

***Highway 119 and the Corner of Dale Drive
Alabaster, Alabama***



This is Lot 1 on the Left Side of Dale Drive & Hwy 119. 1.735 Acres.

“Use 102 Dale Drive, Alabaster, AL 35007 for
Driving direction's to properties. “
Signs on each property.

Presented by Ron Kilgo

Keller Williams Realty



This is Lot 2 on the Right Side of Dale Drive & Hwy 119, 1 acre +/-.

Welcome to Alabaster!!!



The City of Alabaster, with a population of approximately 34,826 is the largest city located in Shelby County, Alabama, and is the 15th largest in Alabama. With a growth rate of over 60% in the last decade, it is one of the fastest growing cities in the Birmingham Metropolitan Area.

Alabaster, offers a Suburban Lifestyle while maintaining access to urban and rural amenities. The City itself boasts numerous Parks, Trails, Shopping areas, Dining selections and more. This is why Fortune magazine named it 34th best place to live in the U.S. for families (the only Alabama city to make the top 50 list)!



BUSINESS UNLIMITED

Alabaster Economic Development

TOP 3
SAFEST LARGE CITIES
IN ALABAMA
3 CONSECUTIVE YEARS
ELITE PERSONAL FINANCE

#2 BEST PLACES
TO BUY A
HOUSE IN
THE
BIRMINGHAM
AREA
NICHE.COM

TOP 50
BEST PLACES TO
LIVE FOR FAMILIES
FORTUNE
2024

#11
BEST PLACES
TO LIVE IN
ALABAMA
NICHE.COM

A+
ALABASTER CITY SCHOOLS
OVERALL NICHE GRADE
NICHE.COM

- ⇒ Population 34,826
- ⇒ Daytime population 31,298
- ⇒ 4.5% population increase since 2020
- ⇒ Median Income \$94,913
- ⇒ 1,365 new homes projected by 2026
- ⇒ Low Unemployment 2.2%

AL Hwy 119 and Dale Drive has 2 lots available.

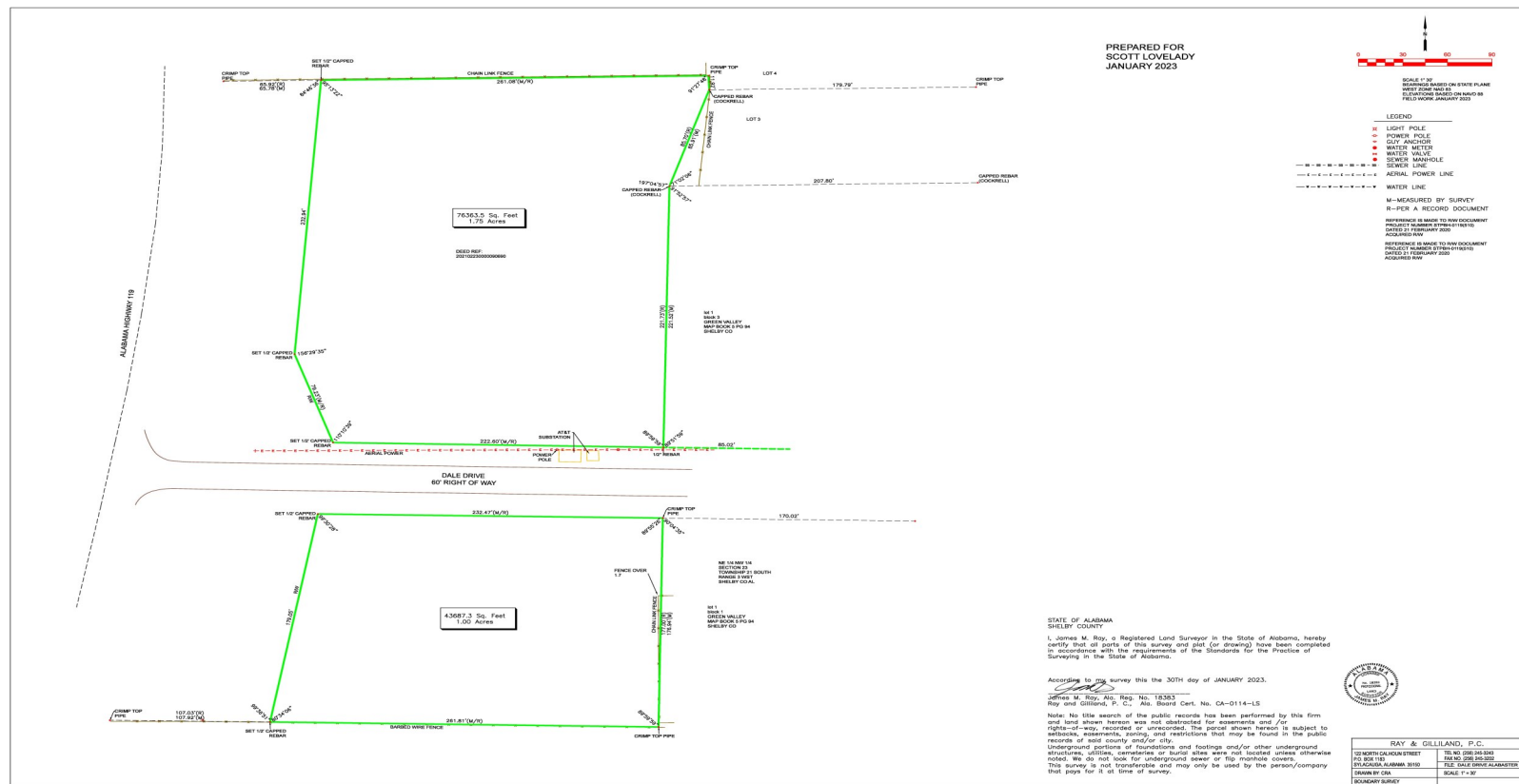
Lot 1, \$395,000; 1.735 acres, Road Frontage 307 ft., Depth 329 ft.

Lot 2, \$295,000; 1 +/- acre, Road Frontage 329 ft., Depth 179 ft.

Fiberoptic cable has been recently ran through this area.

Road widening to a 4 Lane Highway in front of this property.

Six miles to Interstate 65 and 3.4 miles to AL Hwy 31



LEFT SIDE OF DALE DRIVE & HWY 119

1.735 Acres



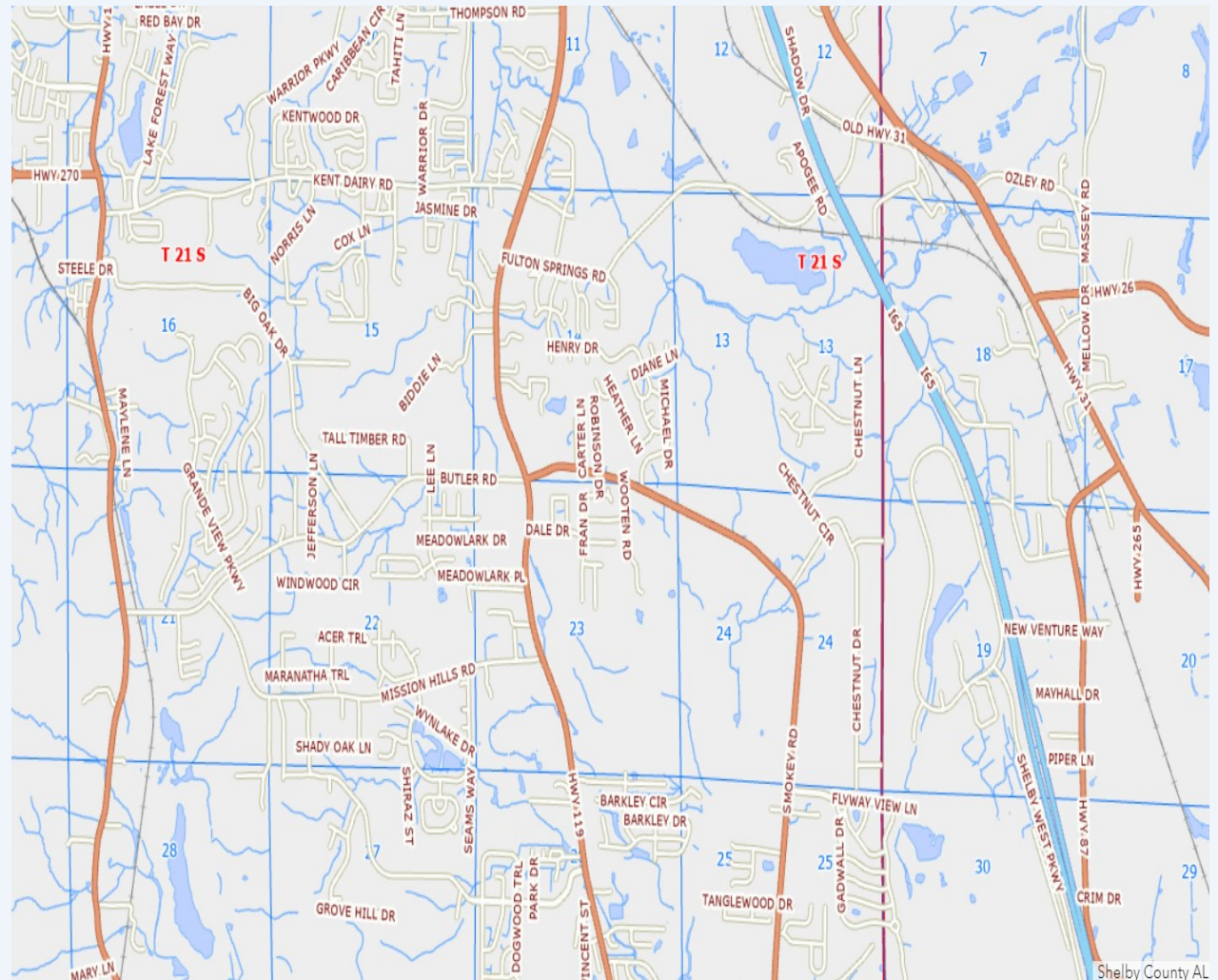
RIGHT SIDE OF DALE DRIVE & HWY 119

1 +/- ACRE

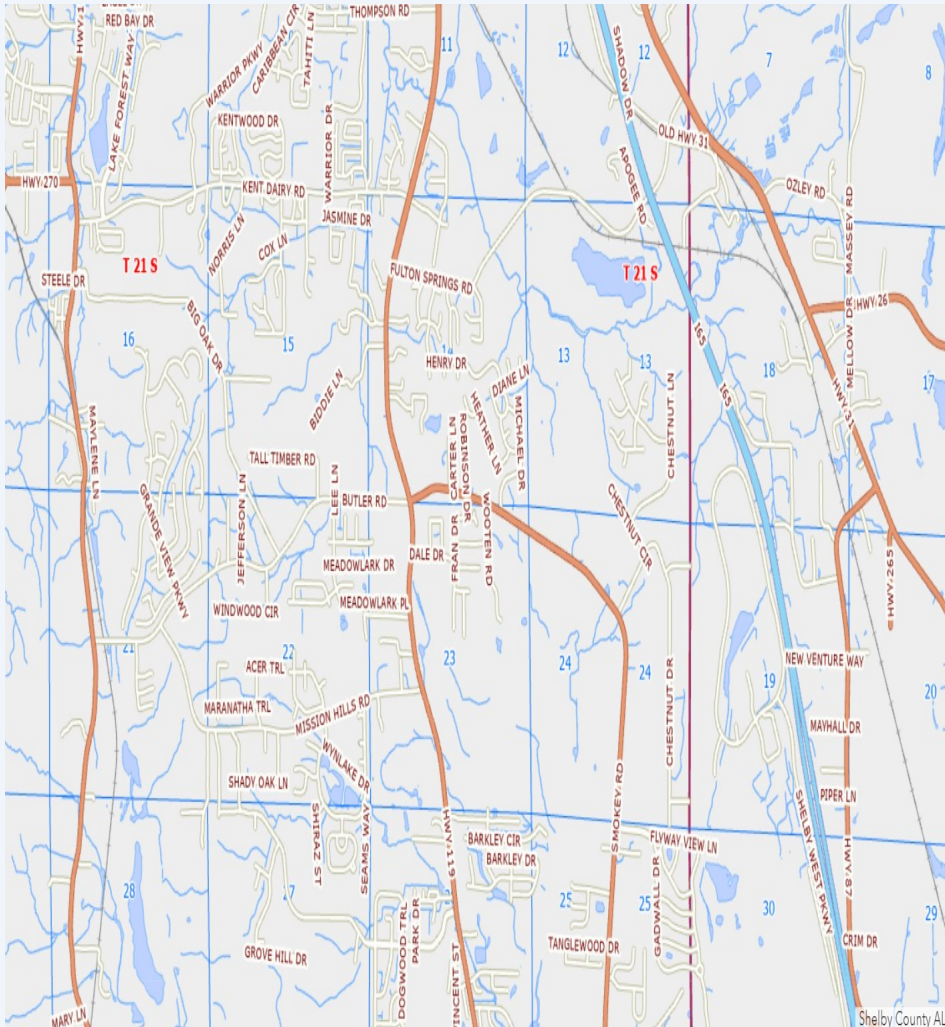


Some of Alabaster's largest subdivisions are within 4 miles of Dale Drive.

- Grande View Estates
- Shelby Farms
- Mission Hills
- Wynlake
- Park Forest
- Lake Forest
- Mountain Lakes
- Scottsdale
- Meadowlark
- Windy Oaks
- Kentwood
- Mallard Pointe
- Dogwood Forest
- Stagecoach Trace



Additional Neighboring Subdivisions to Dale Drive & Hwy 119



- Eaglewood
 - Sterling Gate
 - Woodland Hills
 - Cedar Grove
 - Stoney Meadows
 - Norwick Forest
 - Berryhill
 - South Wind
 - Cambridge Point
 - China Berry
 - Shalimar Point
 - Southfield Gardens
 - Hidden Forest
 - Colonial Oaks
 - Monte Tierra
 - Golden Meadows
 - Silver Creek
 - Wynlake
 - Maple Ridge
 - The Meadows
 - Lacey's Grove
- **And many more subdivisions!!!**

New Residential Construction is Coming 5000 New Homes!

Two New Developments within a short distance of Subject property.

This New Development will be called "Buck Haven".

Developers will begin building over 5000 homes.

With the first part of Construction beginning, in the first half of 2025.

Located off of Highway 12 & Highway 17 within 2 miles of Dale Drive.



Walker Springs will be within 1 mile of the Subject property, and located off Hwy 12, in Alabaster.

970 New Homes will be Built in this Development that have been approved by the City of Alabaster.

A new road will add a second connection between Hwy 12 with Hwy 119

District 31 Retail and Mixed Use Development



Coming soon to Alabaster is a new development with over 600,00 square feet of anchor and retail shop availability.

District 31 will introduce a mix of "shopping, dining, entertainment, and hospitality options".

Approximately 88 Stores are coming.

The development will be located at the intersection of Interstate 65 and Highway 31 and land clearing is currently underway.

Alabaster Recreation Center and Public Library

Set to begin construction later this year, the complex will include over 100,000 square feet of recreation space complete with basketball and pickleball courts, an outdoor water feature, and meeting spaces.

The building will also house the new public library, which will be over 20,000 square feet and includes a large children's area and maker's space.

This new complex will be only 2.5 miles from Dale Drive.



OTHER RESTURANTS COMING

7Brew Drive-Thru Coffee and Taco Bell Coming to Highway 119.

A new Taco Bell location is now open on Hwy 119.

Soon to follow will be a 7Brew Drive Thru Coffee, which should begin shortly.

Currently, Taco Bell is the only eating establishment open past 9:00 p.m.



COMING SOON:



Municipal Complex Amphitheater

Located behind City Hall next to the historic Siluria Mill water tower, a new Amphitheater is under construction.

The Municipal Complex Amphitheater will include a large stage, open grass area, and new sidewalks to increase walkability.

Adjacent from the amphitheater, the Alabaster Senior Center is getting a new addition as well.

This addition will include increased space for meetings and fellowship as well as bathrooms, which can be accessed from the outside when there is an event at the Amphitheater.





ALABASTER CITY SCHOOLS

Champions of Our Future

Alabaster City Schools is an award-winning school system with five campuses, all within five miles of Dale Drive!
Creek View Elementary School—approx. enrollment 1,000; Awarded the prestigious “Blue Ribbon School” designation from the U.S. Department of Education

Meadow View Elementary School—approx. enrollment 1,000

Thompson Intermediate School—approx. enrollment 1,000

Thompson Middle School—approx. enrollment 1,500

Thompson High School—approx. enrollment 2,600; 430,000 square-foot campus on 300 acres opened in 2018

Total number of students within five miles of Dale Drive—7,100!!!

Thompson Athletics



The Thompson Warriors compete at the highest level of AHSAA classification, as a member of class 7A Region 3. Thompson fields 13 varsity teams with approximately 850 student-athletes. 40 Thompson teams have finished 1st or 2nd in the state.

The Thompson football team has been to the state championship the last six years in a row and won four championships. This year, ESPN broadcast the season opener live from Warrior Stadium.

Dale Drive is 3.5 miles from Warrior Stadium



Parks

Alabaster offers a variety of parks and recreational opportunities for its residents and visitors. There are 8 parks throughout the City that include a few of the following features:

- * Pickleball Courts
- * Beneful Dream Dog Park
- * Walking & Bicycle Trails
- * Disc Golf
- * Skate Park
- * Birding Trails
- * Playgrounds
- * Basketball Courts
- * Football, Baseball, Softball, & Soccer Fields
- * Radio Control Airstrip & Pavilion



Other Recreational Opportunities include :

- * A City-owned Senior Center for crafts, activities, games, and more
- * YMCA with a year-round pool (only 1.8 miles from Dale Drive!)
- * Library
- * Arcade





At 90 acres, Veteran's Park is the City's largest park and is only 1.3 miles from Dale Drive. It includes a dog park, disc golf course, two miles of lighted walking trails, and a regulation size skate park. With fully turfed baseball/softball fields and soccer fields, the City hosts competitive youth sports tournaments throughout Spring, Summer, and Fall. Travel teams from across the Southeast compete at Veteran's Park and the park hosts the Alabama Community College Softball Championships.



Any restaurant on Dale Drive would be the closest eating establishment!!!

In August 2023, Church of the Highlands opened a new campus in Alabaster. The \$18 million dollar campus seats 850 at each of its three services.

This moderate sized campus has a large following.

A lot of preparation went into bringing the Church into this area, that included additional traffic lanes and turn lanes.

Alabaster Campus

8495 Hwy 119, Alabaster, AL 35007

Services Times:

Sunday 8 am, 9:45 am, 11:30 am

First Wednesday 6:30 pm



Church is located 1/4 Mile from Dale Drive



Shelby Baptist Hospital and Doctor's Offices close by would benefit having a Waffle House Restaurant in the area.



The Alabaster Medical Mile & First Class Medical Services

The City of Alabaster is fortunate to have Shelby County's largest medical facility located in the heart of downtown. The Shelby Baptist Medical Center, which has 24 hour medical service, has grown along with the community over the years. In addition to the many other services the hospital provides, it recently marked a milestone with the opening of a new cancer treatment center and the performance of open heart surgeries.

The hospital has become a medical hub for the tri-county area with an increasing number of patients from Shelby, Chilton and Bibb Counties. Along the Hwy 31 medical mile corridor, there are numerous doctors offices and medical services offered that serve the tri-county area.