

To Birmingham - 15 miles N

Hoover

I-459 (±127,600 AADT)

Subject property

I-65 (±125,800 AADT)

Valleydale Rd (±26,800 AADT)

Wildwood Ln

To Montgomery - 78 miles S

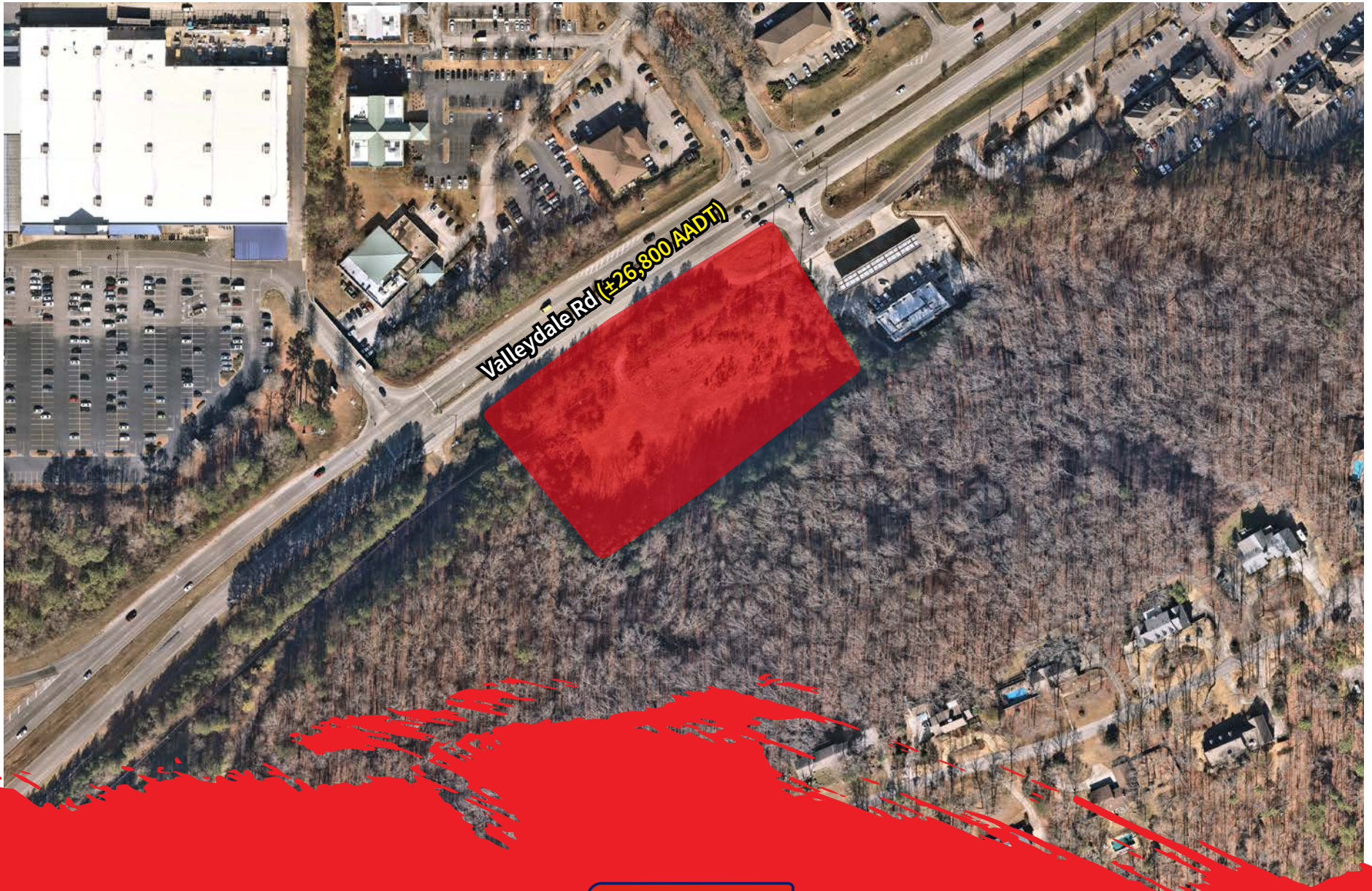
For Lease or Build-to-Suit

2137 Valleydale Rd • Hoover, AL

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Aerial view



Summary



Introduction

JLL is pleased to present this property for lease located at 2137 Valleydale Rd, Hoover, AL 30081. The property will be marketed as a vacant property for a potential owner-occupant or an investor.

- Large multi use site
- Traffic lighted intersections on Valleydale Rd and Southlake Parkway
- Multi access on to US 17 Valleydale Rd
- Traffic count in excess of 26,000 AADT
- At major retail hub including Lowes
- Just north of I-65
- Growing area with above average household income \$121,168 in a 1 mile radius

Property Facts

Address: 2137 Valleydale Rd
Hoover, AL 30081

Land Area: 1.12 AC

SF: 48,787 SF

Action: For lease

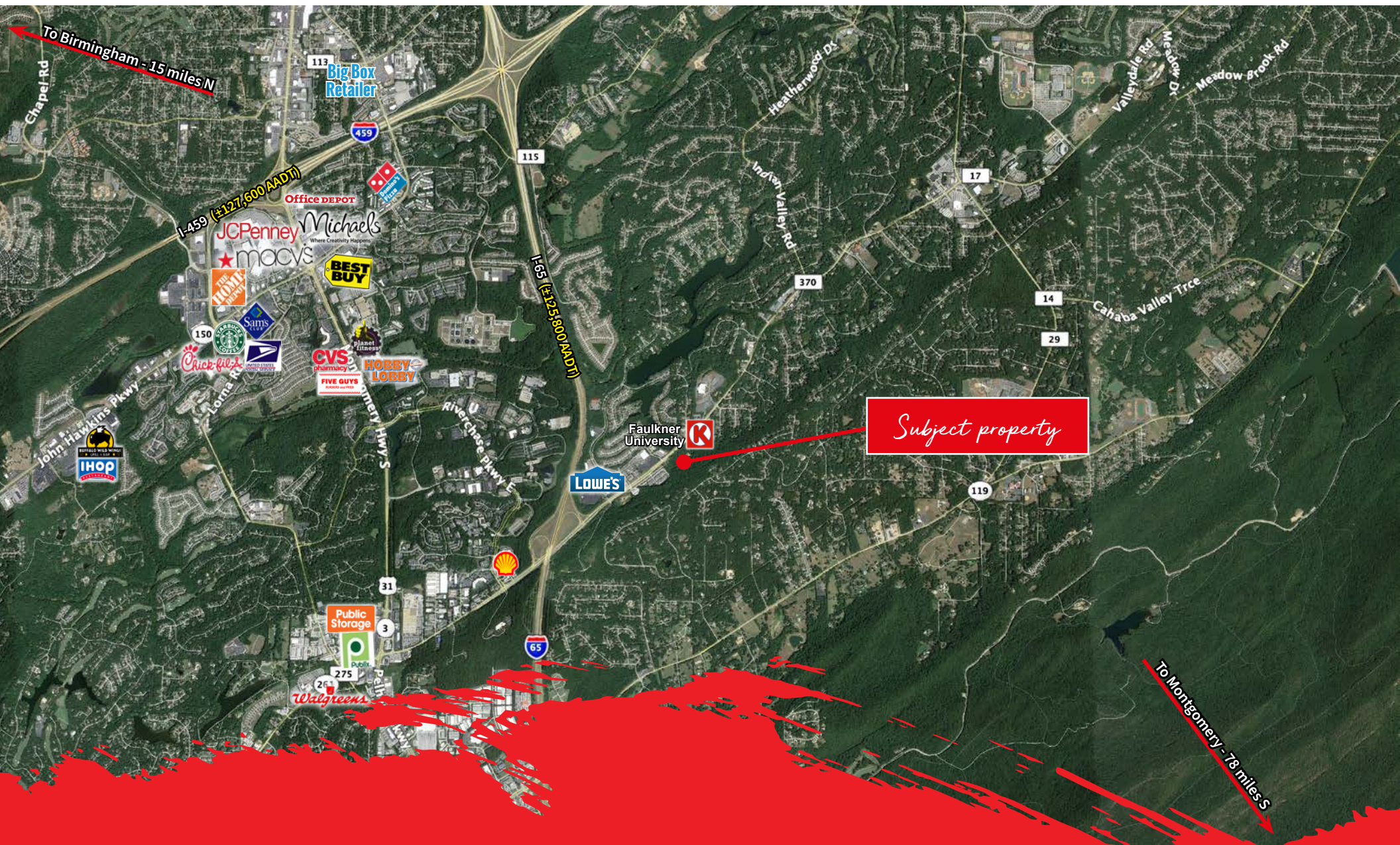
Parcel ID: 109290001051000

Zoning: 915 Commercial (Shelby County)

Asking price: Ground lease - Call for pricing



Area retailers



Subject property



Demographics - 2137 VALLEYDALE RD



Population	1 Mile	3 Miles	5 Miles
2020 Population	3,042	41,121	100,766
2025 Population	3,200	42,166	103,514
2020-2025 Annual Rate	1.02%	.50%	.54%

Household Income	1 Mile	3 Miles	5 Miles
2020 Median HH Income	\$90,057	\$66,517	\$81,065
2025 Median HH Income	\$96,336	\$70,029	\$85,679
2020 Average HH Income	\$121,168	\$95,418	\$111,424
2025 Average HH Income	\$131,034	\$103,646	\$122,357
2020 Per Capita Income	\$47,469	\$38,342	\$44,817
2025 Per Capita Income	\$51,179	\$41,412	\$49,038

Households	1 Mile	3 Miles	5 Miles
2020 Total Households	1,267	16,509	40,276
2025 Total Households	1,326	16,838	41,210
2000-2010 Annual Rate	.49%	1.33%	1.44%
2010-2020 Annual Rate	1.47%	.31%	.36%
2020-2025 Annual Rate	.93%	.40%	.46%
2020 Avg. Household Size	2.38	2.46	2.49

Housing Units	1 Mile	3 Miles	5 Miles
2020 Total Housing Units	1,342	18,347	43,522
2020 Owner Occupied Units	1,085	8,444	26,482
2020 Renter Occupied Units	182	8,064	13,794
2020 Vacant Housing Units	75	1,838	3,246

High economic vitality - Shelby County



221,398

2020 Population



83,290

Total Households



1.27%

2020-2025 Annual Projected Population Rate

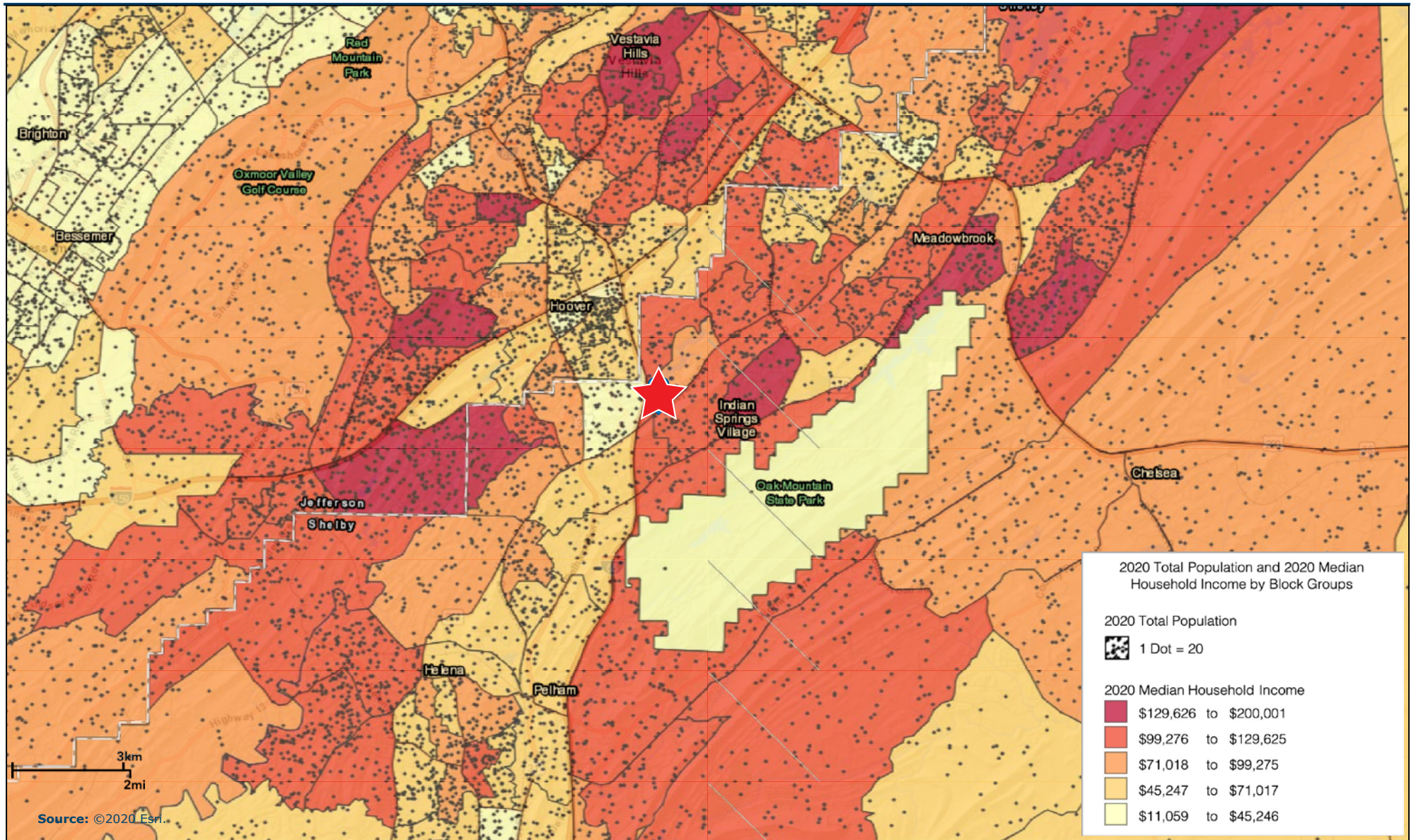


2.2%

Unemployment Rate (November 2020)

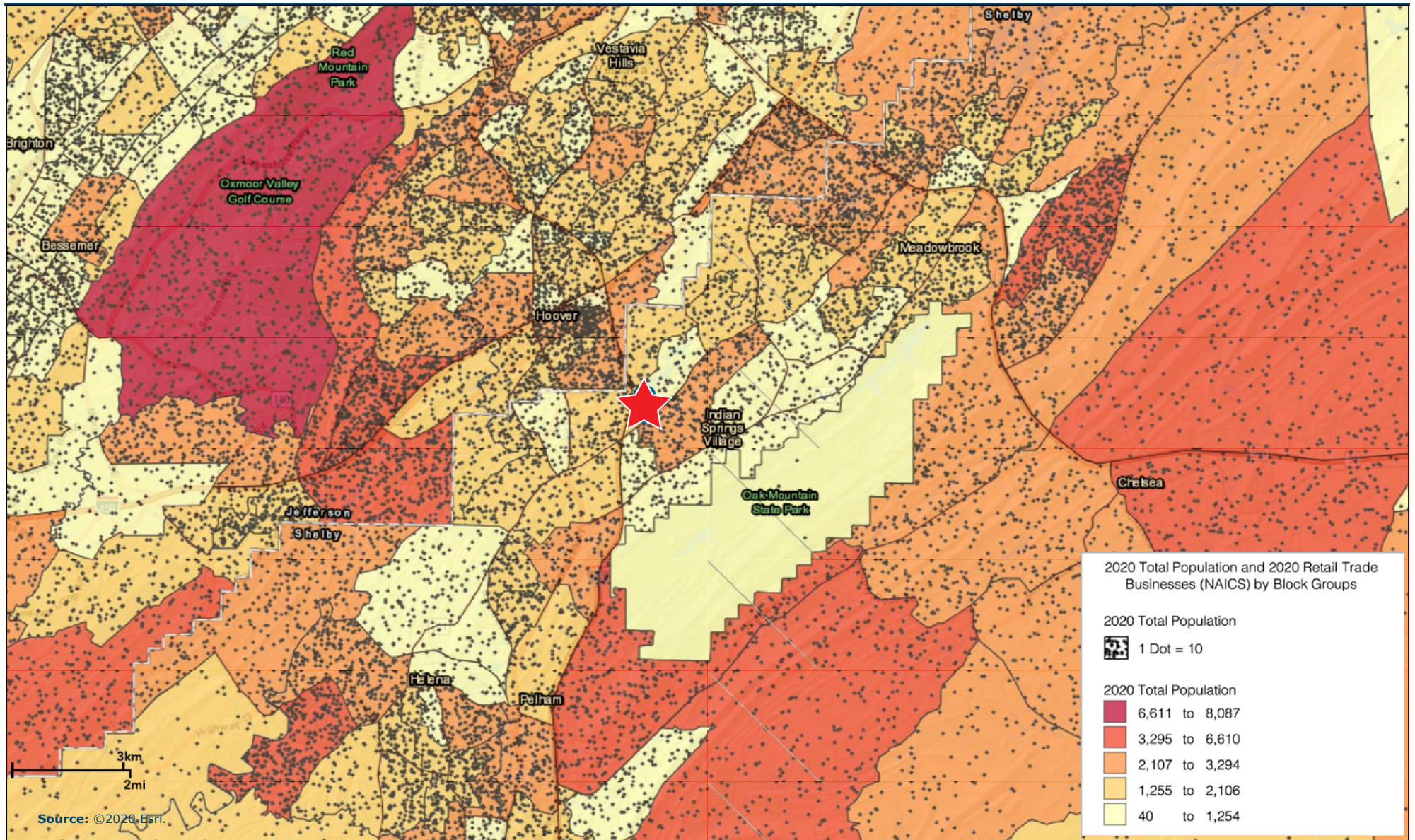


Median Household Income and Density



February 25, 2021

Retail Business Density



February 25, 2021

Assumptions and Limiting Conditions

The use of this report is subject to the following assumptions and limiting conditions:

- All reports and work product we deliver to you (collectively called "report") represents an opinion, based on historical information and forecasts of market conditions. Actual results may vary from those forecast in the report. There is no guaranty or warranty that the opinion of value reflects the actual value of the property the likelihood of future values or development potential.
- The conclusions stated in our report apply only as of the effective date of the study, and no representation is made as to the effect of subsequent events. Assessed values may change significantly and unexpectedly over short periods. We are not liable for any conclusions in the report that may be different if there are subsequent changes in value. We are not liable for loss relating to reliance upon our report more than three months after its date.
- There may be differences between projected and actual results because events and circumstances frequently do not occur as predicted, and those differences may be material. We are not liable for any loss arising from these differences.
- We are not obligated to predict future political, economic or social trends. We assume no responsibility for economic factors that may affect or alter the opinions in the report if the economic factors were not present as of the date of the letter of transmittal accompanying the report.
- The report reflects a study of the property as a projected development, free of any liens or encumbrances unless otherwise stated.
- We assume responsible ownership effect professionals and competent property management.
- The study process requires information from a wide variety of sources. We have assumed that all information furnished by others is correct and complete, up to date and can be relied upon, but no warranty is given for its accuracy. We do not accept responsibility for erroneous information provided by others. We assume that no information that has a material effect on our study has been withheld.
- We assume the following, unless informed to the contrary in writing: the property has a good and marketable title. All documentation is satisfactorily drawn and that there are no encumbrances, restrictions, easements or other adverse title conditions, which would have a material effect on the value of the interest or planned use under consideration. There is no other material litigation pending involving the property other than with the lender. All information provided by the Client, or its agents, is correct, up to date and can be relied upon. We are not responsible for considerations requiring expertise in other fields, including but not limited to: legal descriptions, interpretation of legal documents and other legal matters, geologic considerations such as soils and seismic stability, engineering, or environmental and toxic contaminants. We recommend that you engage suitable consultants to advise you on these matters.
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- We assume that the property conforms to all applicable zoning and use regulations and restrictions unless we have identified, described and considered a non-conformity not addressed in this study.
- We assume based on owners legal counsel that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in the report is based.
- We assume that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass.
- We have not made any investigation of the financial standing of actual or prospective tenants. Where properties are valued with the benefit of leasing, we assume, unless we are informed otherwise, that the tenants are capable of meeting their financial obligations under the leases, all rent and other amounts payable under the leases have been paid when due, and that there are no undisclosed breaches of the leases.
- We did not conduct a formal survey of the property and assume no responsibility for any survey matters. We assume that data is correct, up to date and can be relied upon.
- Unless otherwise stated, the study included in our report excludes any additional value attributable to goodwill, or to fixtures and fittings which are only of value, in situ, to the present occupier. We have made no allowance for any plant, machinery or equipment unless they form an integral part of the building and would normally be included in a sale of the building. We do not normally carry out or commission investigations into the capacity or condition of services being provided to the property. We assume that the services, and any associated controls or software, are in working order and free from defect. We also assume that the services are of sufficient capacity to meet current and future needs.
- In the case of property where construction work is in progress or proposed, such as refurbishment or repairs, or where developments are in progress, we have relied upon cost information supplied to us by the Client or its appointed experts or upon industry accepted cost guides. In the case of property where construction work is in progress, or has recently been completed, we do not make allowance for any liability already incurred, but not yet discharged, in respect of completed work, or obligations in favor of contractors, subcontractors or any members of the professional or design team. We assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
- Any allocation in the report of value between the land and the improvements applies only under the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- The report is confidential to the party to whom it is addressed and those other intended users specified in the report for the specific purpose to which it refers as a way to consider reuse of the property. Use of the report for any other purpose not for loans, mortgagors, or any other Federal or State regulated investor or use by any party not identified as an intended user of the report without our prior written consent is prohibited, and we accept no responsibility for any use of the report in violation of the terms of this Agreement.
- We are not required to testify or provide court-related consultation or to be in attendance in court unless we have agreed to do so in writing.
- Neither the whole report, nor any part, nor reference thereto, may be published in any manner without our prior written approval.
- We will not verify, the accuracy and sufficiency of documents, information and assumptions provided to it by the Client or others. We will not verify documents, information and assumptions derived from industry sources or that JLL or its affiliates have prepared in the regular course of business. We are not liable for any deficiency in the report arising from the inaccuracy or insufficiency of such information, documents and assumptions. However, our report will be based on our professional evaluation of all such available sources of information.
- **JLL IS NOT LIABLE TO ANY PERSON OR ENTITY FOR LOSS OF PROFITS, CONSEQUENTIAL, PUNITIVE, EXEMPLARY OR SIMILAR DAMAGES IN CONNECTION WITH THIS AGREEMENT. IN NO EVENT SHALL THE LIABILITY OF JLL AND ITS AFFILIATES IN CONNECTION WITH THIS AGREEMENT EXCEED THE FEE PAID TO JLL HEREUNDER.**
- Unless expressly advised to the contrary, we assume that appropriate insurance coverage is and will continue to be available on commercially acceptable terms.
- We assume that no material changes in any applicable federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
- We may determine during the course of the assignment that additional Hypothetical Conditions and Extraordinary Assumptions may be required in order to complete the assignment. The report will be subject to those Hypothetical Conditions and Extraordinary Assumptions. Each person that is permitted to use the report agrees to be bound by all the Assumptions and Limiting Conditions and any Hypothetical Conditions and Extraordinary Assumptions stated in the report.



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