



CRAWFORD SQUARE  
REAL ESTATE ADVISORS



# AVAILABLE

104 Chelsea Point Drive, Chelsea, AL 35043



NEARBY RETAILERS



## 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
- +/- 37,000 VPD in front of site off Hwy 280

## CONTACT

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## DEMOGRAPHICS

### POPULATION

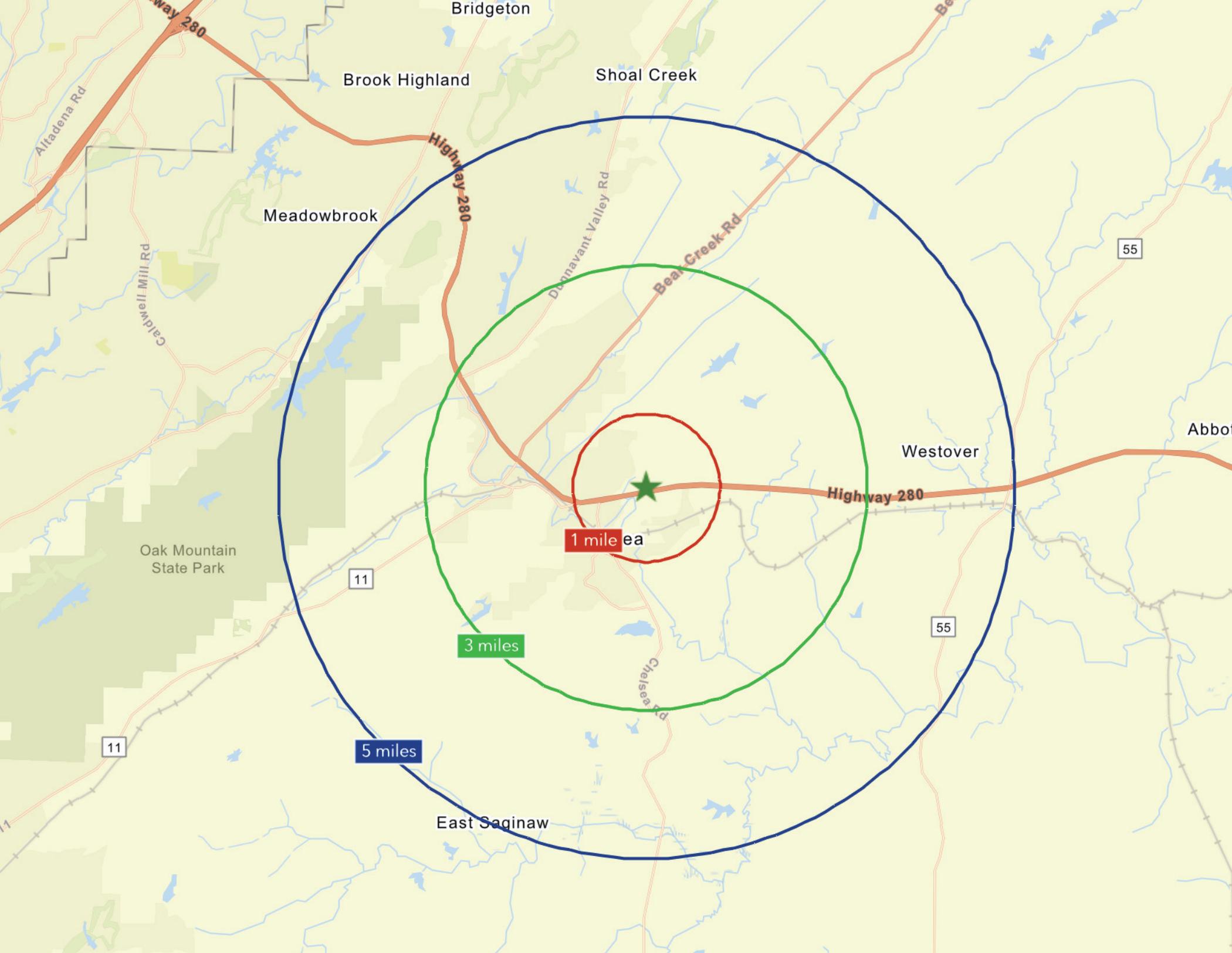
1 mile	2,649
3 mile	11,911
5 mile	32,823

### 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



1 mile ea

3 miles

5 miles

Highway 280  
Altadena Rd

Caldwell Mill Rd

Brook Highland

Shoal Creek

Meadowbrook

Donnavant Valley Rd

Bear Creek Rd

55

Oak Mountain State Park

11

Westover

Highway 280

55

Chelsea Rd

East Saginaw

Abbot

11



AutoZone  
AT&T  
TACO BELL  
McDonald's

ANYTIME FITNESS  
CATO  
DOLLAR TREE

Bojangles

Pizza Hut

REGIONS

T

Publix

Walgreens

SITE

Great Clips

TRACTOR SUPPLY CO

Advance Auto Parts

BURGER KING

SCOOTER'S COFFEE  
BUFFALO WILD WINGS  
Arby's

Applebees

SONIC

37,022 VPD

SHERWIN-WILLIAMS

Walmart

EXPRESS OIL CHANGE

Winn-Dixie

PAPA JOHN'S  
SUBWAY

RENASANT BANK

DQ

Huddle House

**SITE**

marc-1  
**CAR WASH**

**SONIC**

**REGIONS**

**ANYTIME FITNESS**  
**DOLLAR TREE**  
**CATO**

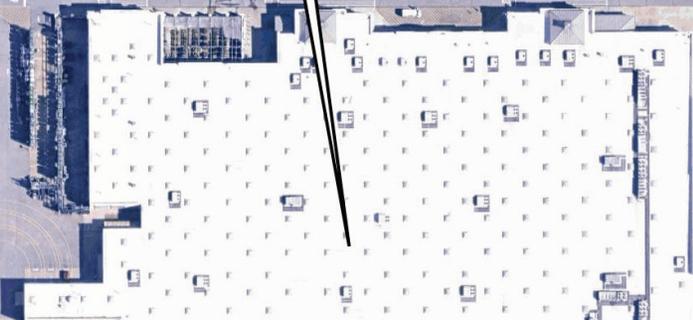
**CP**  
Coosa Pines  
Federal Credit Union  
Strength • Commitment • Stability

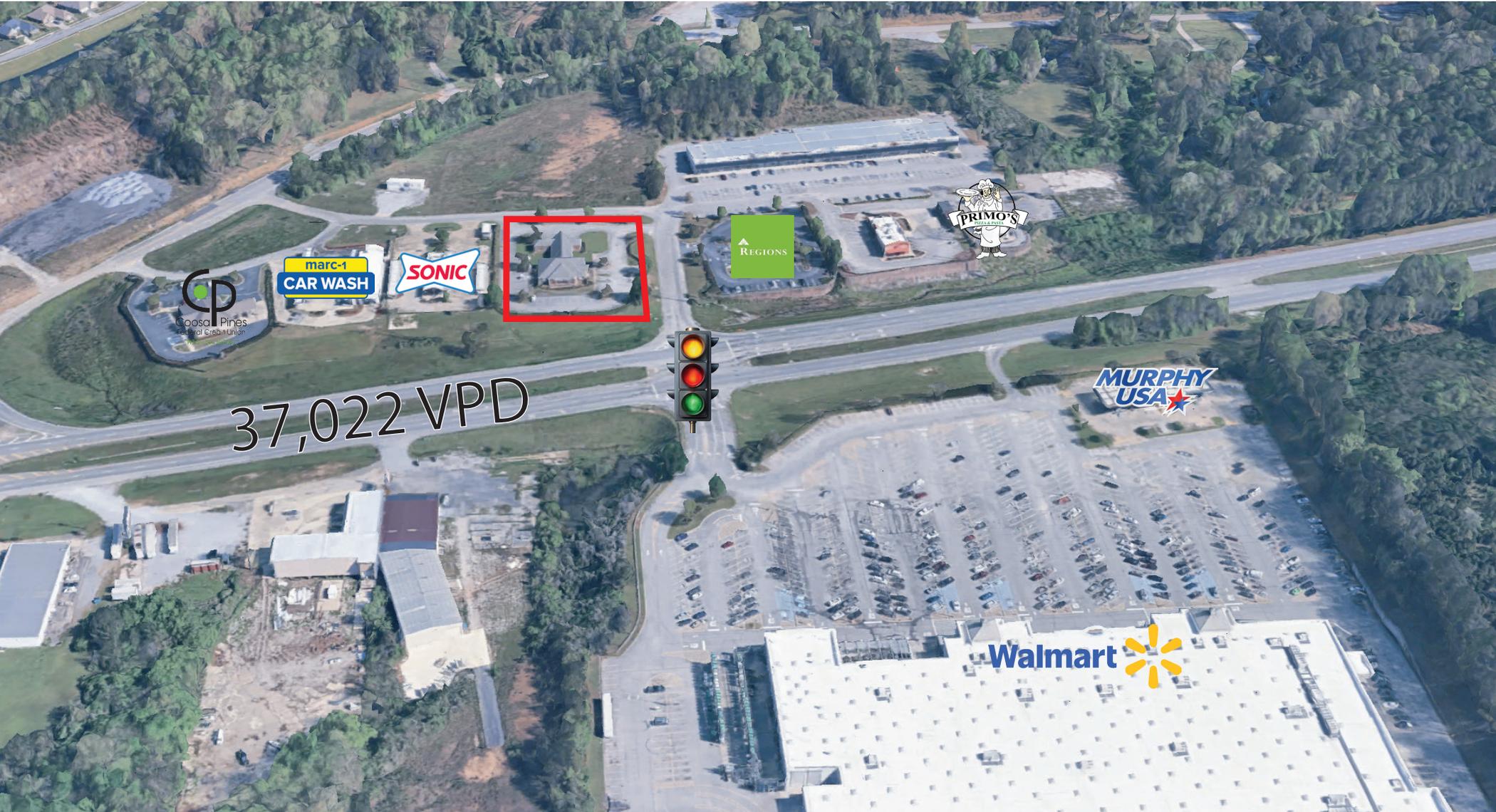


37,022 VPD

**MURPHY USA**

**Walmart**  
Supercenter





37,022 VPD



**LEGEND**

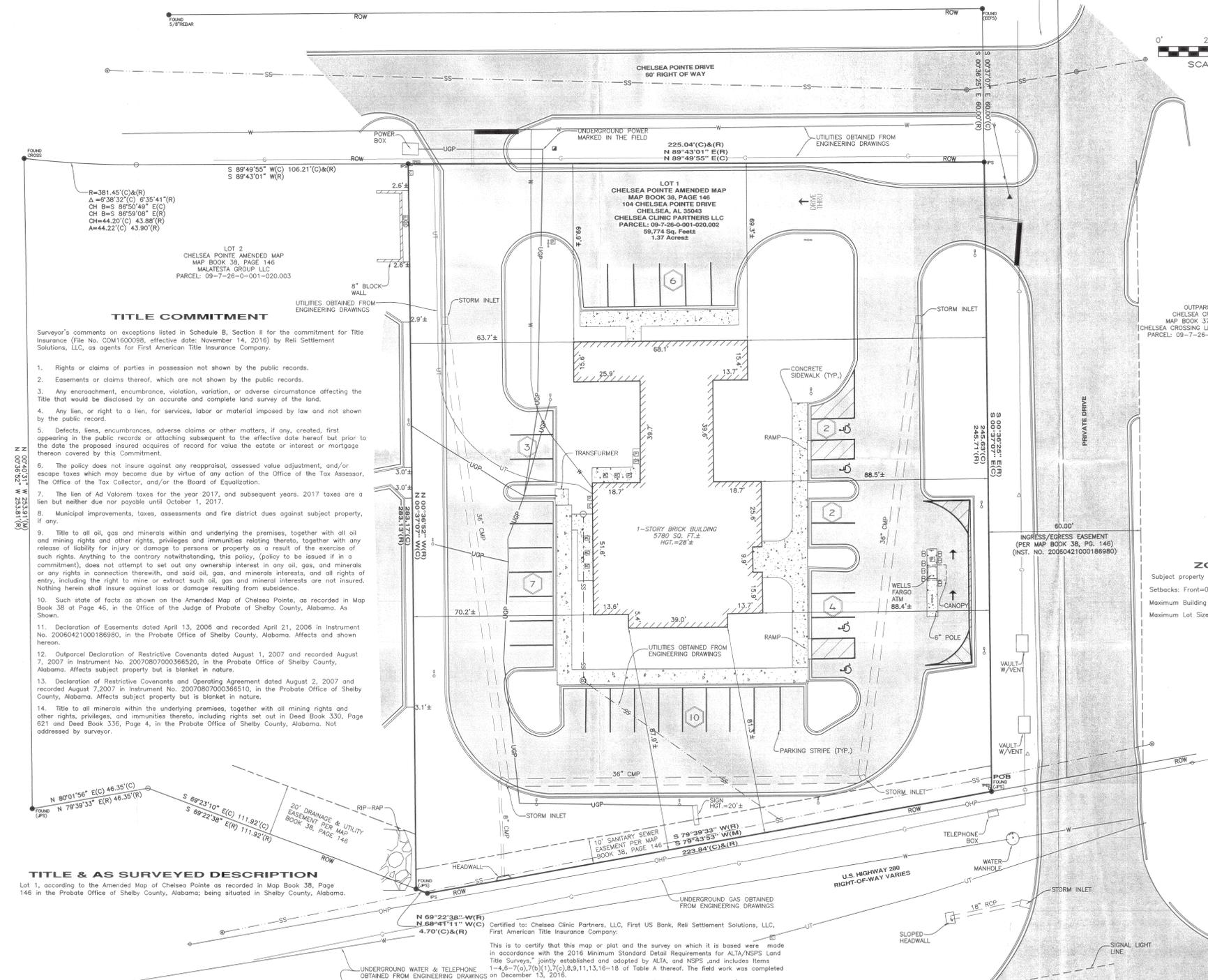
- PF IRON PIN FOUND
- RS IRON PIN SET (5/8" REBAR w/CAP)
- ○ CALCULATED POINT
- UTILITY POLE w/GLY
- OHP OVERHEAD POWER LINE
- 542.35 SPOT ELEVATION
- SS— SS— SANITARY SEWER LINE
- W— W— UNDERGROUND WATER LINE
- G— G— UNDERGROUND GAS LINE
- ROW RIGHT OF WAY
- ▲ WATER VALVE
- △ GAS VALVE
- + SIGN
- LIGHT POLE
- ASPHALT SURFACE
- CONCRETE SURFACE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- WATER METER
- CABLE BOX
- ELECTRIC METER
- POWER BOX
- AIR CONDITIONER UNIT
- PARKING COUNT

**NOTES**

1. 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.
2. 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).
3. No attempt has been made and no guarantees are hereby given as to the location of sub-surface foundations.
4. 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: Dadeville, AL 30 CORRS ARP, PID D12226 Combined Factor: 0.99995426 Convergence Factor: +0 21 25.9
5. According to the Flood Insurance Rate Map (FIRM) for Shelby County, Alabama (community-panel number 0111700251E, 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."
6. 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.
7. There was no observable evidence or evidence provided to the surveyor of potential wetlands on the subject property.
8. All utilities appear to enter the subject property from a public Right of Way.
9. Access to the subject property is by Chelsea Pointe Drive and U.S. Highway 280.
10. The property surveyed and shown hereon is the same property as described in title commitment number COM1600098, dated November 14, 2016, and prepared by Reil Settlement Solutions, LLC as agents for First American Title Insurance Company.
11. 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.
12. The boundary line dimensions as shown on this survey map form a mathematically closed figure within ±0.1 foot.
13. 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.

**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 38 PAGE 146	EL.	ELEVATION
		BLDG.	BUILDING
		CMP.	CORRUGATED METAL PIPE



**TITLE COMMITMENT**

Surveyor's comments on exceptions listed in Schedule B, Section II for the commitment for the Title Insurance (File No. COM1600098, effective date: November 14, 2016) by Reil Settlement Solutions, LLC, as agents for First American Title Insurance Company.

1. Rights or claims of parties in possession not shown by the public records.
2. Easements or claims thereof, which are not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
4. Any lien, or right to a lien, for services, labor or material imposed by law and not shown by the public record.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. The policy does not insure against any reappraisal, assessed value adjustment, and/or escape taxes which may become due by virtue of any action of the Office of the Tax Assessor, the Office of the Tax Collector, and/or the Board of Equalization.
7. The lien of Ad Valorem taxes for the year 2017, and subsequent years, 2017 taxes are a lien but neither due nor payable until October 1, 2017.
8. Municipal improvements, taxes, assessments and fire district dues against subject property, if any.
9. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights. Anything to the contrary notwithstanding, this policy, (policy to be issued in a commitment), does not attempt to set out any ownership interest in any oil, gas, and minerals or any rights in connection therewith, and said oil, gas, and minerals interests, and all rights of entry, including the right to mine or extract such oil, gas and mineral interests are not insured. Nothing herein shall insure against loss or damage resulting from subsidence.
10. Such state of facts as shown on the Amended Map of Chelsea Pointe, as recorded in Map Book 38 at Page 46, in the Office of the Judge of Probate of Shelby County, Alabama. As Shown.
11. Declaration of Easements dated April 13, 2006 and recorded April 21, 2006 in Instrument No. 20060421000186980, in the Probate Office of Shelby County, Alabama. Affects and shown hereon.
12. Outparcel Declaration of Restrictive Covenants dated August 1, 2007 and recorded August 7, 2007 in Instrument No. 20070807000366520, in the Probate Office of Shelby County, Alabama. Affects subject property but is blanket in nature.
13. Declaration of Restrictive Covenants and Operating Agreement dated August 2, 2007 and recorded August 7, 2007 in Instrument No. 20070807000366510, in the Probate Office of Shelby County, Alabama. Affects subject property but is blanket in nature.
14. Title to all minerals within the underlying premises, together with all mining rights and other rights, privileges, and immunities thereto, including rights set out in Deed Book 330, Page 621 and Deed Book 336, Page 4, in the Probate Office of Shelby County, Alabama. Not addressed by surveyor.

**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, Reil 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-(a),(b)(1),(c),(8),(9),11,13,16-18 of Table A thereof. The field work was completed on December 13, 2016.

Date: 12/15/2016

Derek S. Meadows, Registration No. 29996  
dmeadows@qonlatz-strength.com

**811** Know what's below  
Call before you dig.  
Dial 811  
Or Call 800-282-7411

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.



OUTPARCEL  
CHELSEA CROSSING LLC  
MAP BOOK 37,  
PARCEL: 09-7-26-0-

Subject property is  
Setbacks: Front=0',  
Maximum Building H  
Maximum Lot Size:

INGRESS/EGRESS EASEMENT  
(PER MAP BOOK 38, PG. 146)  
(INST. NO. 20060421000186980)