



VACANT LAND FOR SALE

3700 Cahaba Beach Rd, Birmingham, AL 35242

Vacant land for sale in ideal location off of Highway 280 on Cahaba Beach Road.

PROPERTY HIGHLIGHTS

- Located conveniently off of Cahaba Beach Road along the Highway 280 corridor
- **Permitted Uses Include:** Any use permitted in B-1 Local Business District; automobiles or trailer display and sales room; public garage; frozen food locker; farm implement display and sales room; hospital or clinic for animals, but not including open kennels; retail store or shop; tavern or drive-in restaurant; used car lot; hardware or building materials sale
- **Conditional Uses:** Outdoor recreation; transportation; communication and utility; nursing home



REDUCED PRICE:

\$2 Million



LOT SIZE:

10.49 AC



PERMITTED HEIGHT:

6 stories or 75'



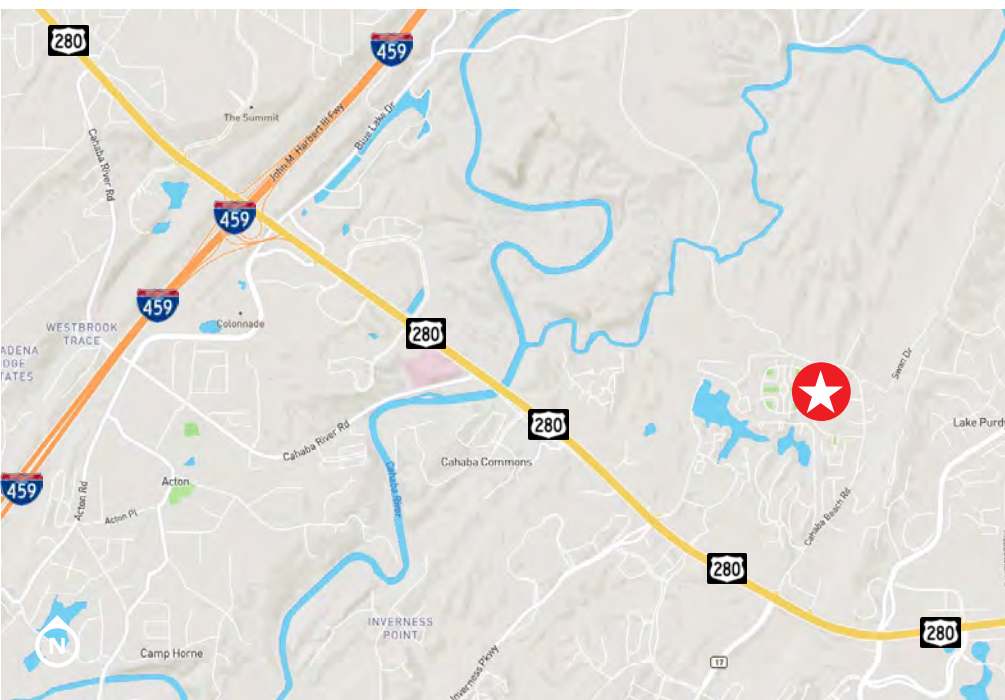
ACCESS:

Ingress/egress off of Cahaba Beach Road



ZONING:

General Business (B-2)
Shelby County



HARBERT
RETAIL

CASEY HOWARD

choward@harbertrealty.com | 205.202.0814

For More Information: Harbert-Retail.com
2 North 20th Street, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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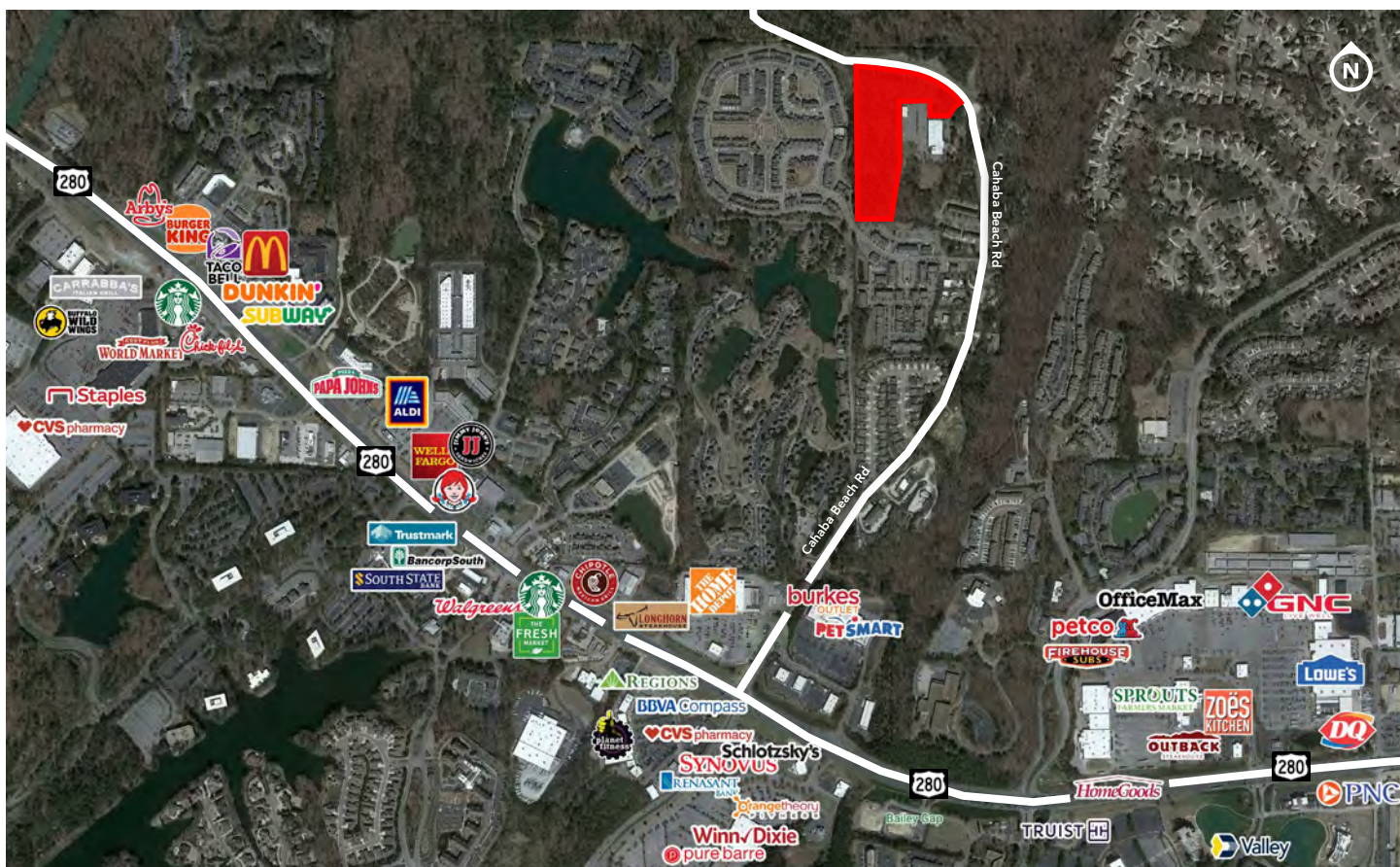
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POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Population	7,865	39,765	90,284

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2021 Estimated Households	3,885	18,152	37,245

INCOME	1 MILE	3 MILES	5 MILES
2021 Estimated Average Household Income	\$86,349	\$117,138	\$144,084

EMPLOYEES	1 MILE	3 MILES	5 MILES
2021 Estimated Total Employees	8,200	44,653	62,181



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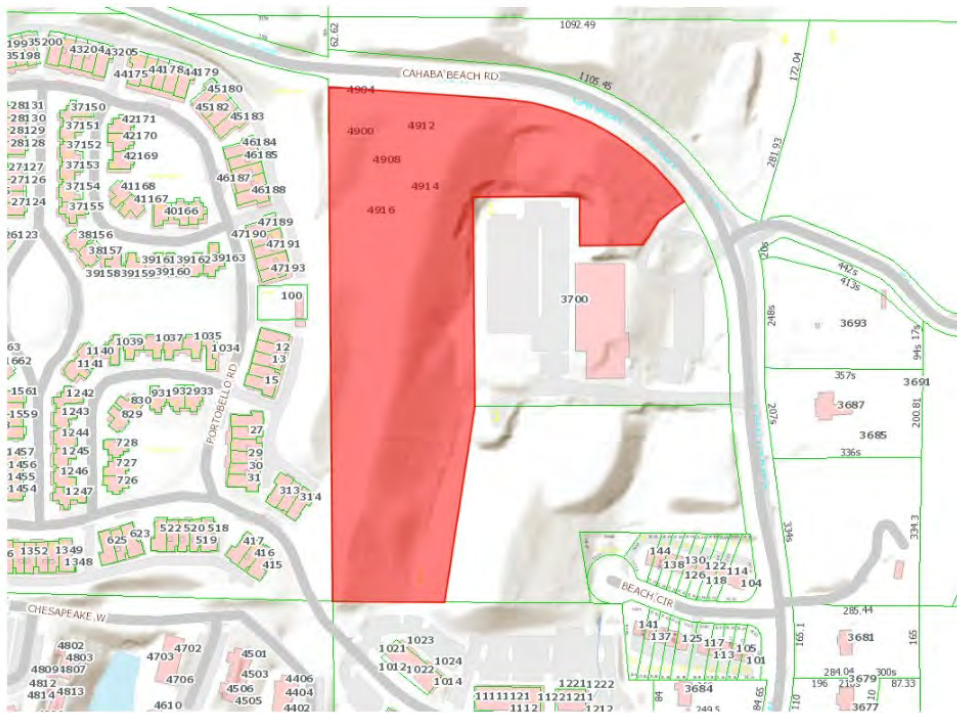
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TOPOGRAPHICAL MAP



TAX MAP



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