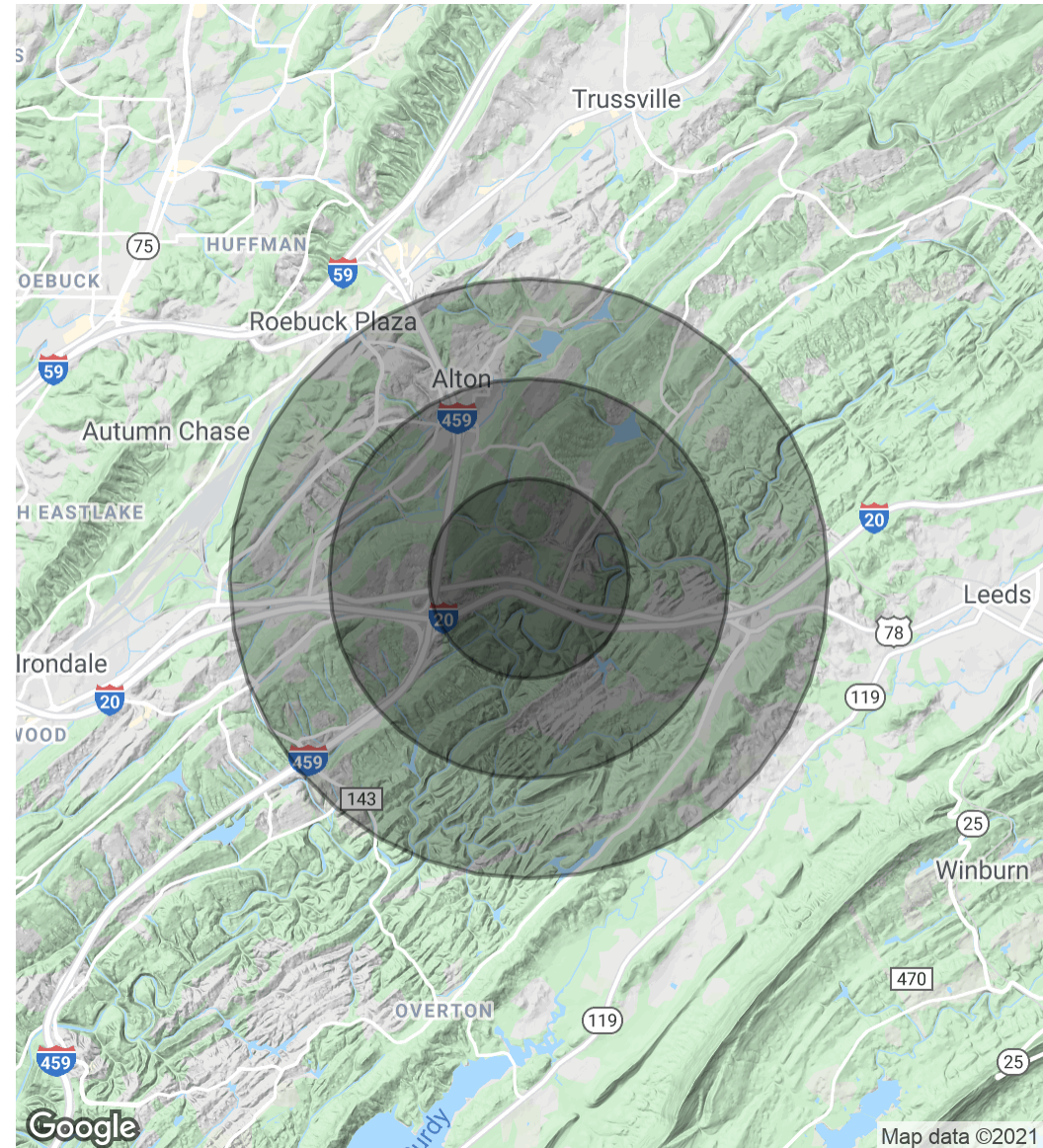
eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. 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 | Opportunity Zone Industrial Acreage for Sale along I-20 East

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.