

Land for Sale

US Highway 280, Chelsea, AL

INTRODUCTION.

Prepared commercial land parcels located at the busiest signalized intersection in the heart of the growing town of Chelsea.

Older traffic counts quote over 32,000 vehicles per day on US Highway 280, along with more than 12,000 per day on Highway 47. There are thousands of rooftops in the immediate area, with thousands and thousands of residential lots in development stages.

Super Walmart, Walgreens, Auto Zone, Tractor & Supply, numerous restaurants, banks, and countless other retailers continue to search for sites in this area.

Good sites such as these are becoming scarcer and increasing in price every day. Parcels with this type of outstanding visibility and road frontage have been selling between \$16 to \$24 per square foot.

SUMMARY.

Lot 1 is a 1.576+/- acre prepared site which is level with Chesser Drive, yet highly visible from US 280. Chesser Drive is a short "service road" which allows good ingress and egress for the numerous residences on this site of the Highway. Priced at \$9.00 per sq ft, B2 zoning, City of Chelsea, all utilities.

Lot 2 is a 1.76+/- acre site which is level with US Highway 280. Priced at \$19.96 per sq ft, B2 zoning, City of Chelsea, all utilities.

Engineers are working on designing an extension to the existing service road in place which will connect **both lots to US Highway 280 as well as Chesser Drive** in order to make access simple and quick. Please look at the attached layout to learn more.

For more information, contact Glenn Ponder at 205-408-9911 ext 2.



850 Corporate Parkway, Suite 106
Birmingham, AL 35242
205-408-9911

Land for Sale - Chelsea, AL

Lot 1: 1.576 acres+/-
Asking price \$618,000
(\$9.00 psf)

Lot 2: 1.76 acres+/-
Asking price \$1,530,000
(\$19.96 psf)

Little Caesar's Pizza
Allstate
Chelsea Lane
Chelsea Wt. Loss
AT&T Wireless
Prissy's
Uncle Monk's Cafe

Domino's Pizza

Proposed
Extension of
Existing Service
Road (40' ROW)

Tractor &
Supply Co

Taco Bell

McDonald's

BP Gas
Sprint
Acc Physical Therapy
Ciao Bella Salon

Walgreens
Auto Zone

Kentucky
Fried
Chicken

Gas

Realty
South

Sherwin
Williams
H&R Block
State Farm



Dairy
Queen

Chevron
Gas

Frontier
Bank

Winn Dixie

Subway, Movie
Gallery, etc

CONTACT: Glenn Ponder, 205-408-9911 X2

Information deemed reliable, but not guaranteed

