



**Developable Area  
±10.2 Acres**

# LAND DEVELOPMENT OPPORTUNITY

Montgomery Highway, Vestavia Hills, AL 35216

Development site opportunity in Vestavia Hills situated along highly traversed retail corridor.

## PROPERTY HIGHLIGHTS

- ±10.2 Acres of developable area
- ± 5 Acres of greenspace
- ±19 Acres total
- Great in-fill location
- Zoned Institutional - INST
- Favorable demographics
- High visibility
- Just off heavily traveled Highway 31
- All utilities available on-site
- Easy access to 1-65
- Vestavia Hills city limits



**NEW PRICE:**  
**\$2.5 Million**



**DEVELOPABLE  
LAND AREA:**  
10.2 Acres



**ZONING:**  
Institutional - INST



**ACCESS:**  
Accessible via Vestavia  
Pkyw off of Hwy 31



**POTENTIAL USES:**  
Senior Housing /  
Assisted Living



**Developable Area  
±10.2 Acres**



**HARBERT**  
REALTY SERVICES

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

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POPULATION	1 MILE	3 MILES	5 MILES
2021 Estimated Population	9,089	64,770	151,908

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2021 Estimated Households	4,223	27,547	65,140

INCOME	1 MILE	3 MILES	5 MILES
2021 Estimated Average Household Income	\$99,280	\$109,890	\$109,218

AGE	1 MILE	3 MILES	5 MILES
65 Years and Over	1,647	10,691	24,090



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**Complete Site**



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