



## Oak Mountain Land Pelham, AL

Information deemed reliable but not guaranteed.



**Call for  
Pricing**



**~10 Acres  
Available**

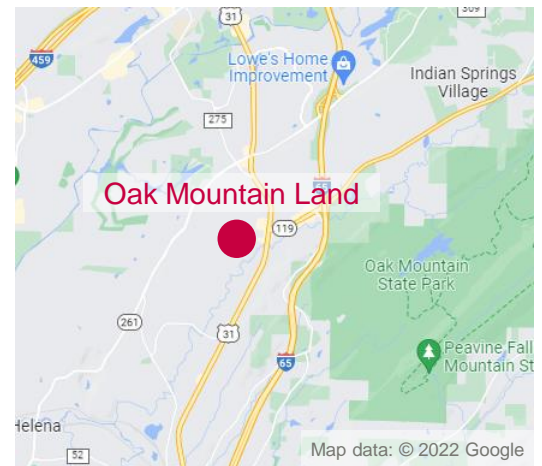


**~29,500  
VPD Hwy 31**



**~30,150  
VPD Hwy 119**

- Adjacent to popular Oak Mountain Marketplace (home to Full Moon BBQ and 24e Health Club) at the intersection of Hwy 31 and Hwy 119
- High visibility and easy access to I-65
- Ground lease, build-to-suit or sale
- Ideal location for hotel, car wash, retail / entertainment center, or self-storage



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Est. Population	3,757	30,837	88,152
Est. Households	1,402	12,353	34,189
Avg. HH Income	\$59,249	\$66,283	\$74,032

**Chuck Callans**  
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**Oak Mountain Land**  
Pelham, AL

Map data: Landsat / Copernicus, Google, © 2022 Maxar Technologies

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## Pelham Has Great Momentum

### Fun and Exciting Things to Do



11,584-acre state park draws many outdoor enthusiasts



Largest outdoor amphitheater in Alabama seating 10,500



Home to the Birmingham Bulls and host to 27,000+ ice skaters annually

### Compelling Development Activity



\$60 million, 40+ acre multifamily and mixed use 2023 development



82,000 square feet in-process mixed-use entertainment district



15-barrel brewhouse with storefront and restaurant