

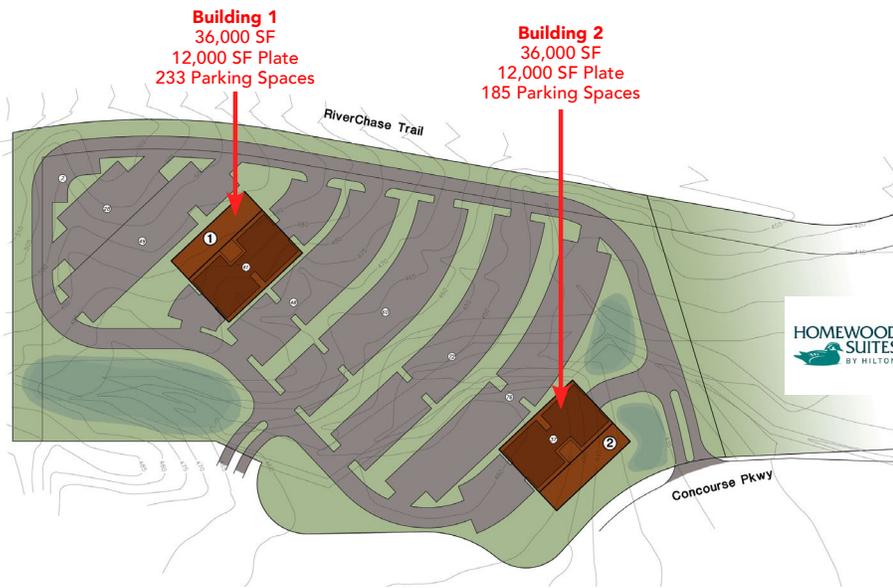
# LOCATED WITHIN NEW HOOVER HEALTH CARE DISTRICT



## DEVELOPMENT LAND FOR SALE

Concourse at Riverchase | Concourse Pkwy, Hoover, AL

Ideal site for Medical, Office or Industrial with convenient I-65 and Hwy 31 access



### ASKING PRICE:

Call For Pricing



### AVAILABILITY:

±7.5 Acres



### SITE DETAILS:

- North Shelby County - Riverchase Address
- Easy access to I-65 and Highway 31
- Growing High Traffic Area/ Communities
- Site planned for two 36,000 SF Buildings
- **Located within new Hoover Health Care District**



### PARKING:

Covered parking and excellent parking ratio

POPULATION	1 MILE	3 MILES	5 MILES
2024 Estimated Population	4,419	42,745	98,815

DAYTIME BUSINESS POP	1 MILE	3 MILES	5 MILES
2024 Estimated Employees	10,171	33,272	57,735

INCOME	1 MILE	3 MILES	5 MILES
2024 Estimated Avg HH Income	\$91,849	\$109,641	\$130,717

TRAFFIC	VALLEYDALE RD	I-65
Average Annual Daily Traffic	32,642	112,765



**HARBERT**  
REALTY SERVICES

NORMAN TYNES

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