



**6.5 ACRE  
DEVELOPMENT SITE**

# PRIME DEVELOPMENT LAND FOR SALE

7151 Parkway Drive, Leeds, AL 35094

Ideally located land in Leeds, AL, with excellent development opportunity



**REDUCED PRICE:**  
\$275,000



**SIZE:**  
6.5 Acres - Potential to develop  
±3,500-7,000 SF building



## DETAILS:

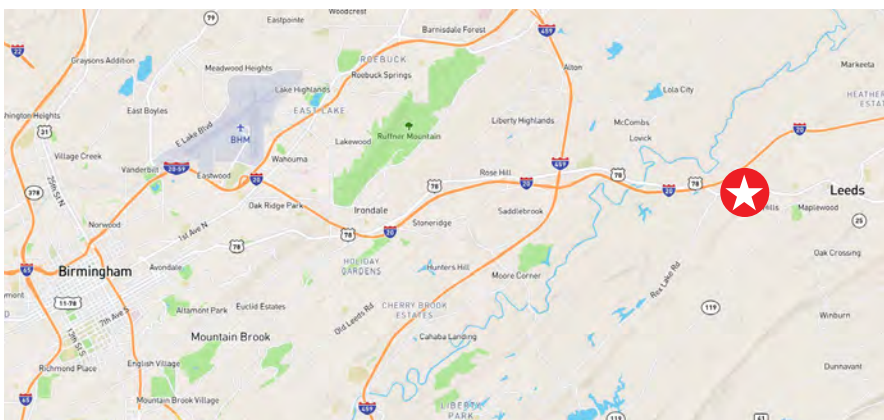
- Ideally located nearby Buc-ee's, Bass Pro Shops, Barber Motorsports Park and The Outlet Shops of Grand River
- Located off Exit 140 off of I-20
- One of the most strategic and rapidly growing areas in the metro
- Tremendous development opportunity



**TRAFFIC COUNTS:**  
83,771 AADT on I-20  
19,761 AADT on US 78



Proposed building rendering



Ideally located in Leeds, AL, the site is only a short drive from Birmingham and is situated along I-20 in a high traffic corridor headed towards Atlanta.



**HARBERT**  
REALTY SERVICES

**BO GRESHAM**

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**For More Information: [HarbertRealty.com](http://HarbertRealty.com)**  
2 North 20th Street, #1700, Birmingham, AL 35203

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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## POTENTIAL LAYOUT OPTIONS



\*For representation purposes. Subject to inaccuracies



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Nestled just 17 miles from downtown Birmingham, Leeds is a tri-county municipality, straddling the borders of Jefferson, Shelby, and St Clair counties. It's incredibly convenient to I-20 and I-59, as well as the Birmingham International Airport, but maintains enough distance to be isolated from traffic and city congestion. The City of Leeds is approximately 22.7 square miles with an estimated residential population of 12,416 and 4,639 households in 2023.

Founded in the late 1800's around the cement manufacturing industry, Leeds gradually evolved into an extended suburb of the Greater Birmingham Area making it desirable for anyone ready to live, work or play.

| SITE DEMOGRAPHICS | POPULATION                              | 1 MILE    | 3 MILES  | 5 MILES   |
|-------------------|-----------------------------------------|-----------|----------|-----------|
|                   | 2024 Estimated Population               | 2,795     | 11,485   | 28,969    |
|                   | HOUSEHOLDS                              | 1 MILE    | 3 MILES  | 5 MILES   |
|                   | 2024 Estimated Employees                | 1,104     | 4,606    | 11,253    |
|                   | INCOME                                  | 1 MILE    | 3 MILES  | 5 MILES   |
|                   | 2024 Estimated Average Household Income | \$102,508 | \$98,307 | \$107,341 |

## LOCATED IN ONE OF LEED'S MOST ACTIVE RETAIL CORRIDORS



**86.3K**  
VISITS/YEAR



**6.3M**  
VISITS/YEAR



**1.4M**  
VISITS/YEAR



**86.3K**  
VISITS/YEAR



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