



6.5 ACRE
DEVELOPMENT SITE

60,584 AADT

US 78 18,085 AADT

PRIME DEVELOPMENT LAND FOR SALE

7151 Parkway Drive, Leeds, AL 35094

Ideally located land in Leeds, AL, with excellent development opportunity



REDUCED ASKING PRICE:
\$295,000



SIZE:
6.5 Acres - Potential to develop
±3,500-7,000 SF building



DETAILS:

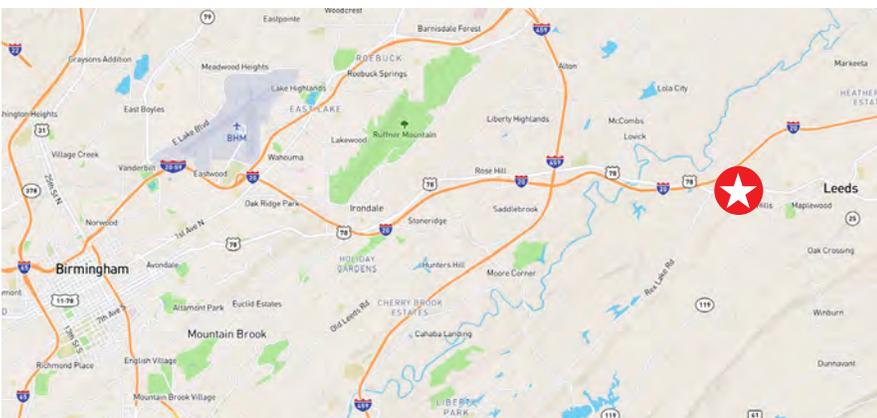
- Ideally located nearby Buc-ee's, Bass Pro Shops, Barber Motorsports Park and The Outlet Shops of Grand River
- Located off Exit 140 off of I-20
- One of the most strategic and rapidly growing areas in the metro
- Tremendous development opportunity



TRAFFIC COUNTS:
83,771 AADT on I-20
19,761 AADT on US 78



Proposed building rendering



Ideally located in Leeds, AL, the site is only a short drive from Birmingham and is situated along I-20 in a high traffic corridor headed towards Atlanta.



HARBERT
REALTY SERVICES

BO GRESHAM

bgresham@harbertrealty.com | 205.458.8110

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

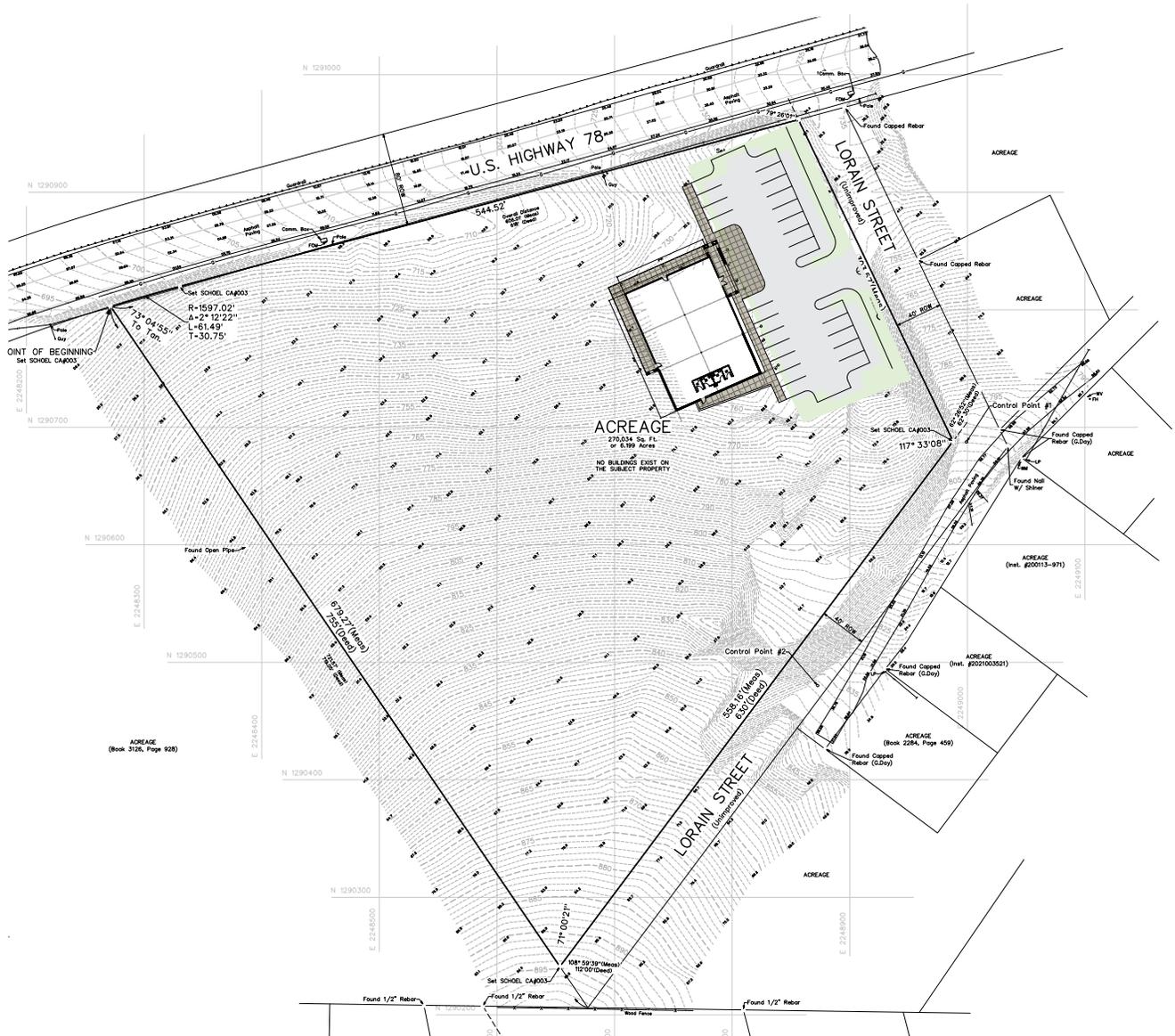
The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

PRIME DEVELOPMENT LAND FOR SALE

7151 Parkway Drive, Leeds, AL 35094

Ideally located land in Leeds, AL, with excellent development opportunity

PROPOSED SITE LAYOUT



*For representation purposes. Subject to inaccuracies



HARBERT
REALTY SERVICES

BO GRESHAM

bgresham@harbertrealty.com | 205.458.8110

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

The information contained herein has been obtained from sources deemed reliable, however, HRS 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.

PRIME DEVELOPMENT LAND FOR SALE

7151 Parkway Drive, Leeds, AL 35094

Ideally located land in Leeds, AL, with excellent development opportunity

POTENTIAL LAYOUT OPTIONS



*For representation purposes. Subject to inaccuracies



BO GRESHAM
bgresham@harbertrealty.com | 205.458.8110

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

The information contained herein has been obtained from sources deemed reliable, however, HRS 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.

PRIME DEVELOPMENT LAND FOR SALE

7151 Parkway Drive, Leeds, AL 35094

Ideally located land in Leeds, AL, with excellent development opportunity

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



HARBERT
REALTY SERVICES

BO GRESHAM

bgresham@harbertrealty.com | 205.458.8110

For More Information: HarbertRealty.com

2 North 20th Street, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, HRS 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.