

M-2 INDUSTRIAL
HIGHLY FLEXIBLE USE ZONING

±14,000 SF
INDUSTRIAL LAND

±14,000 SF INDUSTRIAL LAND FOR SALE | BIRMINGHAM, AL

Zoned M-2 (Industrial), City of Birmingham | **Highly Flexible Use Zoning** | 1st Avenue South Corridor | Birmingham, AL
MSA

Listing Broker: Brock Kollars | Peranich Huffman Net Lease Group | AL License #: 000175229
Broker of Record: Harrison Warr | AL License #: 000105358-1

OFFERING OVERVIEW

±14,000 SF INDUSTRIAL LAND | BIRMINGHAM, AL

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PURCHASE PRICE

\$532,000

PRICE PER SQUARE FOOT

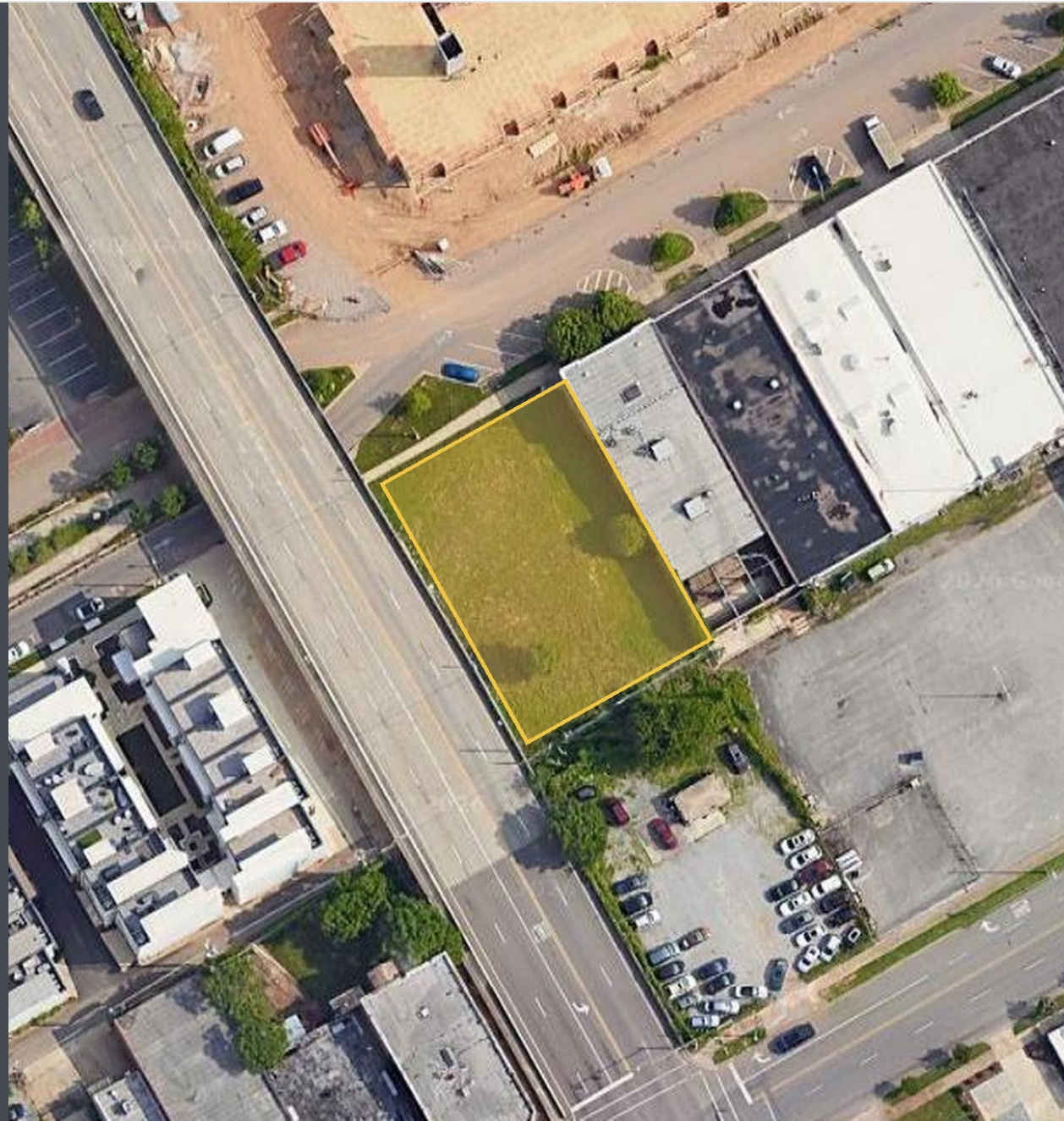
\$38.00 / SF

INVESTMENT HIGHLIGHTS

- ±14,000 SF (±0.32 AC) of vacant, cleared industrial land fronting 1st Avenue South in Birmingham's historic Southside / Parkside warehouse district
- Zoned M-2 (Industrial) by the City of Birmingham — one of the city's most permissive districts, offering exceptional flexibility for build-to-suit warehouse, distribution, light & heavy manufacturing, flex, and outdoor/laydown storage uses
- Minutes from Downtown Birmingham, Railroad Park, Regions Field, and the UAB Medical District
- Located near the UAB campus & hospital system — Alabama's largest employer with 20,000+ employees
- Excellent regional access via Birmingham's interstate network — I-65, I-20/59 & I-459 all converge in the metro
- Positioned in the Birmingham-Hoover MSA, the largest metropolitan economy in Alabama (1.18M+ population)

LAND & ZONING DETAILS

- Address: 2401 1st Avenue South, Birmingham, AL 35233
- Land Area: ±14,000 SF (±0.32 AC)
- Improvements: None — vacant, cleared land
- Zoning: M-2, Industrial (City of Birmingham)
- Frontage: 1st Avenue South
- Submarket: Southside / Parkside District



LOCATION OVERVIEW

BIRMINGHAM, ALABAMA & THE BIRMINGHAM-HOOVER MSA

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1.18M+

MSA POPULATION

Birmingham-Hoover MSA · 2020 Census

200,733

CITY POPULATION

City of Birmingham · 2020 Census

20,000+

UAB EMPLOYEES

Alabama's Largest Employer

4

INTERSTATES

I-20 · I-65 · I-59 · I-22

Birmingham, Alabama is the largest city in the state and the anchor of the Birmingham-Hoover Metropolitan Statistical Area, home to more than 1.18 million residents and the largest economy in Alabama. Once built on iron and steel manufacturing, Birmingham's economy has diversified over the decades into healthcare, finance, education, technology, and logistics, while still retaining a strong base of manufacturing, warehousing and distribution users drawn to its central location, rail infrastructure, and interstate access via I-65, I-20/59, and I-459. Downtown Birmingham has experienced significant reinvestment in recent years, with neighborhoods such as Southside, Parkside, and the area surrounding Railroad Park and Regions Field seeing new restaurants, breweries, residential lofts, and adaptive reuse of the district's historic warehouse stock. Healthcare and education anchor the district immediately to the west, where the University of Alabama at Birmingham (UAB) — Alabama's largest employer with more than 20,000 employees and one of the nation's leading academic medical centers — together with UAB Hospital and Children's of Alabama, drive substantial daytime population and demand for supporting industrial, flex, and service-oriented real estate nearby.

The Property is located along the **1st Avenue South corridor**, a historic industrial and warehouse district running through Birmingham's urban core between Southside and downtown. The corridor has long served as a hub for manufacturing, wholesale, and distribution users given its rail-served history, and it sits within a short drive of Railroad Park, Regions Field, Sloss Furnaces National Historic Landmark, and the emerging Parkside District. The area's blend of flexible, M-2 zoned industrial sites alongside ongoing urban redevelopment gives investors and owner-users rare access to a well-located, build-to-suit infill industrial land opportunity in the heart of one of the Southeast's major metropolitan areas.

REGIONAL LOCATION & ACCESS

PROXIMITY TO I-20/59 & THE HIGHWAY 280 CORRIDOR

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I-65

I-20 / I-59

US-280

The Property sits at the heart of Birmingham's urban core, minutes from the **I-20/59 downtown interstate loop** and a short drive from the **U.S. Highway 280 corridor** — Alabama's busiest commercial thoroughfare, connecting downtown to Mountain Brook, Vestavia Hills, and Hoover. Regional access also includes I-65 (west) and I-459 (south loop), placing the site within minutes of every major interstate serving the Birmingham-Hoover MSA.

CONFIDENTIAL MEMORANDUM & DISCLAIMER

Peranich Huffman Net Lease Group ("Agent") has been engaged as the exclusive agent for the sale of the ±14,000 SF vacant industrial land parcel located at 2401 1st Avenue South, Birmingham, Alabama (the "Property"), by the owner of the Property ("Seller"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Peranich Huffman Net Lease Group as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein, and are specifically advised to independently verify all zoning, permitted use, square footage, and site condition information with the City of Birmingham and appropriate third parties.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Peranich Huffman Net Lease Group.

±14,000 SF INDUSTRIAL LAND FOR SALE | BIRMINGHAM, ALABAMA

2401 1st Avenue South, Birmingham, AL 35233

BROCK KOLLARS

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