



OFFERING MEMORANDUM

## 4.3 ACRES FOR SALE | WARRIOR, AL | TROTTER'S CROSSING

171 Dana Road, Warrior, AL 35180

PERANICH HUFFMAN  
NET LEASE GROUP

Adjacent To Highly-Trafficked Interstate 65 | Immediate Visibility From Exit 281 | B-3 General Business Zoning | Positioned Along Birmingham's Northern Expansion Corridor

# TROTTER'S CROSSING

171 Dana Road, Warrior, AL 35180

LISTED BY

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Investment Sales Broker

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## ROSS BLAISING

Broker of Record

ARC Realty, LLC

AL License #: 000103578-0

TROTTER'S CROSSING

4.3-ACRE PARCEL | WARRIOR, AL

# INVESTMENT OVERVIEW

📍 TROTTER'S CROSSING | 4.3-ACRE PARCEL | WARRIOR, AL

## OVERVIEW

Peranich Huffman Net Lease Group is pleased to present  $\pm 4.3$  acres of vacant land at 171 Dana Road (US-31) in Warrior, Alabama. Positioned along the I-65 Exit 281 interchange, the property benefits from prominent interstate traffic visibility with established ingress/egress points and internal circulation routes.

## ZONING & ACCESS

Zoned B-3 (General Business) by the City of Warrior, the property offers direct access from US-31 (Dana Road) with I-65 ramps immediately adjacent. Development modifications including subdivision, access management, signage, utility infrastructure, and site improvements are contingent upon securing requisite jurisdictional approvals.

**PURCHASE PRICE**  
**\$1,140,000**

**PRICE PER ACRE**  
**\$265k/acre**

The  $\pm 4.3$ -acre parcel is available for purchase: (i) in its entirety, or (ii) as subdivided parcels consisting of 0.50+ acres.



# PROPERTY OVERVIEW

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## TROTTER'S CROSSING

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\$265k / acre

Price Per Acre

B-3 (General Business)

Zoning

Dana Road (Exit 281 Off-Ramp) | US-31

Frontage

4.3 Acres

Site Area

03-00-23-4-000-037.000

Parcel / APN

I-65 Ramps in Immediate Proximity

Access

# NORTHEAST VIEW

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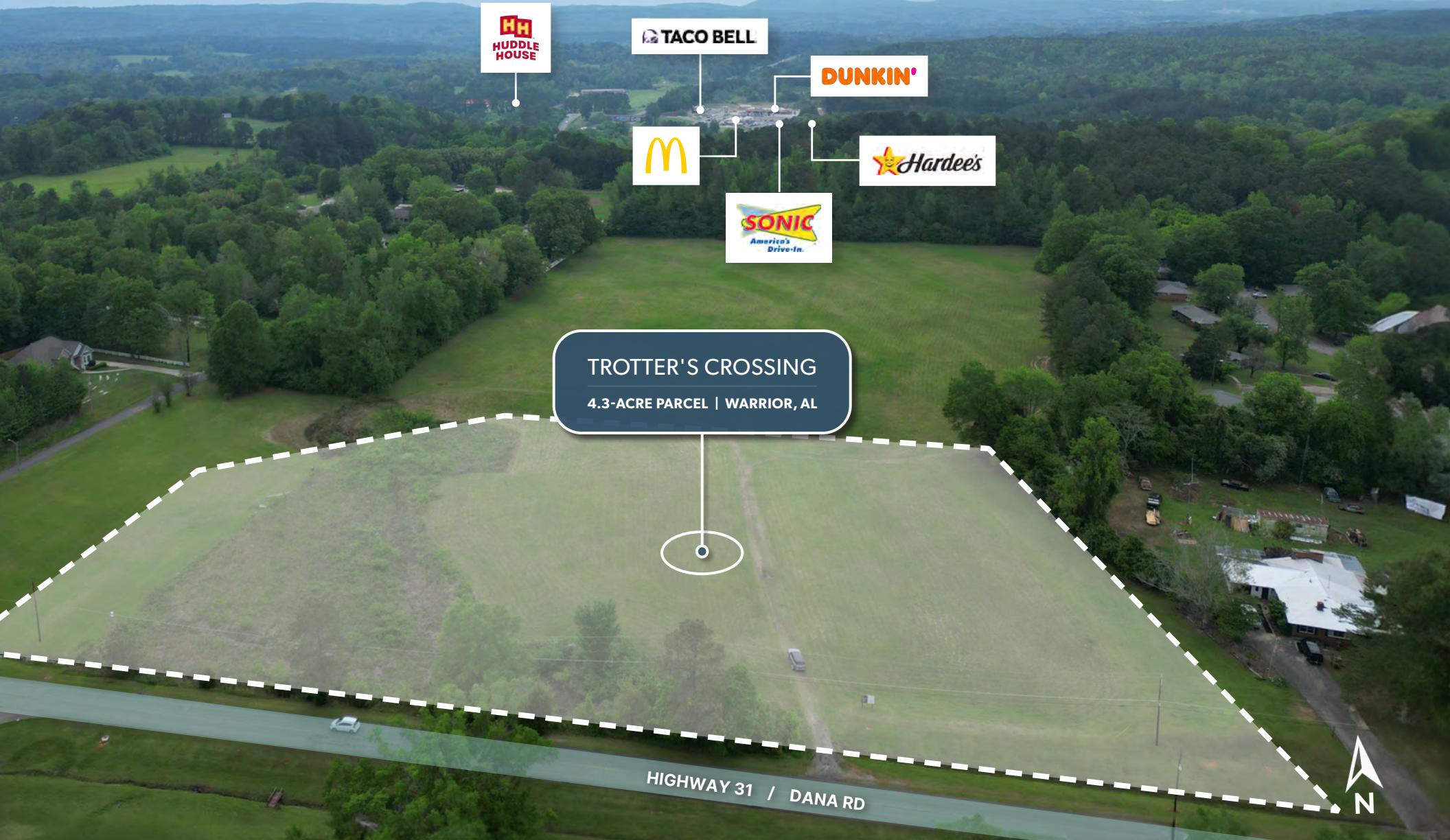
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# NORTH VIEW

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# INVESTMENT HIGHLIGHTS

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## Interstate Adjacency & US-31 Frontage

Located at I-65 Exit 281 with immediate approach from the ramps; frontage along Dana Road (US-31) provides regional visibility and convenient ingress/egress for future outparcel users.



## Flexible Sale Structure

Available as a single ±4.3-acre parcel or in divided increments (minimum 0.5 acres), creating options for quick pad sales, build-to-suit opportunities, or a broader multi-tenant retail configuration.



## B-3 General Business Zoning

City of Warrior commercial district accommodating retail, restaurant/drive-thru, service, and medical/office uses; buyer to verify specific permissions, parking ratios, signage, and drive-thru standards.



## Regional Positioning

Approximately 18 miles north of Downtown Birmingham via I-65, within the metro's northern commuter shed.



## Corridor Activity & Services

Exit 282's adjacent arterials carry over 9,000 vehicles daily (AADT), anchored by essential locations including local schools, gas stations, and convenience retail that drive recurring traffic patterns.



## Growing Northern Birmingham Submarket

Residential expansion in Warrior, Kimberly, and Gardendale continues to strengthen demand for retail, service, and medical uses, enhancing long-term pad site marketability.

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**49,667**

**Number of Residents**

2024 | 10-Mile Radius

**\$86,069**

**Average Household Income**

2024 | 10-Mile Radius

## DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
<b>Population (2024)</b>			
Population	6,487	16,664	49,667
Employed	6,429	16,458	49,182
<b>Income (2024)</b>			
Average Household Income	\$72,398	\$85,805	\$86,069
Median Household Income	\$61,712	\$73,158	\$70,213
<b>Employment (2024)</b>			
Employees	1,493	2,518	6,152
Businesses	202	361	944

Source: CoStar

# GALLERY

📍 TROTTER'S CROSSING | 4.3-ACRE PARCEL | WARRIOR, AL



# SITE PLAN

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# RETAIL MAP

TROTTER'S CROSSING | 4.3-ACRE PARCEL | WARRIOR, AL

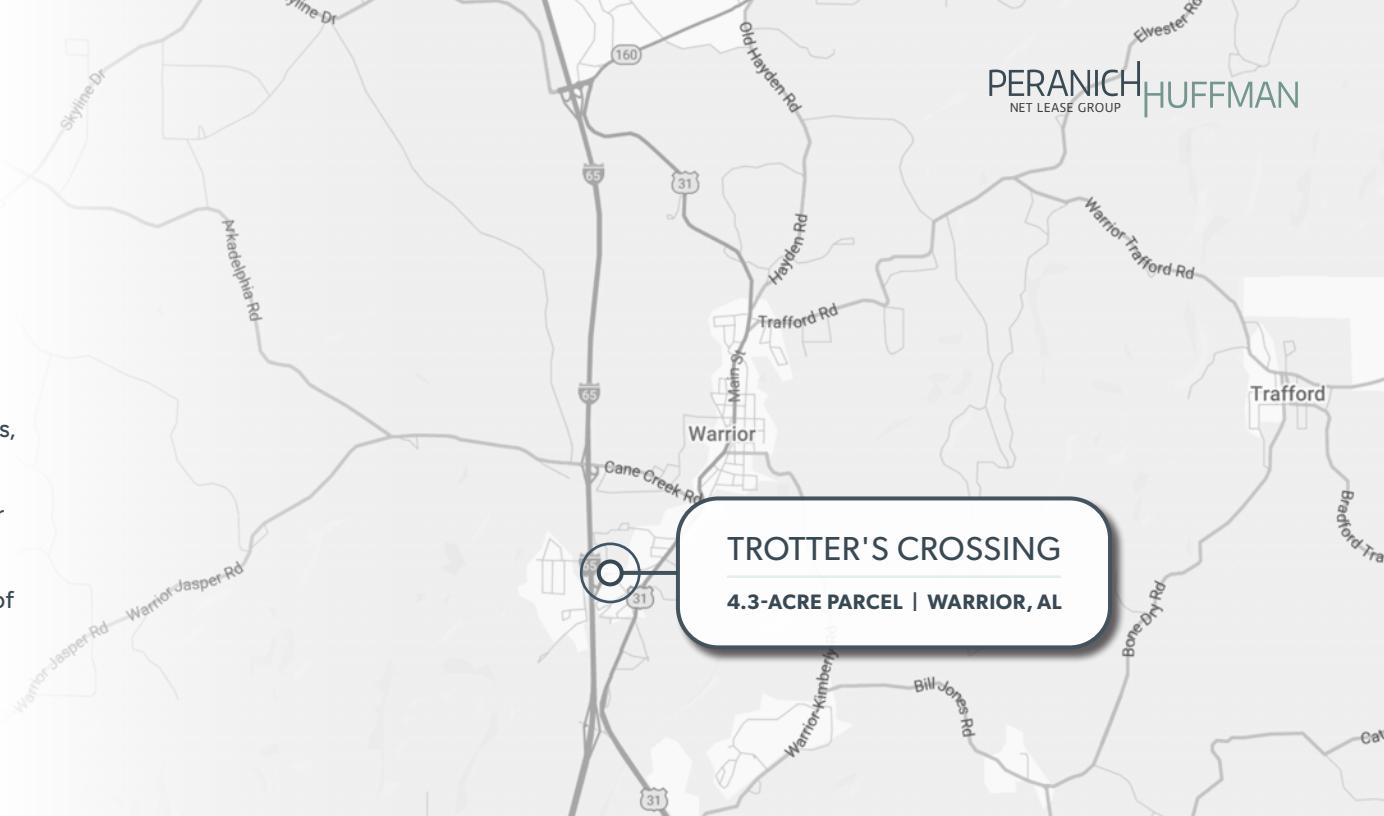
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# LOCATION OVERVIEW

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The property is in the City of Warrior (Jefferson County) fronting Dana Road at 171 Dana Road. It has immediate approach to I-65 via Exit 281, with the off-ramp at/near the frontage and the on-ramp roughly 0.1 miles from the subject property. The interchange supports daily-needs trips, including multiple fuel/convenience operators within about 1.0–1.3 miles and nearby schools that serve the area (Warrior Elementary 0.40 mi; North Jefferson MS 1.75 mi; Mortimer Jordan HS 3.31 mi). Regionally, the site sits ~18 miles north of Downtown Birmingham along the I-65 corridor.



## Primary Arterial Frontage

Direct exposure along Dana Road / US-31, increasing visibility & ease of access

## Corridor Activity

Nearby arterial roads traffic counts exceed 9,000 vehicles per day (AADT)

## Regional Connectivity

I-65 Exit 282 nearby: off-ramp at/near frontage; on-ramp ~0.1 mi. Regional graphic indicates ~18 miles to downtown Birmingham

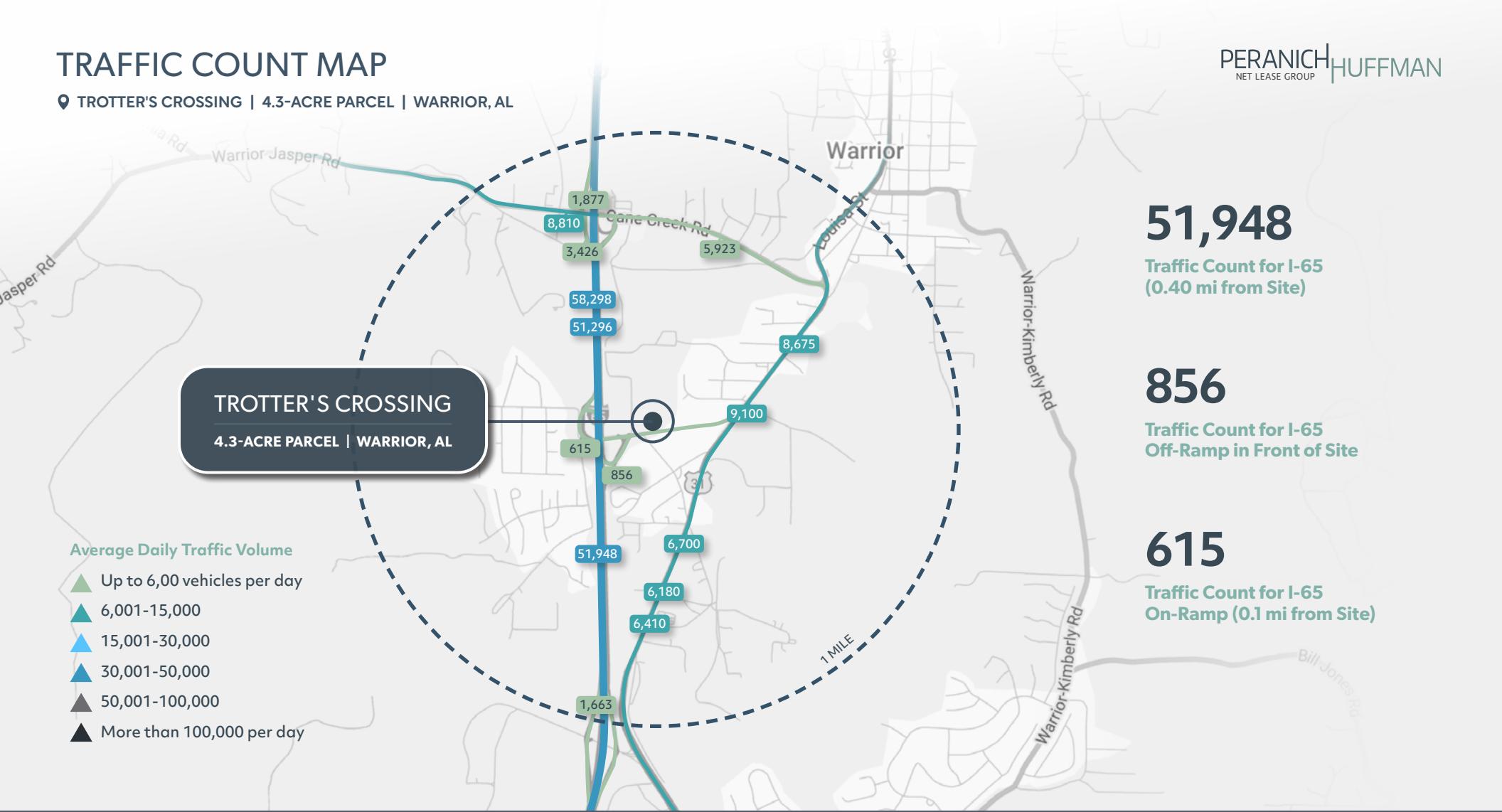
## Daily-Needs Ecosystem

Fuel/convenience cluster near Exit 282 (Chevron, Exxon, Shell, Marathon) ~1.0 – 1.3 miles from the subject property

# TRAFFIC COUNT MAP

TROTTER'S CROSSING | 4.3-ACRE PARCEL | WARRIOR, AL

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## Key Takeaways

- Strong nearby traffic counts including proximity to I-65 corridor (off-ramp in front of site & on-ramp 0.1 miles)
- Nearby arterial streets also observed to drive 9K+ in daily traffic counts

Distance	Street	Closest Cross-Street	Year of Count	Count
0.35 mi	US Hwy 31	Pecan St (0.03mi SW)	2000	9,100
0.40 mi	I-65	Old Hwy 31 (0.49mi N)	2020	51,948
0.45 mi	I-65	Warrior Jasper Rd (1.4mi S)	2020	51,296
0.51 mi	I-65	Cane Creek Rd (0.04mi N)	2018	58,598
0.78 mi	Warrior Jasper Rd	Cane Creek Rd (0.04mi E)	2000	9,400

# GAS STATION MAP

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## SUMMARY

**6**

Nearby Gas Stations

**1.1 MI**

Average Distance

Gas Station Name	Address	Distance
Chevron Warrior	9637 US-31, Warrior, AL 35180	1.00 mi
Warrior Speed Mart (Sunoco)	510 US-31, Warrior AL 35180	0.70 mi
Chevron (Exit 282)	290 Cane Creek Road, Warrior, AL 35180	1.25 mi
Exxon (Exit 282)	300 Cane Creek Road, Warrior, AL 35180	1.20 mi
Shell (Exit 282)	313 Cane Creek Road, Warrior, AL 35180	1.20 mi
Marathon (Exit 282 West)	405 Cane Creek Road, Warrior, AL 35180	1.30 mi
<b>Average</b>		<b>1.11 mi</b>

# SCHOOL MAP

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## SUMMARY

**2,711** **1.8 MI**

Total Enrollment

Average Distance

School Name	Enrollment (2022)	Distance
Warrior Elementary School	413	0.40 mi
North Jefferson Middle School	636	1.75 mi
Mortimer Jordan High School	834	3.31 mi
Bryan Elementary School	828	1.79 mi
<b>Average</b>	<b>2,711</b>	<b>1.81 mi</b>

# RETAIL GAP ANALYSIS & DEMAND OUTLOOK

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## Retail Demand (Scaled) Demand By Merchandise Line

	1-Mile	3-Mile	5-Mile
Groceries and other food items for human consumption off the premises	\$2,734,464	\$16,648,617	\$49,365,125
Alcoholic beverages served for immediate consumption	\$169,688	\$1,006,244	\$2,960,423
Drugs, health aids, beauty aids, incl cosmetics	\$2,348,026	\$14,340,179	\$43,034,094
Kitchenware and home furnishings	\$236,962	\$1,527,819	\$4,710,159
Hardware, tools, and plumbing and electrical supplies	\$286,070	\$1,956,944	\$6,332,083
Lawn, garden, and farm equipment and supplies	\$390,435	\$2,533,811	\$7,922,022
Pets, pet foods, and pet supplies	\$215,308	\$1,327,154	\$3,964,732
All other merchandise	\$360,839	\$2,259,622	\$6,823,235

## Retail Demand Outlook

	2022 Consumer Spending	2027 Consumer Spending	Projected Consumer Spending
Food	\$4,532,747	\$5,954,509	\$1,421,762
Food at Home	\$2,778,853	\$3,650,480	\$871,627
Bakery and Cereal Products	\$359,245	\$471,927	\$112,682
Meats, Poultry, Fish, and Eggs	\$607,188	\$797,642	\$190,454
Dairy Products	\$277,394	\$364,403	\$87,009
Fruits and Vegetables	\$510,318	\$670,387	\$160,069
Snacks and Other Food at Home	\$1,024,706	\$1,346,120	\$321,414
Food Away from Home	\$1,753,894	\$2,304,029	\$550,135
Alcoholic Beverages	\$265,773	\$349,137	\$86,634

- Within a 5-mile radius of the site, nearly \$50MM in grocery sales are being lost to outside markets, evidencing the demand for additional grocery and various retail options in the Warrior submarket.
- Strong anticipated spending growth across all retail sub-categories projected over the next five years.
- Tenant base poised to benefit from unmet retail demand in an uptrending, supply-constrained high-growth submarket of Birmingham.

**\$1.4M**

Projected Consumer Spending on Food

**\$550K**

Projected Consumer Spending on Food Away from Home



# ECONOMIC ANNOUNCEMENTS & RESIDENTIAL DEVELOPMENT

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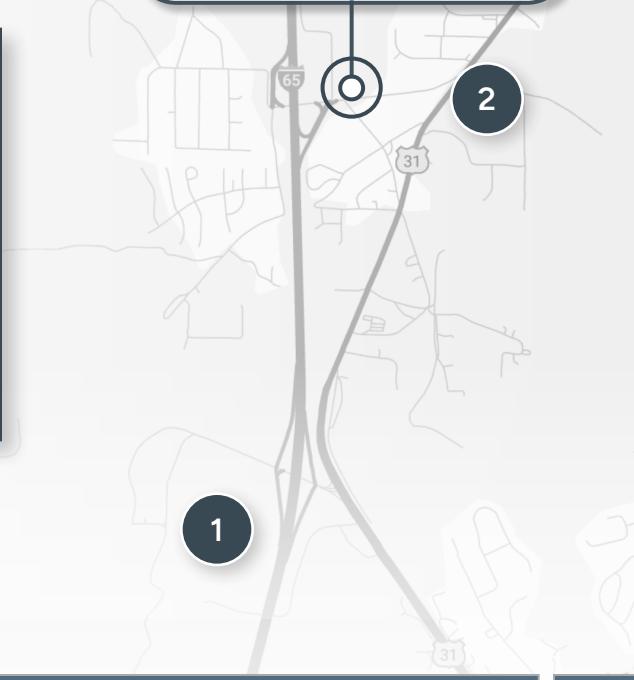
## Major Development Announced

1,100-ACRE INDUSTRIAL PARK | JEFFMET NORTH

- Within 5 minutes of subject property
- Development site located off I-65 (Exit 275)
- 4,700 projected jobs
- Modeled after 739-acre JeffMet McCalla (6.5 job/acre)
- Developed by JCEIDA (Jefferson County)
- Targeted Industries: Automotive, Manufacturing
- [Read the article by AL.com](#)

### TROTTER'S CROSSING

4.3-ACRE PARCEL | WARRIOR, AL



#### 1) New Warrior Elementary School

Constructed in 2021 to accommodate for population growth.

[Read the Article by ABC330 News](#)

#### 2) Hallmark Farms Redevelopment

Following the \$13.5M March 2025 sale of the Hallmark Farm estate to Agriculture Exhibition Center Corporation, the \$158M redevelopment of Hallmark Farms is slated to include an agricultural event center, hotels, residential, and retail space. (est. 900,000 visitors/annually & 300 FT jobs)

[Read the Article by the Birmingham Business Journal](#)

[Read the Article by AL.com](#)

#### + Accelerating Housing Demand

Warrior's robust residential development pipeline includes over 1,300 new homes currently under construction across five major subdivisions: Bellehurst, Smith Glenn by Valor Communities, Bridlewood Farms by Smith Douglas Homes, and both Doss Ferry and Rimel Farms by DR Horton.



1 Alabama Farm Center at Hallmark Farm



2 Warrior Elementary School

Offers should be submitted electronically to:

## HARRISON WARR

at [harrison@phnlg.com](mailto:harrison@phnlg.com) and include the following information:

- Purchase Price
- Closing Period
- Sources of Debt & Equity
- Earnest Money
- Other Terms

## ABOUT US

Peranich Huffman Net Lease Group is a privately held real estate brokerage firm specializing in single tenant net leased medical office investment sales throughout the nation.

Our firm facilitates the purchase & sale of commercial real estate tenanted by Dialysis Operators, Dental Offices, Plasma Centers, Surgery Centers, Vet Clinics and Hospices.

Broker of Record | Ross Blaising | ARC Realty, LLC | AL License #: 000103578-0

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## CONFIDENTIAL MEMORANDUM & DISCLAIMER

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