



18.8-ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY

3470 Cooks Moore Road, Trussville, Alabama 35173

Strong Demographics | Zoned R-2 (Single Family Residential District) | Rapidly Growing Market | Birmingham, AL MSA

OFFERING OVERVIEW

18.8 ACRES | TRUSSVILLE, AL

Purchase Price
\$244,000

Price Per Acre
\$13,000/acre

Investment Highlights

- Located within Trussville City School District
- Minutes from Hwy 11 (Trussville's primary thoroughfare)
- Population: 15,508 (3-mile radius), 53,879 (5-mile)
- Average HH Income: \$109,569 (3-mile radius), \$91,190 (5-mile)
- Average HH Income: Estimated 15.1% increase by 2028 (3-mile)

Parcel Details

- APN: 11.00.31.2.000.005
- Number of Parcels: 1
- Number of Tracts: 2 (Tract 1: ~6 Acres | Tract 2: ~12.8 Acres)
- Zoned R-2 (Single Family Residential District)



LOCATION OVERVIEW

TRUSSVILLE, AL & BIRMINGHAM, AL MSA



2023 POPULATION
53,000+

5-Mile Radius of Subject Property



2023 HOUSEHOLDS
21,000+

5-Mile Radius of Subject Property



2023 AVG. HOUSEHOLD INCOME
\$109,000+

3-Mile Radius of Subject Property



INCOME GROWTH (2023-2028)
15.1%

5-Mile Radius of Subject Property

Trussville, AL Economy - In recent years, Trussville has experienced a notable rise in economic function, propelled by a diverse range of industries and a supportive business environment. The city's business landscape encompasses sectors such as healthcare, retail, manufacturing, and technology, contributing to its robust economic vitality. One notable example of Trussville's economic growth is the development of the Cahaba Project. This mixed-use development, situated along Highway 11, has become a focal point for commercial activity in the area. Anchored by retailers such as Publix Super Market and Hobby Lobby, the Cahaba Project has not only created job opportunities but also attracted other businesses to the vicinity, stimulating further economic activity. Additionally, the emergence of medical facilities like the St. Vincent's Primary Care and the expansion of healthcare services in the city have contributed to Trussville's economic vibrancy.

Trussville, AL Housing Market - The growth in Trussville's economy has had a direct impact on its housing market, driving up demand for residential properties. Over the past few years, there has been a noticeable increase in housing prices, mirroring the upward trend seen across much of Alabama. The demand for housing in Trussville is driven by various factors, including its strong economy, quality schools, and attractive amenities. Single-family homes dominate the housing landscape, ranging from cozy bungalows to spacious estates, catering to diverse lifestyle preferences. Additionally, the city boasts a mix of new construction and established neighborhoods, offering buyers a wide array of housing options to suit their needs. The revitalization of older neighborhoods has contributed to the diversity of housing options available in Trussville. The Downtown Trussville district, for instance, has witnessed a resurgence in interest, with historic homes being renovated and restored to their former glory. This trend not only preserves the city's architectural heritage but also provides buyers with unique housing opportunities in a charming, walkable environment. Increased demand for housing has also led to rising property prices in Trussville. Median home prices in the city have seen a steady appreciation over the past few years, outpacing the statewide average.

The **Birmingham Metropolitan Statistical Area (MSA)** serves as a dynamic economic center in Alabama, encompassing Jefferson, Shelby, St. Clair, Blount, and Walker counties. Historically rooted in industries like iron and steel manufacturing, Birmingham has diversified its economy over the years. While manufacturing remains significant, sectors such as healthcare, finance, education, and technology have emerged as key drivers of economic activity. Healthcare, in particular, plays a prominent role, with major medical institutions like the University of Alabama at Birmingham (UAB) Health System and the Children's of Alabama hospital providing world-class care and employment opportunities. The finance sector thrives with several regional banks & financial service providers headquartered in the area. Education is another cornerstone, with UAB serving as a major research university and catalyst for innovation. Birmingham's technology sector has also seen growth, supported by initiatives to foster entrepreneurship and attract tech talent. The region's retail and hospitality industries cater to both local residents and visitors, while transportation and logistics benefit from Birmingham's strategic location as a transportation hub.

CONFIDENTIAL MEMORANDUM & DISCLAIMER

Peranich Huffman Net Lease Group (“Agent”) has been engaged as the exclusive agent for the sale of the 18.8-Acre Residential Development Opportunity | Trussville, 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.

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.

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