

2-10 ACRES AVAILABLE

THE HIGHLANDS: COMMERCIAL DEVELOPMENT OPPORTUNITY

305 TIMBERVIEW TRAIL, CHELSEA, AL 35043

PROPERTY FOR SALE OR LEASE



The
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205.823.3030

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PROPERTY PHOTOS



THE HIGHLANDS

Build-to-Suit Community in North Shelby County



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CALL FOR PRICING

Bill Clements, CCIM

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1841 Montclair Lane, Suite 102

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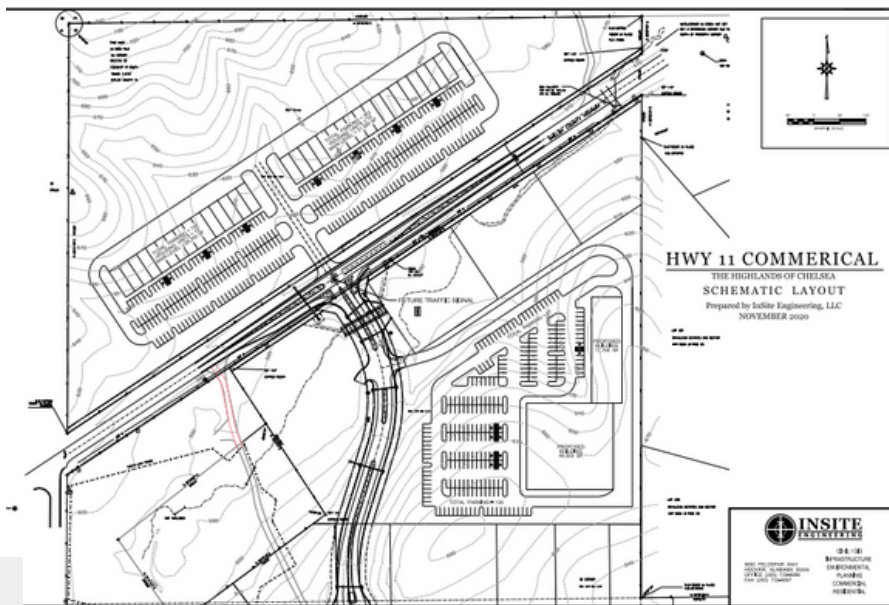
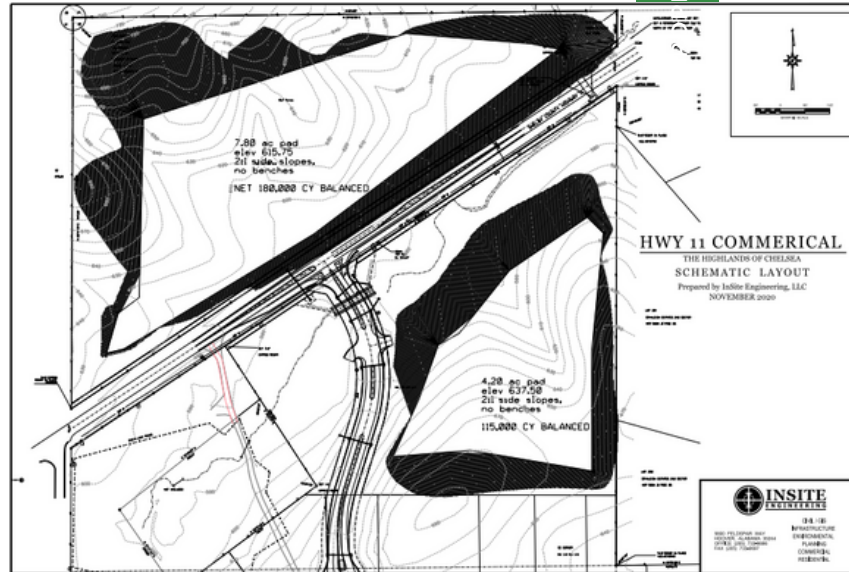


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SITE PLAN



QUICK FACTS

- Located at the entrance to 200+ home sites along Highway 11
- 0.5 miles away from Chelsea High School
- Zoning: PRD (Planned Residential Development)
- **TRAFFIC COUNTS: 10,863 VPD**

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MAP



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1.73 ACRES/4,680 SF AVAILABLE

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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	185	3,704	22,113
2010 Population	312	7,523	34,034
2021 Population	629	8,989	39,291
2026 Population	689	9,759	42,035
2000-2010 Annual Rate	5.37%	7.34%	4.41%
2010-2021 Annual Rate	6.43%	1.60%	1.28%
2021-2026 Annual Rate	1.84%	1.66%	1.36%
2021 Male Population	49.4%	48.7%	49.2%
2021 Female Population	50.4%	51.3%	50.8%
2021 Median Age	38.5	38.5	40.7

In the identified area, the current year population is 39,291. In 2010, the Census count in the area was 34,034. The rate of change since 2010 was 1.28% annually. The five-year projection for the population in the area is 42,035 representing a change of 1.36% annually from 2021 to 2026. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 38.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	87.6%	86.1%	86.4%
2021 Black Alone	7.5%	7.9%	7.4%
2021 American Indian/Alaska Native Alone	0.5%	0.5%	0.3%
2021 Asian Alone	1.3%	2.7%	3.1%
2021 Pacific Islander Alone	0.0%	0.1%	0.1%
2021 Other Race	1.8%	1.2%	1.3%
2021 Two or More Races	1.4%	1.4%	1.4%
2021 Hispanic Origin (Any Race)	3.8%	3.7%	3.3%

Persons of Hispanic origin represent 3.3% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 29.5 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	89	117	174
2000 Households	65	1,411	7,915
2010 Households	102	2,861	12,416
2021 Total Households	186	3,342	14,286
2026 Total Households	203	3,614	15,265
2000-2010 Annual Rate	4.61%	7.32%	4.61%
2010-2021 Annual Rate	5.49%	1.39%	1.25%
2021-2026 Annual Rate	1.76%	1.58%	1.33%
2021 Average Household Size	3.38	2.67	2.72

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Mortgage Income			
2021 Percent of Income for Mortgage	11.8%	11.7%	12.7%
Median Household Income			
2021 Median Household Income	\$91,855	\$89,915	\$102,702
2026 Median Household Income	\$100,895	\$97,620	\$109,267
2021-2026 Annual Rate	1.90%	1.66%	1.25%
Average Household Income			
2021 Average Household Income	\$99,305	\$105,916	\$127,955
2026 Average Household Income	\$109,059	\$116,516	\$141,143
2021-2026 Annual Rate	1.89%	1.93%	1.98%
Per Capita Income			
2021 Per Capita Income	\$32,829	\$39,302	\$46,866
2026 Per Capita Income	\$35,922	\$43,071	\$51,645
2021-2026 Annual Rate	1.82%	1.85%	1.96%

Households by Income

Current median household income is \$102,702 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$109,267 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$127,955 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$141,143 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$46,866 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$51,645 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	215	216	200
2000 Total Housing Units	77	1,528	8,390
2000 Owner Occupied Housing Units	56	1,204	6,812
2000 Renter Occupied Housing Units	9	207	1,102
2000 Vacant Housing Units	12	117	476
2010 Total Housing Units	120	3,045	13,144
2010 Owner Occupied Housing Units	88	2,469	10,730
2010 Renter Occupied Housing Units	14	392	1,686
2010 Vacant Housing Units	18	184	728
2021 Total Housing Units	212	3,569	15,180
2021 Owner Occupied Housing Units	168	2,978	12,730
2021 Renter Occupied Housing Units	18	364	1,556
2021 Vacant Housing Units	26	227	894
2026 Total Housing Units	231	3,864	16,230
2026 Owner Occupied Housing Units	184	3,242	13,698
2026 Renter Occupied Housing Units	18	372	1,567
2026 Vacant Housing Units	28	250	965

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