



FOR SALE

PRIME DEVELOPMENT LAND

7151 Parkway Drive, Leeds, AL 35094

PROPERTY OVERVIEW

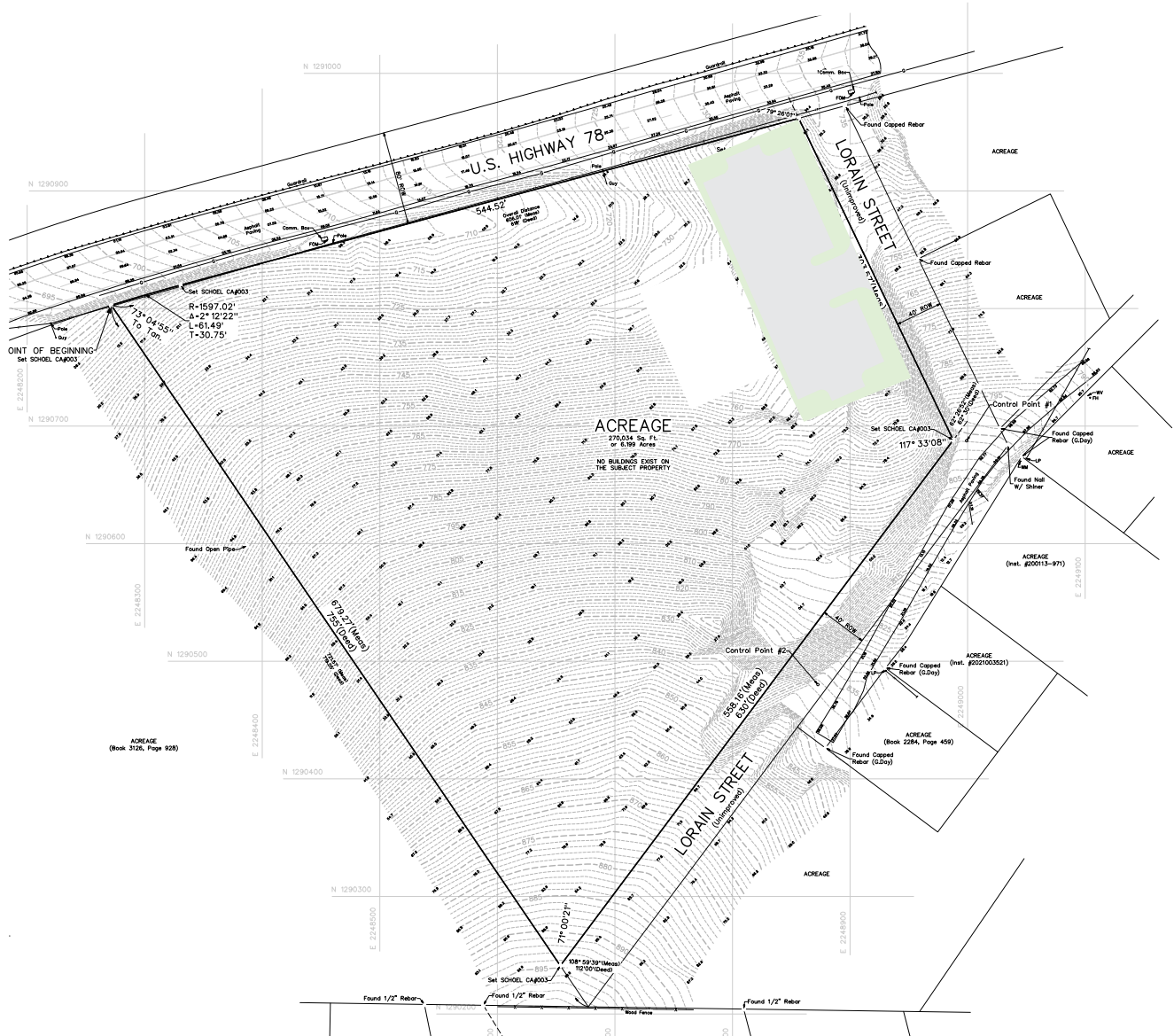
- **REDUCED PRICE:**
\$275,000
- **SIZE:**
6.5 Acres - Potential to develop
±3,500-7,000 SF building
- **DETAILS:**
 - Ideally located nearby Buc-ee's, Bass Pro Shops, Barber Motorsports Park and The Outlet Shops of Grand River
 - Located off Exit 140 off of I-20
 - One of the most strategic and rapidly growing areas in the metro
 - Tremendous development opportunity
- **TRAFFIC COUNTS:**
83,771 AADT on I-20
19,761 AADT on US 78



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PROPOSED SITE LAYOUT



*For representation purposes. Subject to inaccuracies

BO GRESHAM

bgresham@harristynes.com | 205.458.8110

For More Information: HarrisTynes.com
2 North 20th St, #1700, Birmingham, AL 35203



The information contained herein has been obtained from sources deemed reliable, however, Harris Tynes 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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POTENTIAL LAYOUT OPTIONS



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Nestled just 17 miles from downtown Birmingham, Leeds is a tri-county municipality, straddling the borders of Jefferson, Shelby, and St Clair counties. It's incredibly convenient to I-20 and I-59, as well as the Birmingham International Airport, but maintains enough distance to be isolated from traffic and city congestion. The City of Leeds is approximately 22.7 square miles with an estimated residential population of 12,416 and 4,639 households in 2023.

Founded in the late 1800's around the cement manufacturing industry, Leeds gradually evolved into an extended suburb of the Greater Birmingham Area making it desirable for anyone ready to live, work or play.

SITE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Population	2,795	11,485	28,969
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Estimated Employees	1,104	4,606	11,253
INCOME	1 MILE	3 MILES	5 MILES
2024 Estimated Average Household Income	\$102,508	\$98,307	\$107,341

LOCATED IN ONE OF LEED'S MOST ACTIVE RETAIL CORRIDORS



86.3K
VISITS/YEAR



6.3M
VISITS/YEAR



1.4M
VISITS/YEAR



86.3K
VISITS/YEAR

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HARRIS TYNES
COMMERCIAL REAL ESTATE