



HALLMARK FLEX PARK

9486 OLD HIGHWAY 31, WARRIOR, AL 35180

Located adjacent to U.S. Interstate 65 in Warrior, Alabama, the Hallmark Flex Park is publicly owned and offers more than 375 acres of land for industrial, commercial/mixed use and office development. This property is a short, 20 mile drive to downtown Birmingham, Alabama, and Birmingham-Shuttlesworth International Airport.



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Location	
County	Jefferson
City	Warrior
Metro Area	Birmingham-Hoover, AL

Completed due diligence with no identified encumbrances on-site	
Available acres	375
Previous use	Pasture
Topography	Flat to rolling
✓ Protective covenants	✓ Phase 1 environmental
✓ Preliminary geotech report	✓ Ecological review
✓ Preliminary wetlands assessment	✓ Cultural & historical resources review

All utilities with excess capacity on-site		
Natural gas	Cullman/Jefferson Gas District	Size of main: 4 inches
Water	Birmingham Water Works	Size of main: 16 inches
Sewer	Jefferson County	Size of main: 8 inches
Electric	Alabama Power	✓ Transmission ✓ Distribution
Fiber/Telecom	AT&T	✓ Fiberoptic

Easy access to 4 interstates	
Interstates	Access within
	0 mile
	15 miles
	20 miles
	28 miles



For additional info about the BBA, please visit our [website](#)



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