

1.7 ACRE LOT FOR SALE

Hwy 280 and CR 39 ♦ Chelsea, AL ♦ 35043 ♦ Shelby County



1.7 +/- ACRES WITH 250' OF HIGHWAY 280 FRONTAGE

NEW SIGNALIZED INTERSECTION

ONE OF THE BEST CORNERS IN RAPIDLY GROWING CHELSEA, ALABAMA

Mark Dinan, MBA, CCIM

(c) 205-980-3434

(c) 205-243-3434

markdinan@bellsouth.net

MARK DINAN
Commercial & Investment Real Estate

MEMBER: LoopNet CoStar
CCIM Experts in Commercial Investment Real Estate
International Council of Shopping Centers
CREXi REALTOR

*All Information furnished regarding property sale, rental, or financing is from sources deemed reliable, but is not guaranteed.

PROPERTY DETAILS

Hwy 280 @ CR 39 ♦ Chelsea, AL ♦ 35043 ♦ Shelby County

- ♦ Going Home Side just past the light.
- ♦ Across from Publix Chelsea Crossroads
- ♦ Corner Lot has 248' of Highway Frontage x 233' deep.
- ♦ 4 Way Signalized Intersection.
- ♦ Just past Wal-Mart across from Publix.
- ♦ Flat Topography with all Utilities available.
- ♦ Easy Ingress/Egress via U.S. Highway 280 and CR 39
- ♦ Commercial B-2 Zoning, City of Chelsea
- ♦ Ideally Suited for Retail, Restaurant, or Commercial
- ♦ Major Residential Developments Nearby
- ♦ Wall Street Journal Calls Shelby County one of the Fastest Growing Counties in the USA
- ♦ Southeast's 8th Wealthiest Suburban Economy
- ♦ Business Friendly. Low Taxes. High Growth!
- ♦ Available immediately. Call for Pricing.



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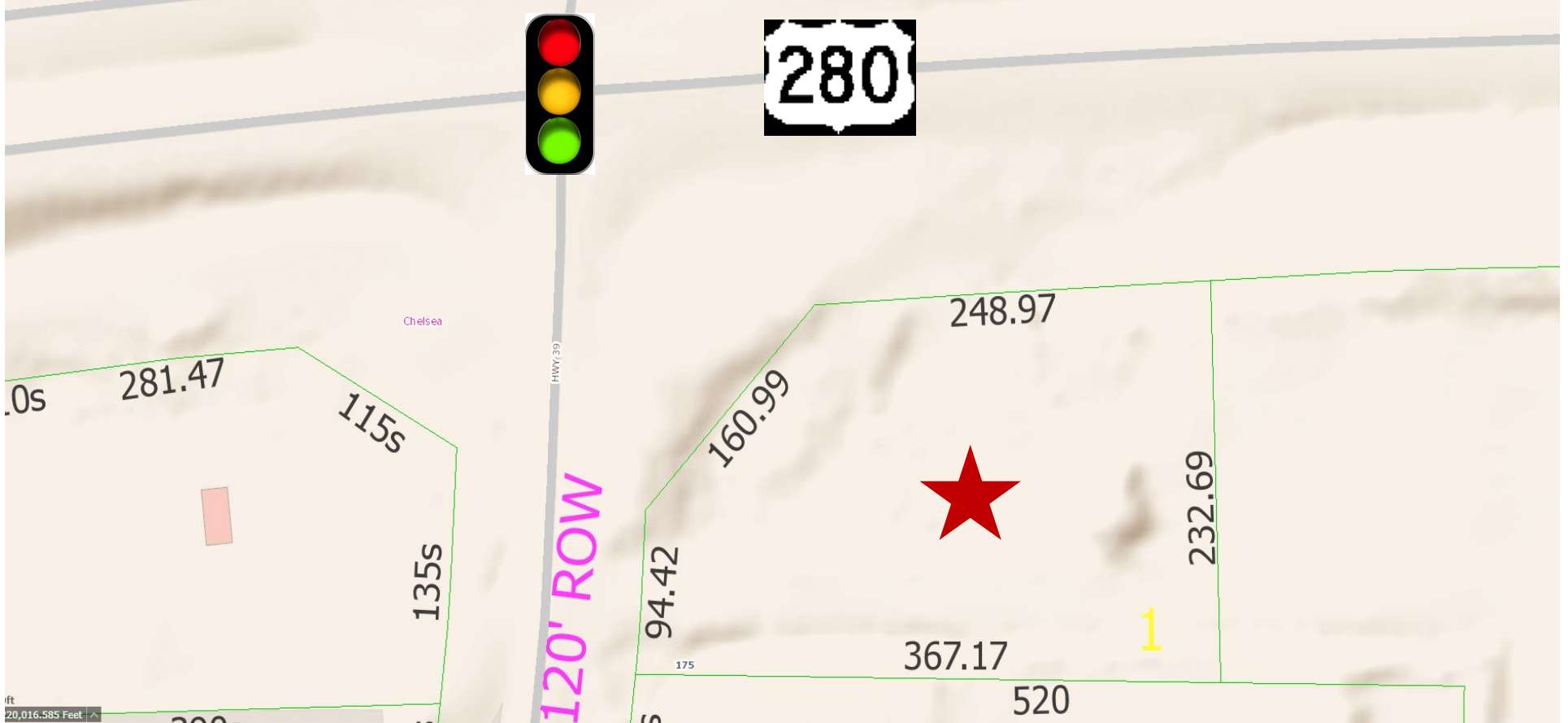
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BIRDS EYE VIEW

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AERIAL VIEW

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CONCEPTUAL PLAN

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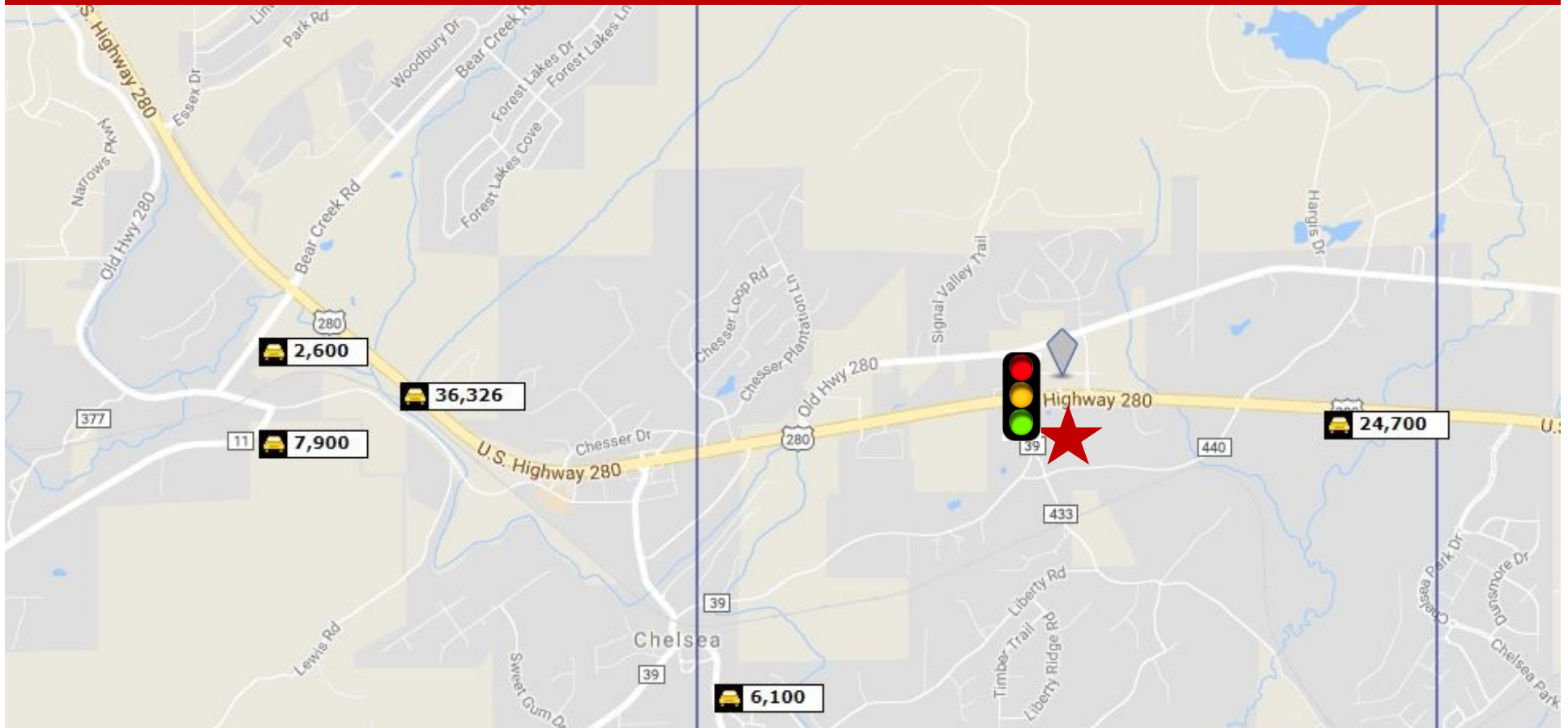
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TRAFFIC COUNTS

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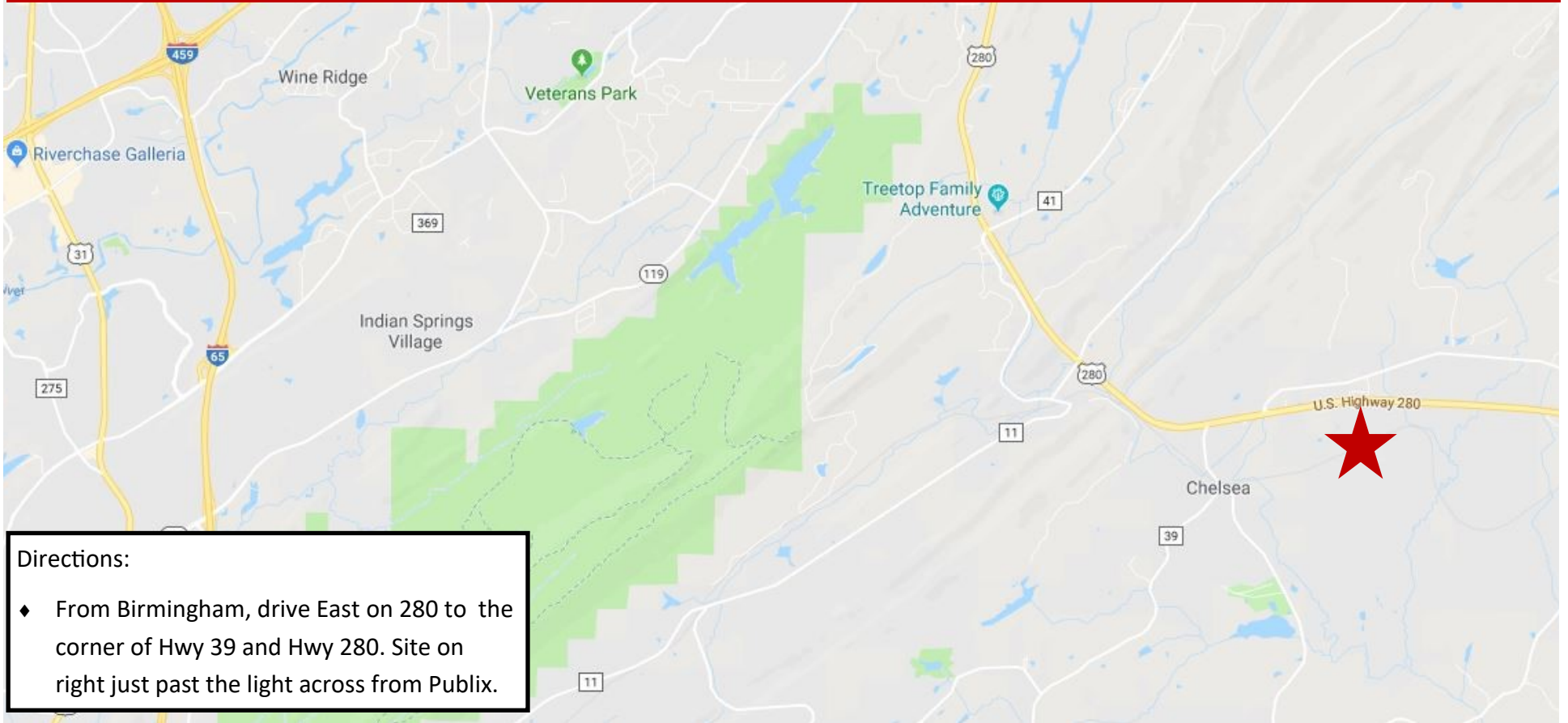
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LOCATION MAP

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Directions:

- ♦ From Birmingham, drive East on 280 to the corner of Hwy 39 and Hwy 280. Site on right just past the light across from Publix.

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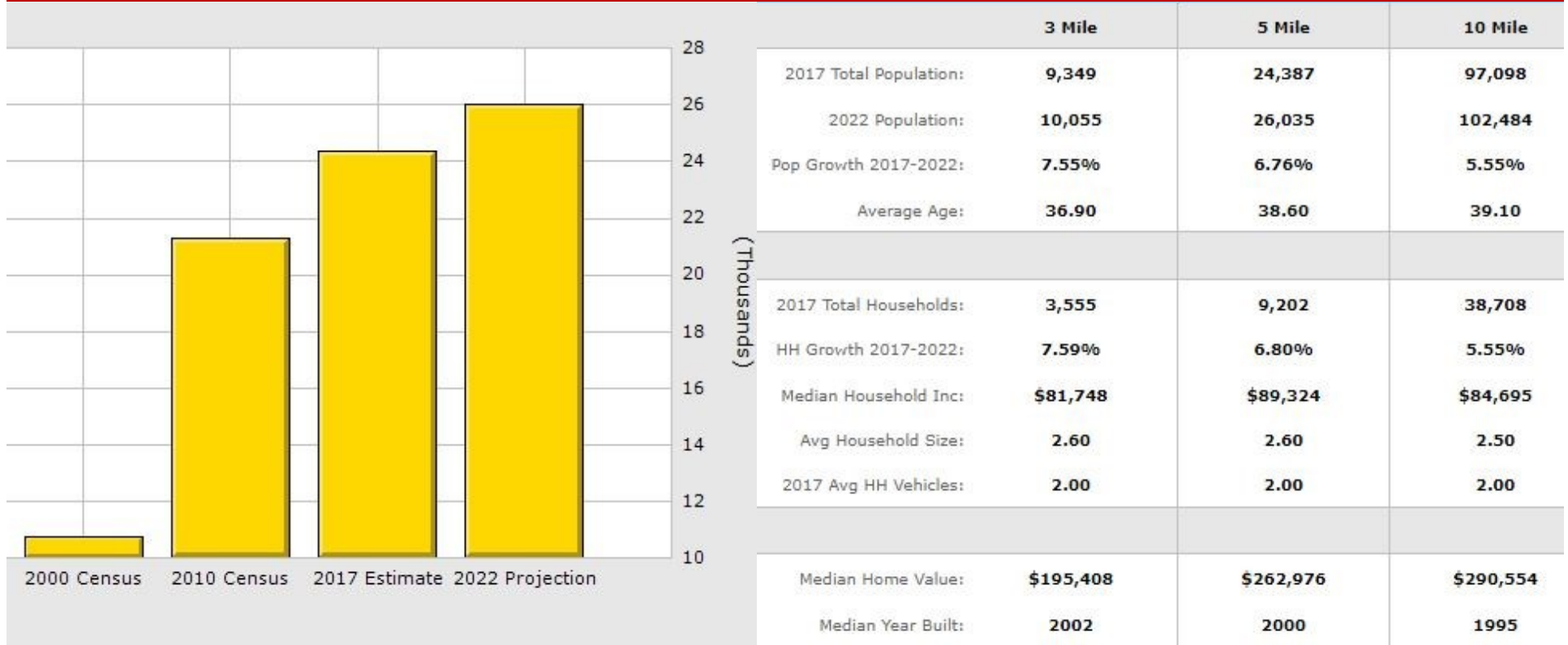
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DEMOGRAPHICS

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