



CRAWFORD SQUARE
REAL ESTATE ADVISORS



AVAILABLE

104 Chelsea Point Drive, Chelsea, AL 35043

PROPERTY HIGHLIGHTS

- 1.37 acres (220' x 229')
- 5,800 sq ft building
- 32 parking spaces
- Located at a fully lighted intersection off Hwy 280 across from Walmart with 2 rear access points
- Call for pricing
- +/- 35,000 VPD in front of site off Hwy 280

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NEARBY RETAILERS



DOLLAR TREE

Walmart



DEMOGRAPHICS

POPULATION

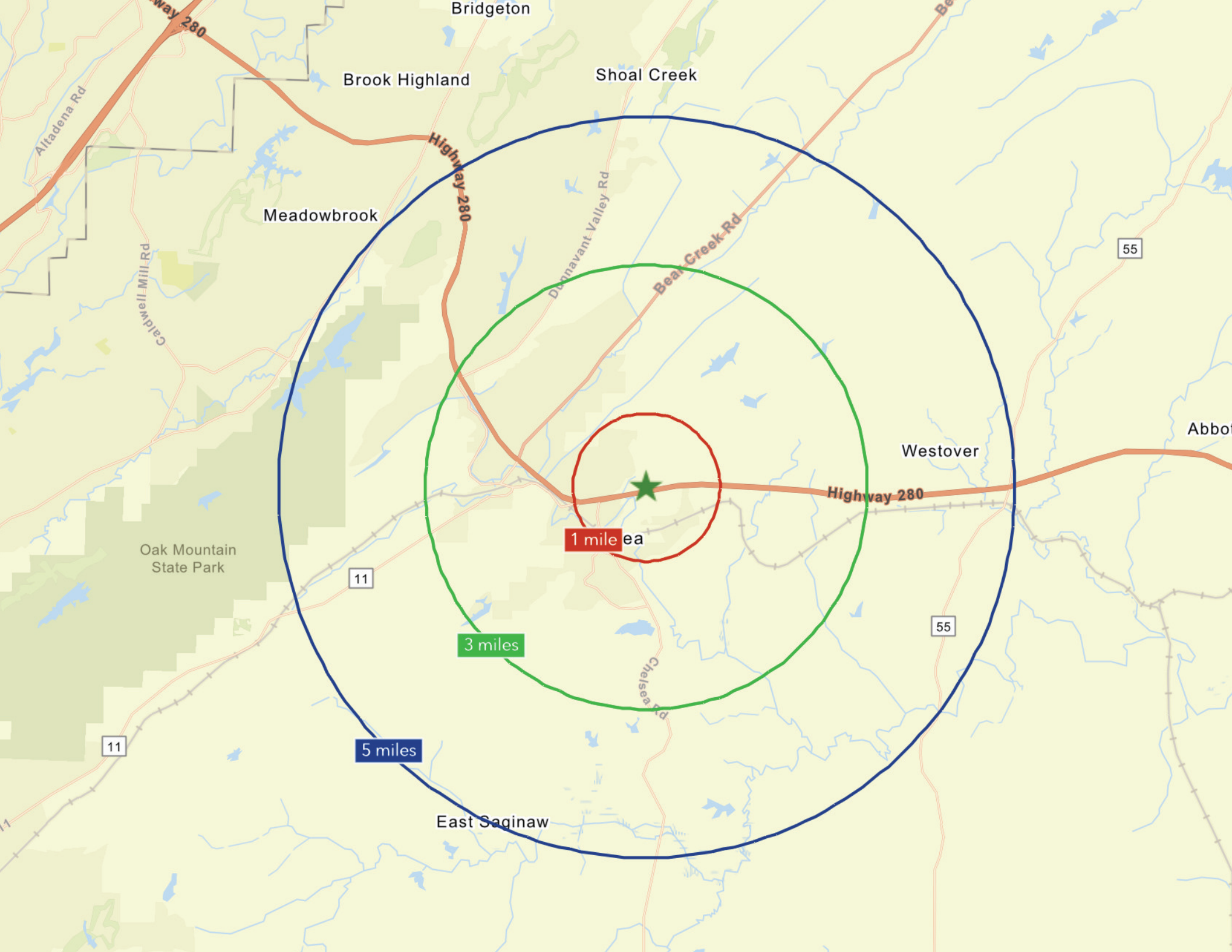
1 mile	2,649
3 mile	11,911
5 mile	32,823

HOUSEHOLDS

1 mile	1,007
3 mile	4,491
5 mile	12,116

AVG HH INCOME (\$)

1 mile	103,842
3 mile	124,866
5 mile	151,136





AutoZone

AT&T

Domino's

TACO BELL

McDonald's

Tractor Supply Co.

Scooter's Coffee

Buffalo Wild Wings

Arby's

Walgreens

Applebee's

Advance Auto Parts

Sonic

Regions

Anytime Fitness

Cato

Dollar Tree

Bojangles

Pizza Hut

Publix

Great Clips

T-Mobile

Burger King

30,539 VPD

SITE

Sherwin-Williams

Winn-Dixie

DQ

Rensselaer Bank

Walmart

Express Oil Change

Papa John's

Subway

Huddle House

marc-1
CAR WASH

SONIC

SITE

REGIONS

ANYTIME FITNESS
DOLLAR TREE
CATO

CP
Coosa Pines
Federal Credit Union
Strength • Commitment • Stability

30,539 VPD



MURPHY
USA

Walmart
Supercenter

LEGEND

- PF IRON PIN FOUND
- WY IRON WY SET (1/8" REBAR w/CAP)
- CALCULATED POINT
- UTILITY POLE w/GUY
- OHP OVERHEAD POWER LINE
- SPT SPOT ELEVATION
- SS SANITARY SEWER LINE
- W UNDERGROUND WATER LINE
- G UNDERGROUND GAS LINE
- ROW RIGHT OF WAY
- ▲ WATER VALVE
- △ GAS VALVE
- + SIGN
- LIGHT POLE
- ASPHALT SURFACE
- CONCRETE SURFACE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- WATER METER
- CABLE BOX
- ELECTRIC METER
- POWER BOX
- AIR CONDITIONER UNIT
- PARKING COUNT

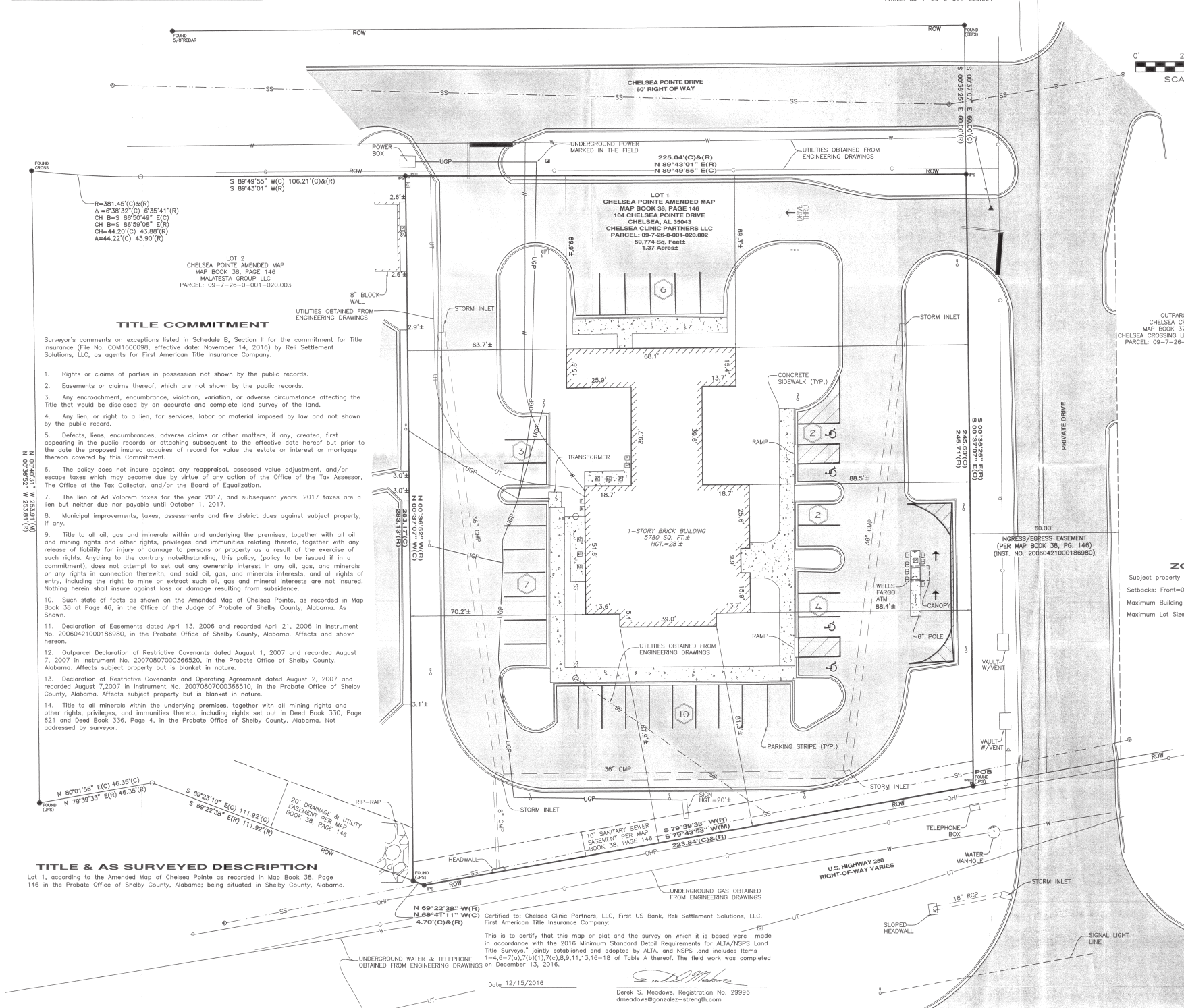
NOTES

- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence.
- All utilities of which the surveyor has knowledge are shown hereon. Routings of underground utilities were drawn based on utility maps provided by respective utility companies which should be considered approximate and should be marked on the ground by the utility companies prior to construction. The telephone numbers for the Alabama Line Location Center (MISSALL) are 252-4444 (Birmingham area) and (800) 292-8525 (elsewhere).
- No attempt has been made and no guarantees are hereby given as to the location of sub-surface foundations.
- North arrow and bearings shown hereon are based on Transverse Mercator Projection - Alabama West Zone - NAD 83 adjusted 2011. Using Global Positional System (GPS) and derived by static observation. Using Base Station Designation: AL 30 CORS ARP, PID D12226 Combined Factor: 0.99995426 Convergence Factor: +0 21 25.9
- According to the Flood Insurance Rate Map (FIRM) for Shelby County, Alabama (community-panel number 01117C0251E, dated 02/20/2013), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."
- At the time of the field survey there was no observable evidence of current earth moving work, building addition or construction, changes in street right of way lines, street or sidewalk repair or construction, use of the site as a solid waste dump, sump, or sanitary landfill.
- There was no observable evidence or evidence provided to the surveyor of potential wetlands on the subject property.
- All utilities appear to enter the subject property from a public Right of Way.
- Access to the subject property is by Chelsea Pointe Drive and U.S. Highway 280.
- The property surveyed and shown hereon is the same property as described in title commitment number COM1600098, dated November 14, 2016, and prepared by Reli Settlement Solutions, LLC as agents for First American Title Insurance Company.
- The boundary lines of the subject property are contiguous with the boundary lines of all adjoining streets, highways, rights of ways and easements, public or private, as described in their most recent respective legal descriptions of record.
- The boundary line dimensions as shown on this survey map form a mathematically closed figure within ±0.1 foot.
- No encroachments from improvements located on the property onto any adjacent properties and/or easements or right-of-way were observed at the time of the Survey, nor were any projections from improvements located on any adjacent properties and/or easements or rights-of-way onto the property observed at the time of the survey.

811 Know what's below
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ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

ABBREVIATIONS			
P.O.C.	POINT OF COMMENCEMENT	T19S	TOWNSHIP 19 SOUTH
P.O.B.	POINT OF BEGINNING	R1W	RANGE 1 WEST
(M)	MEASURED	SEC	SECTION
(C)	CALCULATED	R.R.	RAILROAD
(F)	MAP BOOK 36 PAGE 146	EL	ELEVATION
		BLDG	BUILDING
		CMP	CORRUGATED METAL PIPE



TITLE & AS SURVEYED DESCRIPTION
Lot 1, according to the Amended Map of Chelsea Pointe as recorded in Map Book 38, Page 146 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Certified to: Chelsea Clinic Partners, LLC, First US Bank, Reli Settlement Solutions, LLC, First American Title Insurance Company.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA, and NSPS, and includes Items 1-4.6-7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16-18 of Table A thereof. The field work was completed on December 13, 2016.

Date: 12/15/2016
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