

# ± 15.95 COMMERCIAL/RESIDENTIAL DEVELOPMENT OPPORTUNITY

IRONVEST  
PARTNERS



± 15.95 ACRES

**NWQ CAHABA BEACH RD/BEACH CIR,  
BIRMINGHAM, AL 35242**

# Property Overview

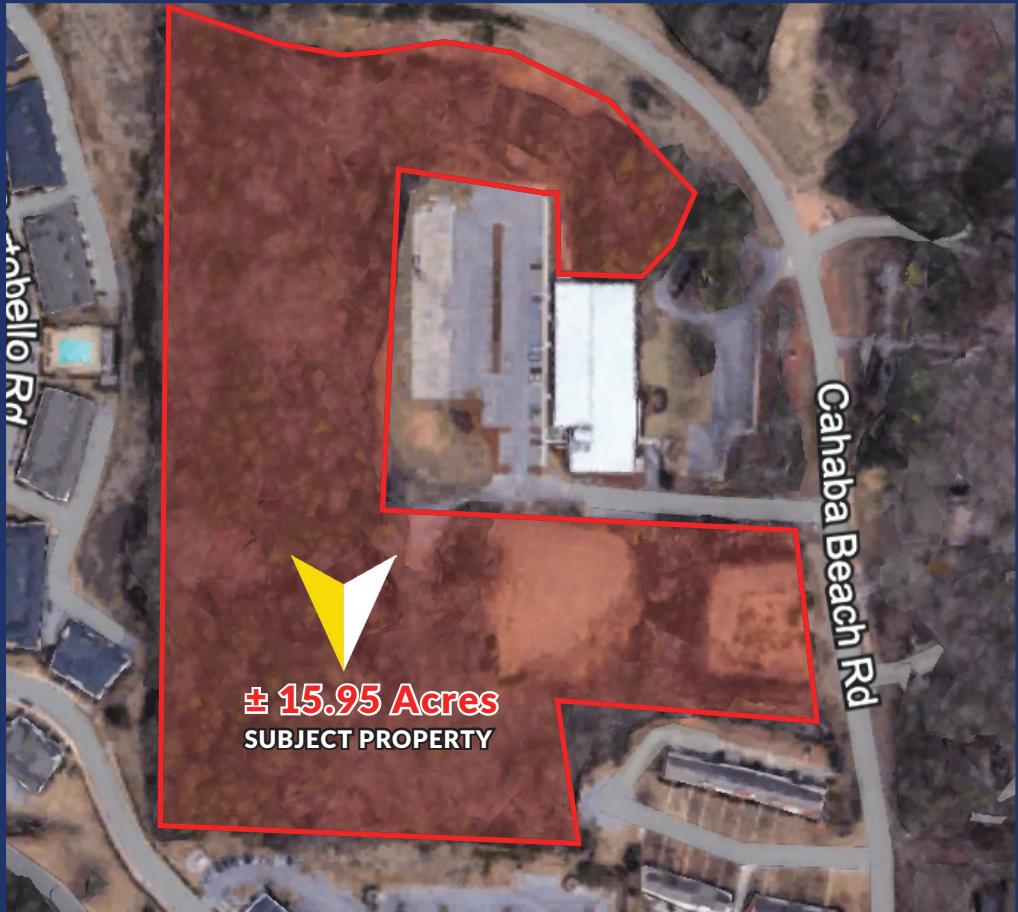


## SUMMARY

ADDRESS	NWQ Cahaba Beach Rd & Beach Cir, Birmingham, AL 35242
SIZE	± 15.95 acres
LAT., LONG.	33.431061, -86.690640
ZONING	Shelby County - General Business District - B-2
Opportunity to rezone the property to medium or higher density residential	
UTILITIES	Water: To site along Cahaba Beach Rd & Edenton St. Sewer: Onsite lift station needed to tie into 10" force main
TAX RATE	0.725%(Class III - 10% of Assessment Rate)

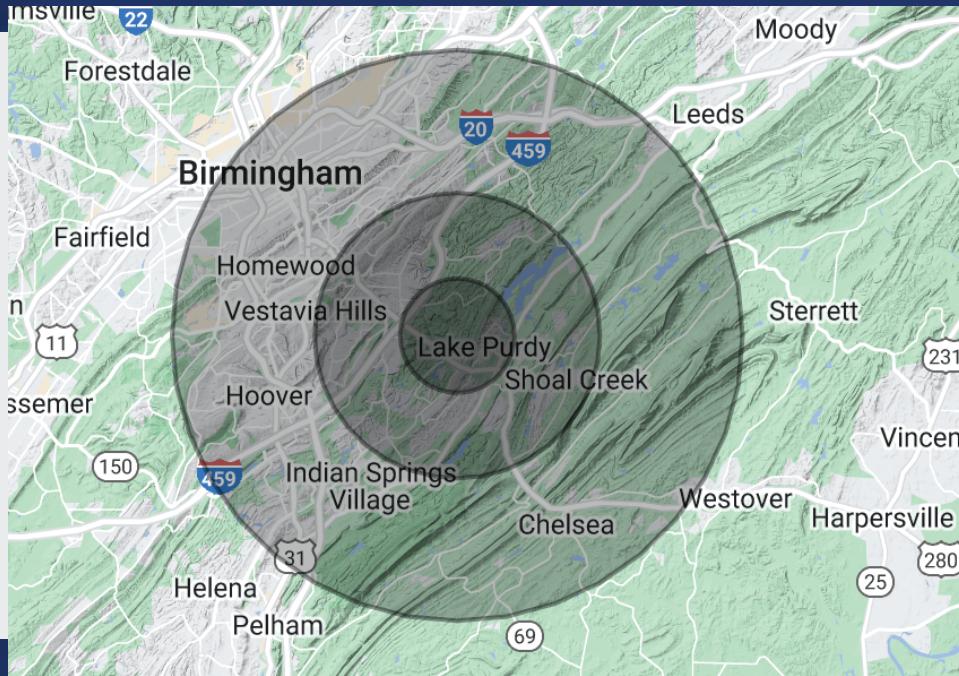
## DESCRIPTION

± 15.95 acre development opportunity along the 280 corridor in Shelby County, AL. This site is located at the NWQ of Cahaba Beach Rd & Beach Circle. Sellers are willing to give time to rezone for build-to-rent (BTR) or higher density multi-family (MF) product types. This is a great fit for any office/medical-office or residential developer.



**PURCHASE PRICE**  
**\$2,500,000**

# Location



## POPULATION

	2 MILES	5 MILES	10 MILES
Total Population	19,004	102,331	339,265
Average Age	39	41	40
Average Age (Male)	39	40	39
Average Age (Female)	40	42	41

## HOUSEHOLDS & INCOME

	2 MILES	5 MILES	10 MILES
Total Households	9,214	41,190	142,183
# of Persons per HH	2.1	2.5	2.4
Average HH Income	\$132,157	\$168,911	\$125,582
Average House Value	\$481,455	\$590,888	\$458,093

Demographics data derived from [AlphaMap](#)

## AREA OVERVIEW

The site offers immediate access to US Hwy 280 and is just minutes from I-459, located 4 miles away. It's less than 4 miles from both Grandview Medical Center and Inverness Center Parkway. Situated along Cahaba Beach Rd, it is adjacent to American Family Care Headquarters.

- Traffic counts on US Hwy 280 are 91,322 AADT (2023)
- Traffic counts on Interstate I-459 are 105,172 AADT (2023)
- Traffic counts on Cahaba Beach Rd are 2,599 AADT (2023)

## Conveniently Located:

- 12 miles to Downtown Birmingham
- 16 miles Birmingham-Shuttlesworth International Airport
- 107 miles to Huntsville, Alabama
- 148 miles to Atlanta, Georgia
- 203 miles to Nashville, Tennessee
- 239 miles to Mobile, Alabama

# Location Overview



# Birmingham, Alabama



AN EMERGING ECONOMIC CAPITAL  
& GLOBAL BUSINESS HUB IN THE  
SOUTHEAST

**#1**

BEST LARGE EMPLOYER  
IN AMERICA (UAB)  
Forbes 2021

**#1**

MID-SIZED METRO FOR  
BUSINESS CLIMATE(UAB)  
Business Facilities, 2020

**#2**

EMERGING TECH  
HOT SPOT  
MarketWatch, 2019

**#2**

MEDIAN INCOME  
GROWTH (9.4%)  
Wall Street Journal, 2021

**#2**

LOWEST UNEMPLOYMENT  
IN THE US (3.1%)  
Wall Street Journal, 2021

**#5**

HEALTHCARE HUBS  
Business Facilities, 2021



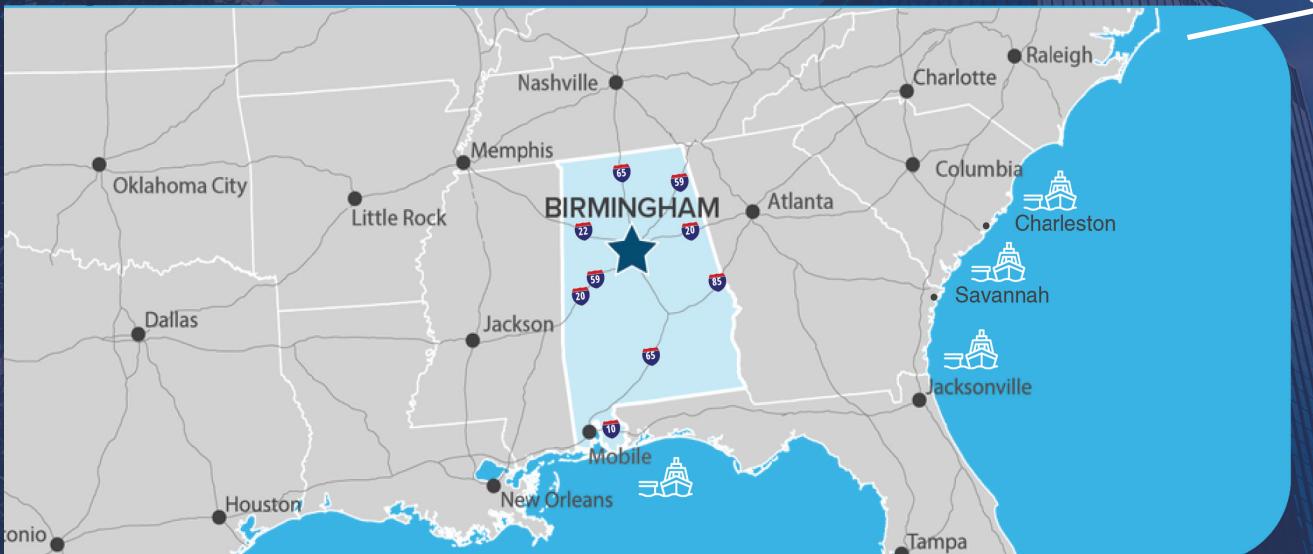
The information presented in this brochure is deemed reliable but not guaranteed.

# Greater Birmingham Region



Birmingham has more to offer. The Greater Birmingham Region, strategically poised in the Southeast, serves as a vital distribution and logistics hub. With the advantage of five major Interstates, a cargo-ready airport and three Class 1 railroads, including Norfolk Southern, CSX, and BNSF, it offers an unmatched infrastructure for efficient operations. The region's skilled workforce ensures rapid customer service fulfillment.

Since 2018, Birmingham has witnessed a surge in distribution centers, with major players like Amazon, Carvana, Lowe's and FedEx Ground leading the way. This influx has generated over 2,800+ jobs and injected more than \$670 million into the region's thriving economy.



Information sourced from Birmingham Business Alliance



## Things to Know

- Within a one-day truck trip, 38% of the U.S. population can be reached, and a two-day truck trip gives access to 78% of the population.
- There are more than 100 flights daily to and from the Birmingham-Shuttlesworth International Airport.
- The Port of Birmingham has a yearly economic impact of nearly \$130 million.
- Over the past five years, 20+ distribution and logistics companies have announced 2,800+ jobs and over \$670 million in capital investment.

# For More Information

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