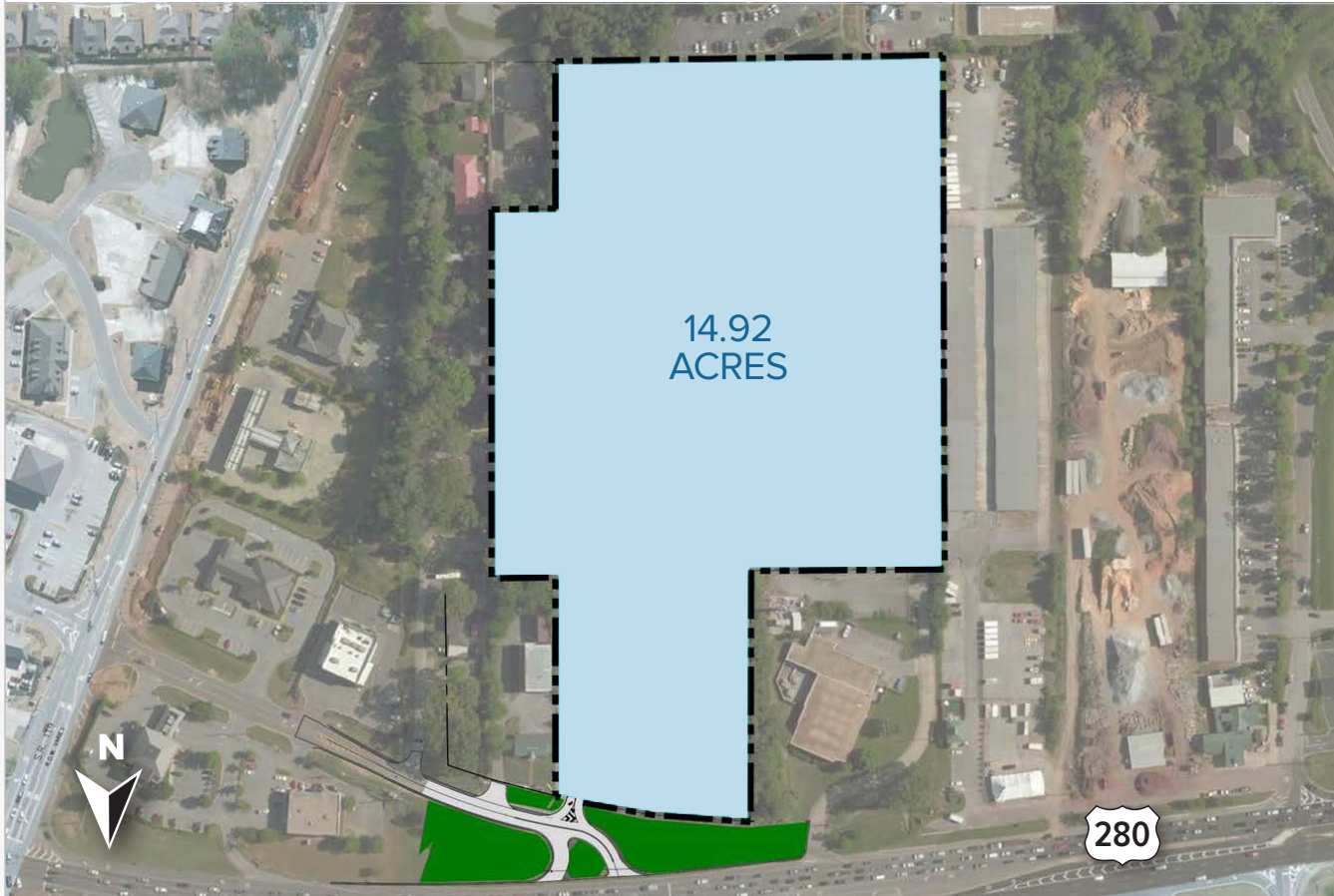


PRIME, 15-ACRE PROPERTY AVAILABLE ALONG BIRMINGHAM'S HIGHWAY 280 CORRIDOR

Ideal for Entertainment/Tourism Destination

US HWY 280 & HWY 119 BIRMINGHAM, AL 35213

Seeking a unique entertainment-based development on the bustling U.S. Hwy 280 corridor that serves the exceptional demographics in the area and complements the regional tourist attractions in the Birmingham metro area.



1.2 MILLION PEOPLE
live within a
60 minute drive
of the site

Source: ESRI Business Analyst

1.5X more money
spent on
entertainment/recreation
within a 10-minute drive of the site
than the national average.

Source: ESRI Business Analyst

\$95,039
median household income
within a 10-minute drive-time

Source: ESRI Business Analyst

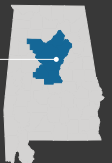
NEARLY
80,000 VEHICLES
drive by the site and
150,000 VEHICLES
drive through nearby I-65 daily

Source: ESRI Business Analyst



Yvonne Murray, Managing Director, 58 Inc. | ymurray@58inc.org | (205) 613-7124
Melody Whitten, Director of Development, 58 Inc. | mwhitten@58inc.org | (256) 558-4747

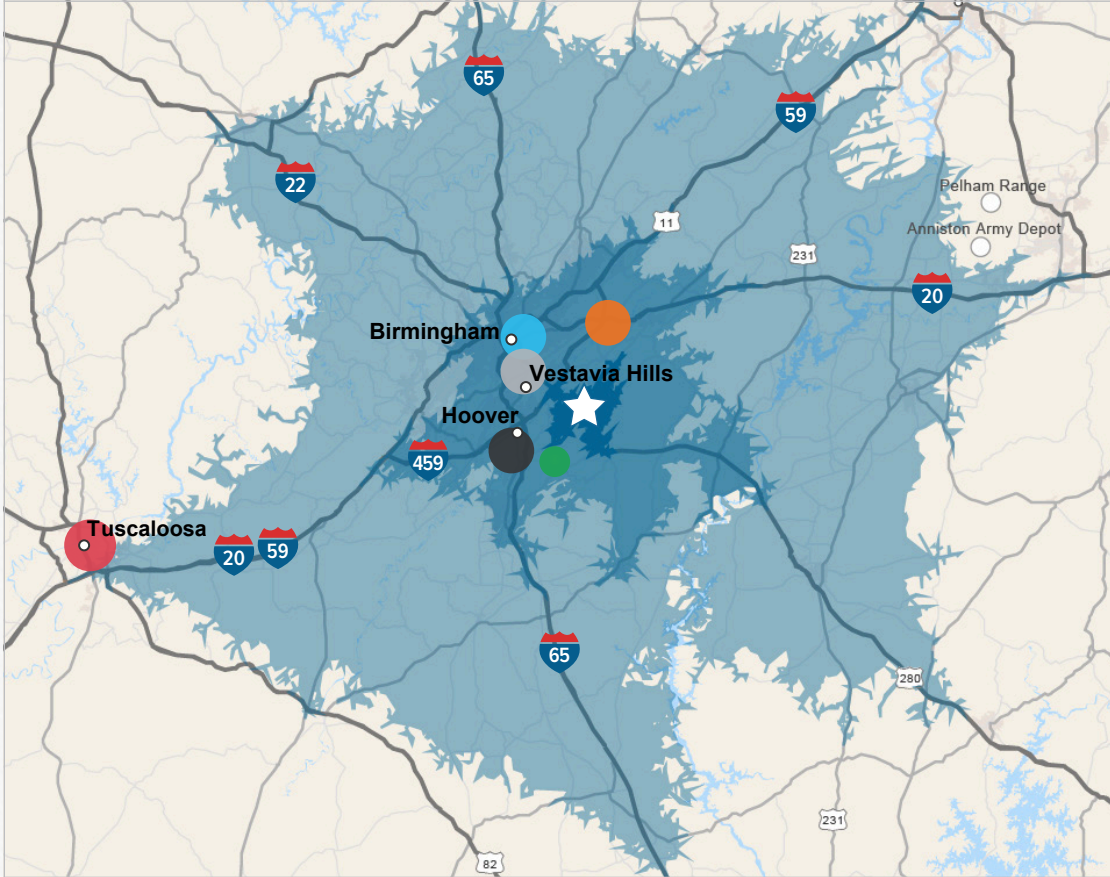
58 Inc.



PRIME, 15-ACRE PROPERTY AVAILABLE ALONG BIRMINGHAM'S HIGHWAY 280 CORRIDOR

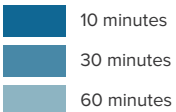
Ideal for Entertainment/Tourism Destination

US HWY 280 & HWY 119 BIRMINGHAM, AL 35213



☆ Site location

Drive time



- Alabama Sports Hall of Fame
- Birmingham Civil Rights District
- Birmingham Museum of Art
- BJCC Stadium*
- McWane Science Center
- Railroad Park
- Region's Field - Home of the Birmingham Barons
- Sloss Furnaces National Historic Landmark
- Top Golf*
- Heroes Museum*
- Birmingham Botanical Gardens
- Birmingham Zoo
- Vulcan Park and Museum
- The University of Alabama Football Stadium
- Barber Vintage Motorsports Museum
- Southern Museum of Flight*
- Oak Mountain State Park

* New or proposed destinations

| Location | |
|------------|-----------------------|
| County | Shelby |
| City | Unincorporated |
| Metro Area | Birmingham-Hoover, AL |

| Demographic | 10 minutes | 30 minutes | 60 minutes |
|---|------------|------------|------------|
| Population | 36,882 | 530,335 | 1,168,266 |
| Daytime Population | 43,079 | 684,921 | 1,227,641 |
| Median Household Income | \$95,039 | \$57,085 | \$52,946 |
| Bachelor's or higher attainment | 61.9% | 42.9% | 30.0% |
| Entertainment/recreation spending index | 145 | 103 | 91 |

Source: ESRI Business Analyst, 2018

| Easy access to 5 interstates and 1 highway | | |
|--|---------------|---------------------------|
| Interstates | Access Within | Avg. Daily Vehicle Volume |
| | 4 miles | 71,000 – 106,000 |
| | 8 miles | 110,000 – 153,000 |
| | 13 miles | 82,000 – 100,000 |
| | 17 miles | 82,000 – 100,000 |
| | 23 mile | 15,000 – 30,000 |
| Four-lane Highways | Access Within | |
| | 0 miles | 72,000 – 77,500 |

* Recently completed interstate. Traffic counts are expected to increase when new data is released.

RECENT ANNOUNCEMENTS

- Birmingham begins work on new \$175 million stadium at the BJCC
- McLeod Software locates less than a mile from the site, doubling workforce to 600
- New semi-professional football team, Birmingham Iron, announces in the Birmingham region

CONTACT US

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