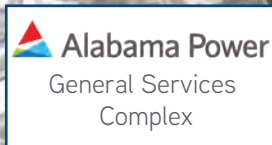




Exit 234



SITE



Land For Sale

Industrial Development Land Near I-65

149 Leah Lane
Calera, AL 35040

- ±54.00 Acres (Owner will consider subdividing)
- Positioned directly along County Road 87 off Interstate 65, this prime parcel offers exceptional visibility and effortless access—ideal for high-traffic exposure and strategic growth.
- Synergy from nearby established industrial leaders

Lee Gantt

Director of Land Services
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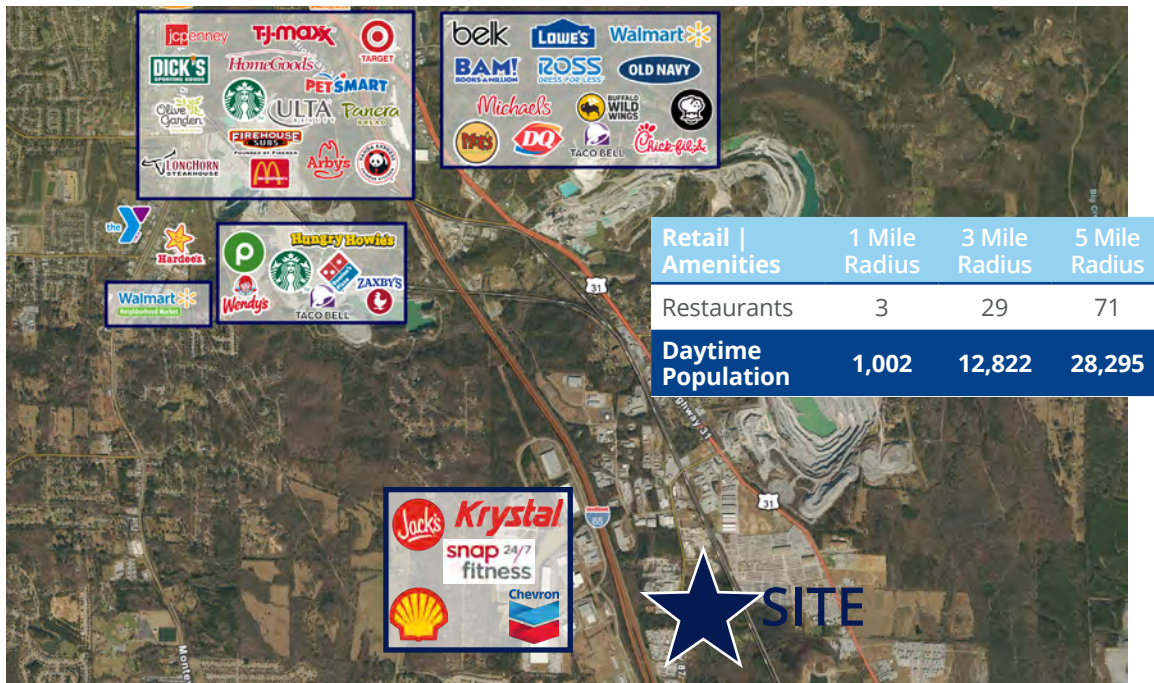
Tripp Alexander, CCIM, SIOR

Partner and Director
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tripp.alexander@colliers.com

Property Overview

Address	149 Leah Lane Calera, AL 35040
Size	±54.00 Acres
Zoning	Unzoned, Unrestricted - Shelby County, AL
Location:	Situated along County Road 87 with easy access from Interstate-65, Exit 234
High Traffic Count:	127,090 vehicles per day at I-65 / Exit 234
Utility Providers	Power - Alabama Power Gas - Spire Water - Calera Water Service Sewer - City of Calera Communications - AT&T underground fiber & Charter
Tax Parcels	22-9-32-0-000-004.000 22-9-29-0-000-016.000

Amenities Map



Property Summary

Strategically located off Interstate 65 and County Road 87, this industrial land offering in Shelby County represents a rare opportunity to secure development-ready property in one of Alabama's most dynamic economic corridors.

Positioned near Shelby County's prime metro cities of Alabaster and Calera, the site benefits from exceptional accessibility, high visibility, and direct connectivity to regional transportation networks. Calera's proximity to regional distribution hubs, including major interstates and rail access, makes it a preferred choice for industrial tenants.

Shelby County stands out as Alabama's wealthiest and one of the state's fastest-growing counties, backed by over two decades of sustained growth and investment. With the state's lowest unemployment rate at just 2.2%—well below the statewide average—this location offers a strong labor force and a business-friendly environment ideal for industrial expansion.

For Sale

\$4,250,000 (\$78,703 / acre)

Property Photos



\$1.81

Sales Price:
Per Square
Foot



Location Map

Proximity From Subject Property



BY CAR

- HOOVER, AL**
19 Miles - 22 min. drive
- BIRMINGHAM, AL**
28 Miles - 29 min. drive
- TUSCALOOSA, AL**
69 Miles - 1:02 min. drive
- MONTGOMERY, AL**
65 Miles - 59 min. drive



2 Minute Drive



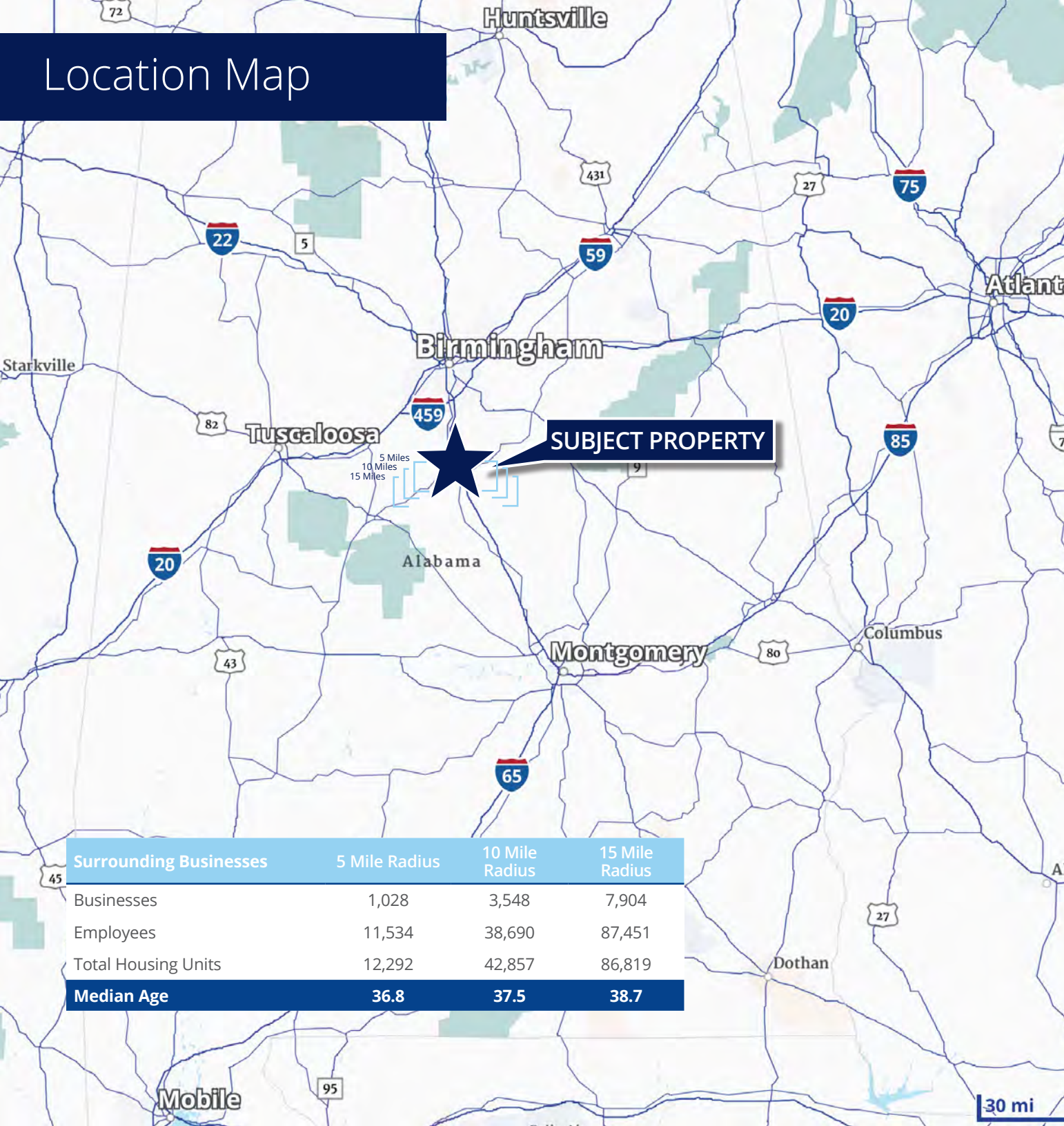
12 Minute Drive



23 Minute Drive



26 Minute Drive



Surrounding Businesses	5 Mile Radius	10 Mile Radius	15 Mile Radius
Businesses	1,028	3,548	7,904
Employees	11,534	38,690	87,451
Total Housing Units	12,292	42,857	86,819
Median Age	36.8	37.5	38.7

Shelby County Statistics



Highest (65%)
Labor Force
Participation
Rate in Alabama



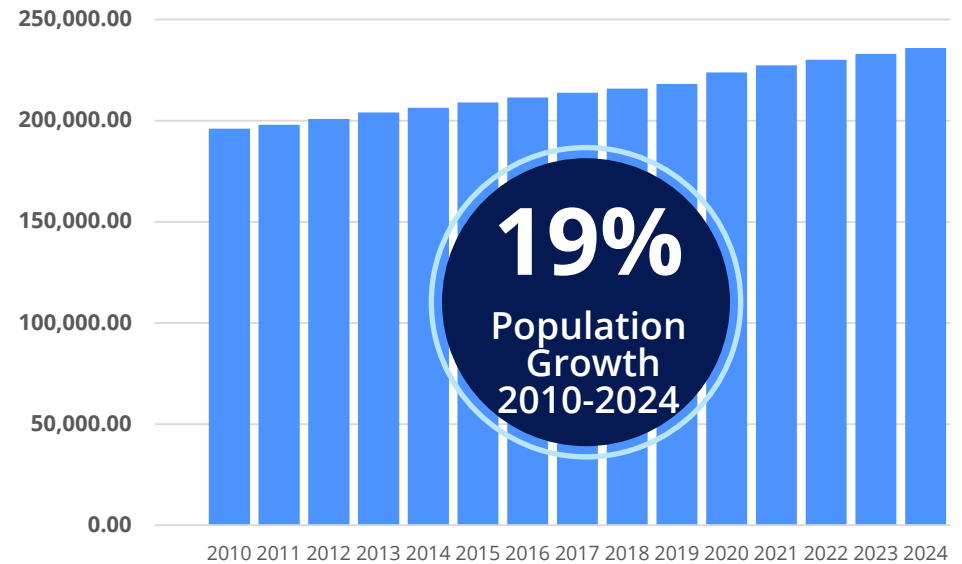
Healthiest
County
in Alabama



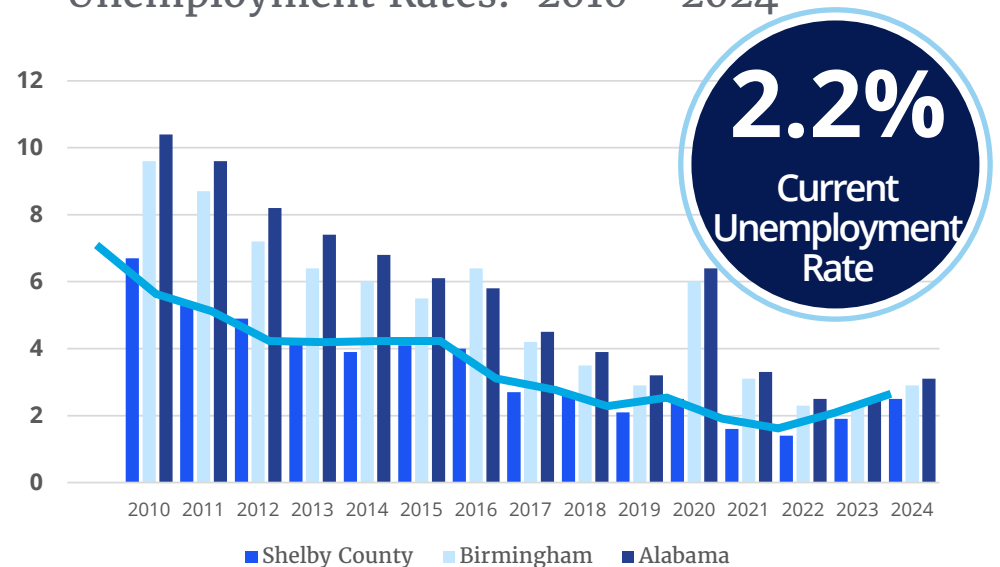
County for
Education
Attainment
in Alabama

Shelby County
consistently has the
lowest unemployment
rate of any county in the
State of Alabama including
Metro Birmingham.

Shelby County Population: 2010 - 2024



Unemployment Rates: 2010 - 2024





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